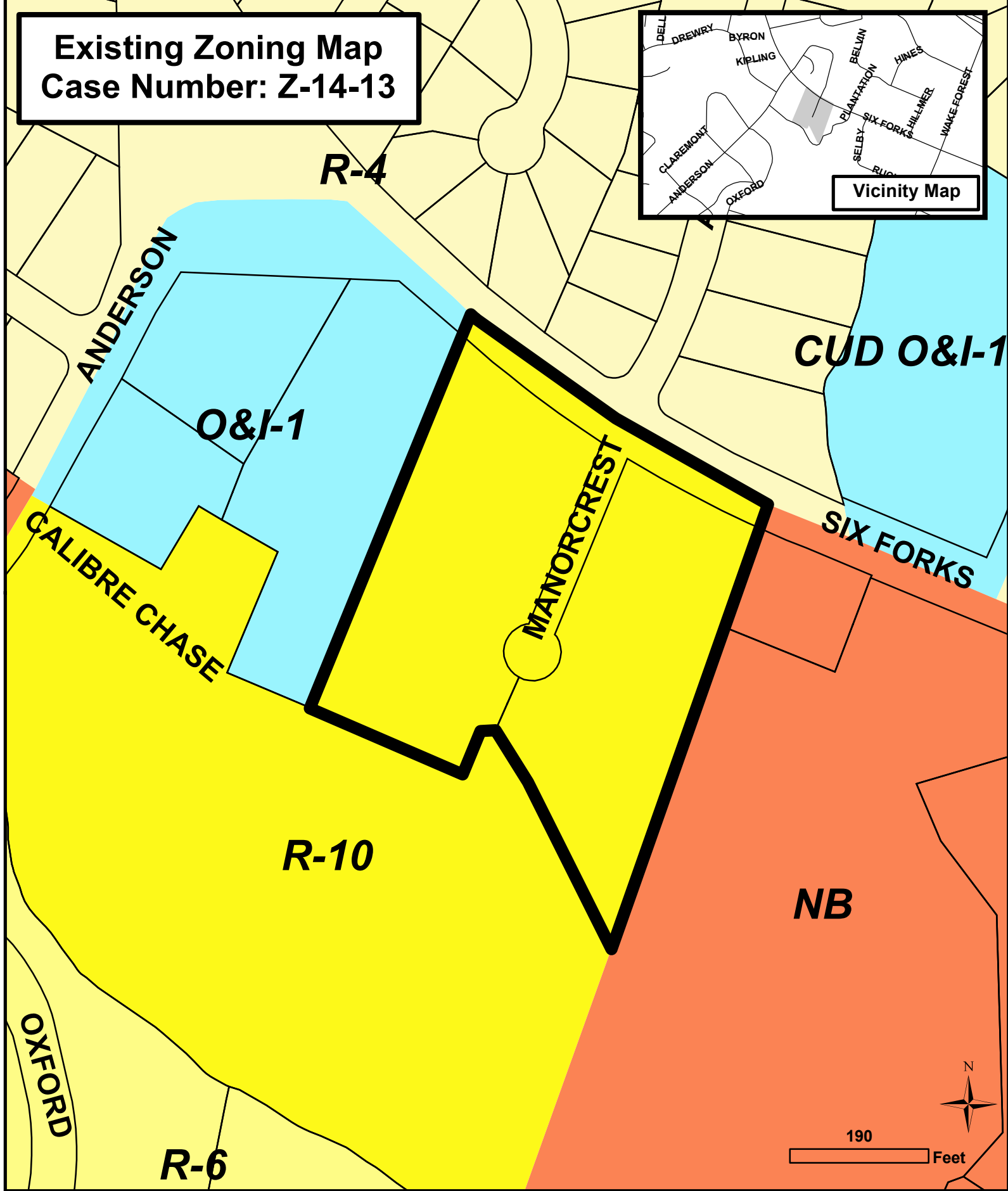
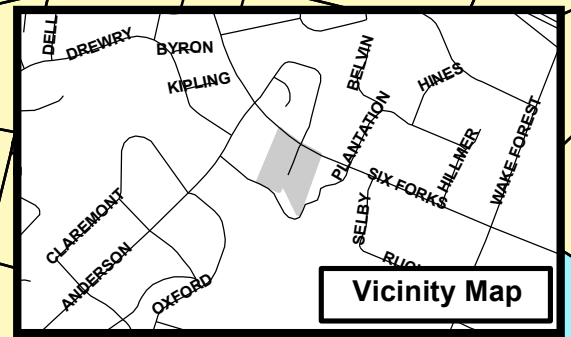


**Existing Zoning Map**  
**Case Number: Z-14-13**



**Request:**

**5.6 ac from R-10 to O&I-1 CUD w/ PBOD**

City of Raleigh Public Hearing  
April 16, 2013



## Certified Recommendation

Raleigh Planning Commission

CR# 11537

### Case Information Z-14-13 / SSP-1-13 East Six Forks Road

<i>Location</i>	East Six Forks Road, south side, east of its intersection with Anderson Drive
<i>PINs</i>	1705-94-4082, 1705-94-2167
<i>Request</i>	Rezone property from Residential-10 to Office and Institution-1 Conditional Use with Pedestrian Business Overlay
<i>Area of Request</i>	5.6 acres
<i>Property Owner</i>	Northstar Partners LLC
<i>Applicant</i>	Lacy Reaves; (919)821-6704, <a href="mailto:lreaves@smithlaw.com">lreaves@smithlaw.com</a>
<i>Citizens Advisory Council</i>	Midtown: Patrick Martin, Chair; <a href="mailto:acemar@aol.com">acemar@aol.com</a>
<i>PC Recommendation Deadline</i>	July 15, 2013

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Medium Density Residential (14 to 28 units per acre)
<b><i>CONSISTENT Policies</i></b>	LU 2.2 - Compact Development LU 2.6 - Zoning and Infrastructure Impacts LU 4.9 - Corridor Development LU 5.1 - Reinforcing the Urban Pattern T 2.9 - Curb Cuts T 5.1 - Enhancing Bike/Pedestrian Circulation T 6.1 - Surface Parking Alternatives EP 8.1 - Light Pollution UD 3.7 - Parking Lot Placement UD 3.11 - Parking Structures UD 4.3 - Improving Streetscape Design UD 4.4 - Management of Sidewalk Space
<b><i>INCONSISTENT Policies</i></b>	LU 1.2 - Future Land Use Map and Zoning Consistency LU 1.3 - Conditional Use District Consistency LU 4.5 - Connectivity UD 4.1 - Public Gathering Spaces

## Summary of Proposed Conditions

- a. Limit vehicular access to two points onto Six Forks
- b. Upon redevelopment, provide at least two bicycle rack locations
- c. Upon redevelopment, require free-standing exterior lighting to full-cutoff
- d. Only specified residential uses permitted; maximum of 275 dwelling units (max. 49.11 units/ acre)
- e. Upon redevelopment, site building(s) to have a side facing Six Forks Road
- f. Upon redevelopment, minimum 85% of parking to be in multi-level structure, wrapped by heated building space; vehicles parked on top level not to be visible from r/w; no parking structure entrance on side facing Six Forks Road
- g. Maximum building height: 4 stories and 60 feet
- h. Minimum 25% of building exterior to be brick or masonry; min. 30% of roof to be pitched (min. 5:12)
- i. Transit easement (15'x20') offered
- j. Upon redevelopment, address potential sewer capacity and fire flow improvements
- k. All development to be in accordance with proposed Streetscape and Parking Plan
- l. Pedestrian cross-access offered to property south and east

## Public Meetings

<b><i>Neighborhood Meeting</i></b>	<b><i>Public Hearing</i></b>	<b><i>Committee</i></b>	<b><i>Planning Commission</i></b>
11/28/12	4/16/13	COW – 5/7/13	5/28/13 (Recommended approval)

☐ **Valid Statutory Protest Petition**

Attachments

1. Zoning staff report

## Planning Commission Recommendation

<b><i>Recommendation</i></b>	The Planning Commission finds that this case is inconsistent with the Comprehensive Plan; however, based upon the findings and reasons below, the Commission recommends that proposal should be approved in accordance with conditions dated May 24, 2013.
<b><i>Findings &amp; Reasons</i></b>	<ol style="list-style-type: none"> <li>1. Although the proposal is inconsistent with the Future Land Use Map and several Comprehensive Plan policies, the proposed conditions and streetscape plan would work to offset potential impacts and provide public benefit. Such provisions include a density cap, limited building height, on-site bicycle parking, full cut-off lighting, structured parking interior to the site, transit access, and minimum standards for exterior masonry and roof pitch.</li> <li>2. The proposal is reasonable and in the public interest. Traffic generation is estimated to be less than would require a full Traffic Impact Analysis (TIA). Proposed pedestrian amenities support increased walkability.</li> <li>3. The proposed density is compatible in complementing established retail uses at the intersection of E. Six Forks Road and Wake Forest Road.</li> </ol>

<i>Motion and Vote</i>	Motion: Sterling Lewis Second: Buxton In Favor: Braun, Butler, Buxton, Fleming, Fluhrer, Harris Edmisten, Mattox, Schuster and Sterling Lewis

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.

		<u>5/28/13</u>	
_____ Planning Director	_____ Date	_____ Planning Commission Chairperson	_____ Date

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



## Zoning Staff Report – Case Z-14-13

### Conditional Use District

## Case Summary

### Overview

The proposal seeks to rezone an existing multi-family development of Moderate Density (approx. 10 units per acre) to accommodate High Density residential redevelopment (up to 49 units per acre).

Topographically, the site falls 20 feet along its 500-foot frontage with East Six Forks Road. The frontage lies below street grade along the northwest, but is essentially at grade south of the site's main entrance drive, Manorcrest Court—a 340-foot-long cul-de-sac. Much of the southeast portion of the property lies within the floodplain of nearby Big Branch creek.

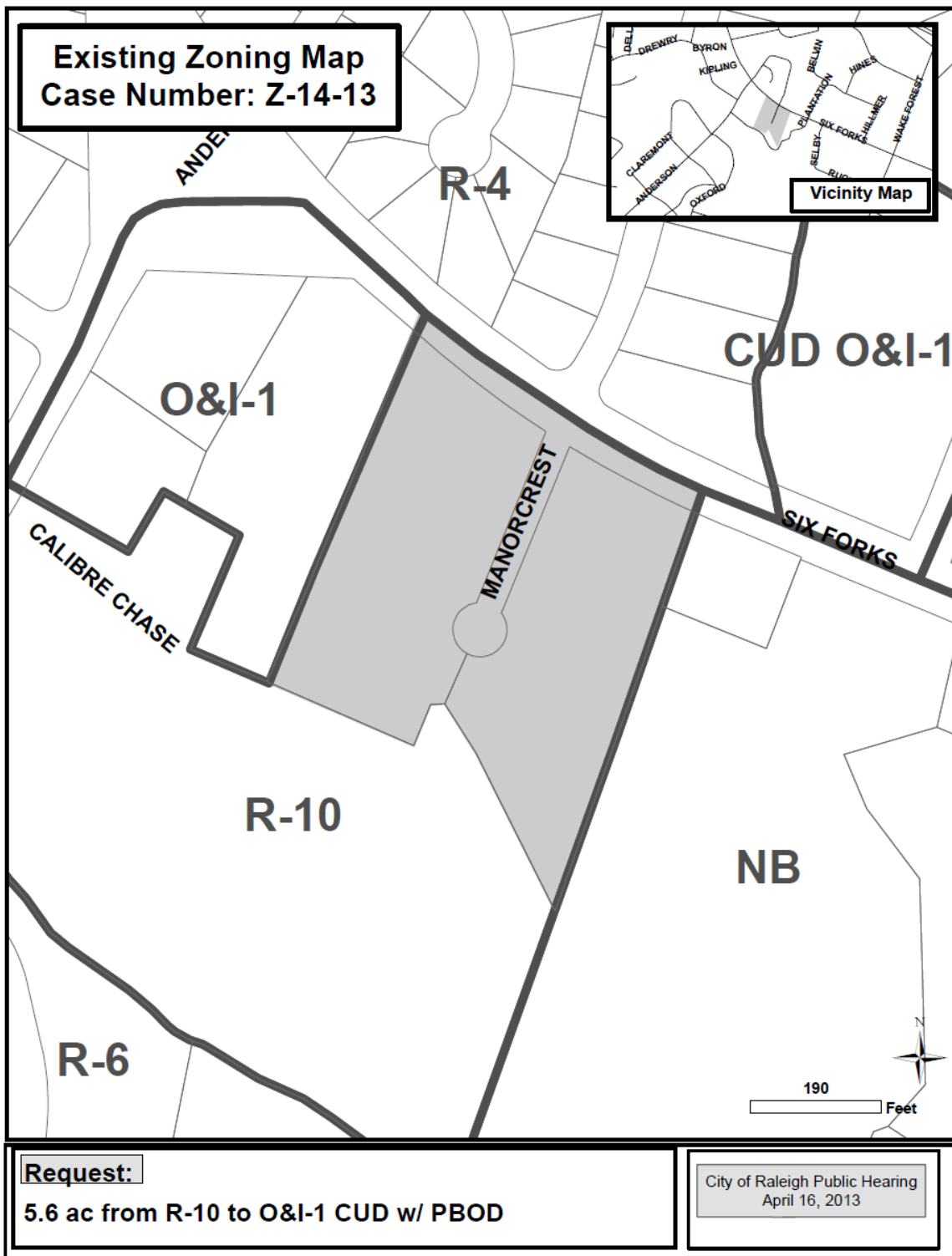
Existing site development consists of one- or two-story apartment buildings, featuring all-brick exteriors, exposed exterior staircases and low-pitched roofs. Interspersed are open spaces of up to a half acre in size, one dominated by a stand of mature pines. Four double-bay parking lots dot the site, three of which are accessed by Manorcrest Court. The fourth parking area is accessed by its own driveway off East Six Forks Road. Parking and buildings are linked by a network of internal sidewalks; however, no continuous sidewalk connections are currently provided to the street from the interior of the site.

Under the existing zoning, 56 dwelling units have been constructed. The proposed O&I-1 zoning, of itself, could permit up to 84 units on the site by right (15 units/ acre), and up to 140 units (25 units/ acre) with Planning Commission approval. Applying PBOD overlay zoning could theoretically permit, per Code, up to 1,792 units on site (at 320 units/ acre). The proposal caps that number at 275 units (49 units/ acre). However, the Comprehensive Plan designates the property for Medium Density Residential development (max. 28 units/ acre).

## Outstanding Issues

<i>Outstanding Issues</i>	<ul style="list-style-type: none"><li>• Streetscape design (separates building from street sidewalk/ pedestrian realm)</li><li>• Inadequate street access; lack of interconnectivity</li><li>• Increased level of demand expected at Kiwanis Park</li><li>• Responsibility for potential downstream sanitary sewer and fire flow improvements</li></ul>	<i>Suggested Mitigation</i>	<ul style="list-style-type: none"><li>• Amend Streetscape Plan to activate pedestrian realm (e.g., bring building up to street sidewalk, add ground floor storefront spaces).</li><li>• Amend conditions to cap development at 150 units, or keep Manorcrest Court open as a public road, or identify access to Six Forks Road through the surrounding properties.</li><li>• Amend condition to confirm applicant responsibility for downstream sanitary sewer and fire flow improvements.</li></ul>
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## ZONING REQUEST



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	Residential-10	Residential-4	Residential-10	Neighborhood Business	Office and Institution-1
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Medium Density Residential	Low Density Residential	Medium Density Residential	Medium Density Residential*	Medium Density Residential
<i>Current Land Use</i>	Residential	Residential	Residential	Retail; Residential	Office

\* Properties at the Six Forks/ Wake Forest Road intersection are designated Community Mixed Use.

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	59 dwelling units (10 DUs/acre)	275 dwelling units (49 DUs/ acre)
<i>Setbacks:</i>		<i>(per Streetscape Plan, p. 12):</i>
<i>Front:</i>	20 feet	Zero
<i>Side:</i>	5 feet (15 feet aggregate)	6 feet
<i>Rear:</i>	20 feet	6 feet
<i>Retail Intensity Permitted:</i>	None	None (as conditioned)
<i>Office Intensity Permitted:</i>	None	None (as conditioned)

The proposed rezoning is: **Office & Institution-1 with Pedestrian Business Overlay District**

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

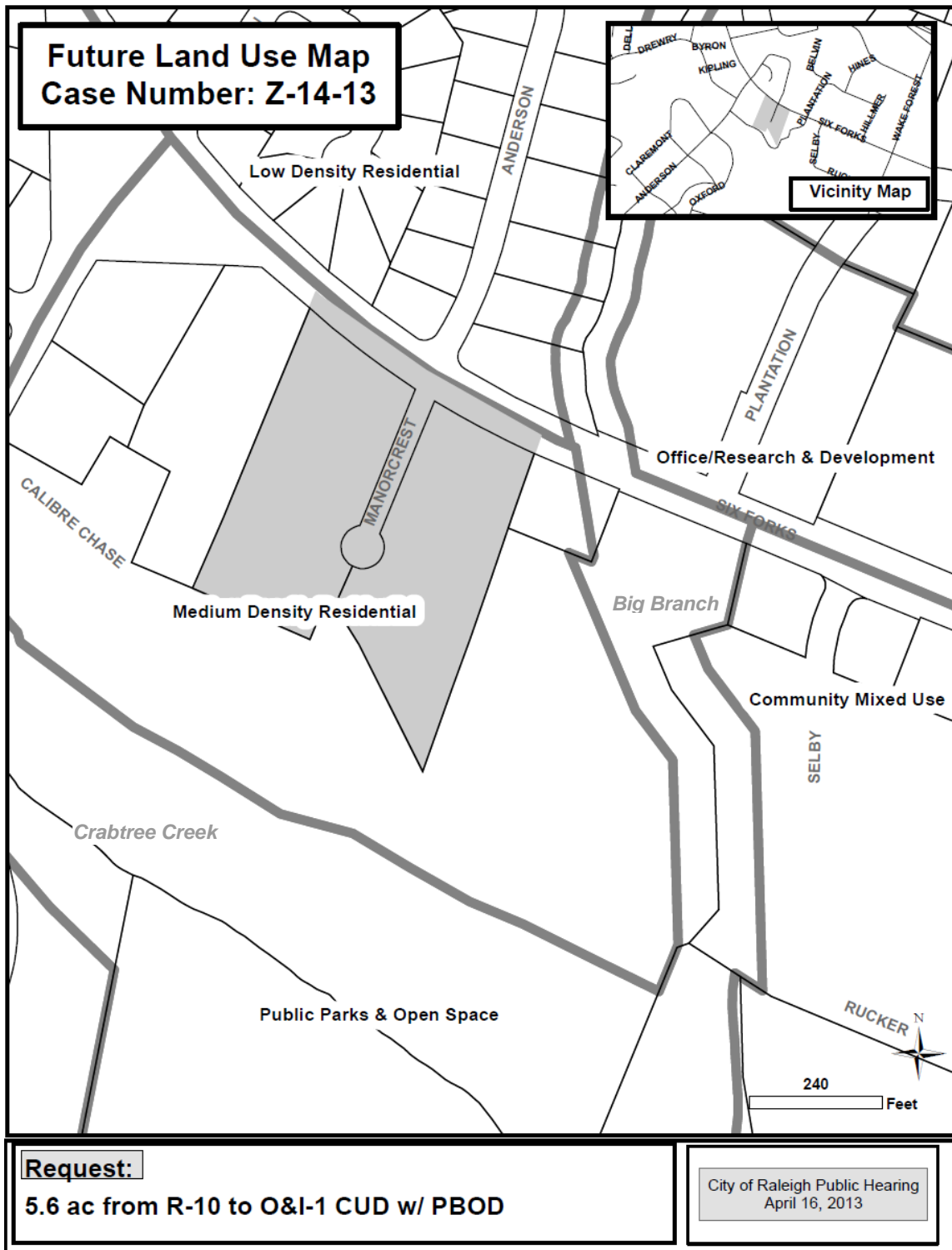
☒ **Incompatible.**

Analysis of Incompatibility:

The proposal could result in build-out which is, compared to surrounding properties:

- taller (4 stories, vs. the max. 3 stories of adjacent apartment buildings and offices),
- longer (up to 400 feet on a side, vs. the max. 170 - 190 feet lengths adjacent), and
- much denser (49 DUs/ acre, vs. the 8 DUs/ acre of the adjoining Calibre Chase apartments).

## FUTURE LAND USE MAP





## 2. Comprehensive Plan Consistency Analysis

### 2.1 Future Land Use

Future Land Use designation: **Medium Density Residential** (14 to 28 units per acre)

The rezoning request is:

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

☒ **Inconsistent**

Analysis of Inconsistency:

The Future Land Use designation of Medium Density Residential envisions from 14 to 28 units per acre on the subject property (78 to 156 units total). All contiguous parcels on the south side of Six Forks Road share Medium Density designation, including those currently developed as offices and retail. The proposal would permit up to 49 units per acre, a figure commensurate with that envisioned for the City's areas of highest-intensity development: Community Mixed Use areas on transit-intensive corridors (an anticipated 28 to 70 units per acre) and those within the Central Business District (40 to 320 units per acre).

### 2.2 Policy Guidance

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

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

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes. The Future Land Use Map shall not be used to review development applications which do not include a zoning map or text amendment.

#### **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 conditioned density is inconsistent with that prescribed by the site's Future Land Use designation.

#### **Policy LU 4.5—Connectivity**

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

The proposal addresses this policy in regard to pedestrian access to the adjoining property on the east and south (i.e., Calibre Chase). However, on all three sides of the property, existing streets or parking areas on the abutting tracts are within 25 feet of the subject site's lot lines. Toward easing potential traffic impacts on East Six Forks Road, the proposal should be conditioned to offer both vehicular and pedestrian cross-access to all contiguous properties.

**Policy UD 4.1—Public Gathering Spaces**

Encourage the development of public gathering spaces within all developments. Such spaces should be designed to attract people by using common and usable open space, an enhanced pedestrian realm, streetscape activation, and retail uses.

Within a Pedestrian Business Overlay District (PBOD), the street frontage area is a primary public gathering space. Building setback, use, and design should physically reach out to and interact with the street sidewalk area.

The Streetscape Plan meets the Code requirement for sidewalks within PBODs adjacent to public streets to be a minimum of 14 feet in width. However, the Conceptual Plan (p. 7) shows the street sidewalk separated from the building through a series of intervening spaces: a 6-foot wide planting strip on the interior side of the walk, a double-lane driveway paralleling the street, an added walk along the interior side of the driveway, and then additional planted space along the building facade. The result pushes the site building a considerable distance (50 feet or more) back from the street sidewalk; both Code and the proposed conditions call for the minimum setback to be zero, but no maximum is provided. The absence of ground-floor retail or office space along the building's street frontage—uses and form typical in a PBOD—could further reduce the activated streetscape supported by this policy. A note to the Conceptual Plan does state that if access issues permit, the building will be brought up to street; the access issues, however, result directly from the density sought, density in turn permitted only through creation of a PBOD—the provisions of which, again, promote ground-floor retail and an activated, pedestrian-oriented streetscape.

### **3. Public Benefit and Reasonableness Analysis**

#### **3.1 Public Benefits of the Proposed Rezoning**

- Expanding housing opportunities in close proximity to established and redeveloping retail, service, and office uses.
- Confining site parking mostly to deck structure; apartments wrap structure, hiding it from view.
- Providing streetscape improvements/ amenities.
- Providing multi-modal access to the site.

#### **3.2 Detriments of the Proposed Rezoning**

- Potential increase in traffic volume.
- Concentration of traffic/ turning movements due to lack of cross-access to adjoining parcels.
- Potential loss of mature trees.

## 4. Impact Analysis

### 4.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2009-2012 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast</u>			
Six Forks Road	Major Thoroughfare	22,000	43,763			
Wake Forest Road: <b>South</b> of Six Forks	Major Thoroughfare	26,000	29,161			
Wake Forest Road: <b>North</b> of Six Forks	Secondary Arterial	29,000	38,712			
I-440	Primary	118,500	83,955			
<b>Street Conditions</b>						
<u>Six Forks Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	4	50'	Back-to-back curb and gutter section	80'	5' sidewalks on both sides	None
City Standard	4	65'	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	Bicycle Lanes - New Construction
<b>Meets City Standard?</b>	<b>Yes</b>	<b>No</b>	<b>YES</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
<u>Wake Forest South</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	4	70'	Back-to-back curb and gutter section	115'	5' sidewalks on both sides	None
City Standard	4	65'	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	Bicycle Lanes - Road Diet
<b>Meets City Standard?</b>	<b>YES</b>	<b>Yes</b>	<b>YES</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>
<u>Wake Forest North</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	6	80'	Back-to-back curb and gutter section	110'	5' sidewalks on both sides	None

City Standard	6	89'	Back-to-back curb and gutter section	110'	minimum 5' sidewalks on both sides	Bicycle Lanes - New Construction
Meets City Standard?	YES	No	YES	Yes	Yes	No
I-440	Lanes	Street Width	Curb and Gutter	Right-of-Way	Sidewalks	Bicycle Accommodations
Existing	8	100'	None	260'	None	None
City Standard	8	96'	None	130-300"	None	None
Meets City Standard?	YES	Yes	YES	Yes	Yes	Yes
Expected Traffic Generation [vph]	Current Zoning	Proposed Zoning	Differential			
AM PEAK	N/A	N/A	N/A			
PM PEAK	N/A	N/A	N/A			
Suggested Conditions/ Impact Mitigation:		<p>Traffic Study Determination: Staff had requested a revised and resealed trip generation report that compares 56 apartments, allowed under the existing zoning designation, with 275 apartments that will be allowed under the requested zoning designation. Staff received a revised trip generation differential report on April 11, 2013. Approval of this rezoning case would result in a net increase of 107 trips in the AM peak hour and a net increase of 121 trips in the PM peak hour. Staff does not recommend a TIA for this case.</p> <p>Please note that all street trees identified in the Streetscape and Parking Plan (SPP) are subject to approval by the North Carolina Department of Transportation. The SPP needs to be updated to reflect the change in transit services offered by Capital Area Transit along the corridor as of January 13th, 2013. You may wish to add a condition stating that an offer of cross-access will be provided to the residential properties to the south and west of the subject property.</p>				
Additional Information:		Neither NCDOT nor the City of Raleigh have any roadway construction projects scheduled in the vicinity of this case.				

**Impact Identified:** Inadequate number of access points to subject property (per Section 4.12 of the City of Raleigh *Streets, Sidewalks, and Driveway Access Handbook*).

#### 4.2 Transit

Currently CAT Route 24L operates northbound along Six Forks Road. The CAT Short Range Transit Plan and the Wake County 2040 Transit Plan both identify Six Forks Road as a bi-directional transit corridor.

**Impact Identified:** The increased density may increase transit demand but should not exceed current capacity.

### 4.3 Hydrology

<i>Floodplain</i>	FEMA
<i>Drainage Basin</i>	Crabtree Creek
<i>Stormwater Management</i>	Subject to Part 10, Chapter 4 and 9
<i>Overlay District</i>	None

**Impact Identified:** Fill/ obstruction is restricted to 50% of the area in the floodplain. No buffer. No WSPOD.

### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>	<i>Estimated Remaining Capacity</i>
<i>Water</i>	29,400 gpd	68,750 gpd	
<i>Waste Water</i>	29,400 gpd	68,750 gpd	

The proposed rezoning would add approximately 39,310 gpd to the wastewater collection and water distribution systems of the City. There is currently a twelve (12") inch water main within the Six Forks Road and an eight (8") inch water main within the Manorcrest Court rights-of-way at the property. There is an eight (8") inch sanitary sewer main within the Six Fork Road and Manorcrest Court rights-of-way.

**Impact Identified:** The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required. All such improvements will be the responsibility of the site developer.

### 4.5 Parks and Recreation

<i>Proximity to Greenway</i>	<i>Proximity to Park</i>	<i>Level of Service Impact</i>
575 feet (Middle Crabtree Creek Segment)	440 feet (Kiwanis)	The subject rezoning will add a population of approximately 500 to the recreation level of service.

**Impact Identified:** Increased demand expected at Kiwanis Park.

### 4.6 Urban Forestry

The rezoning conditions cannot supersede code requirements for establishing tree conservation areas (code Section 10-2082.14). The location of the tree conservation areas may shape future site development. The site will be reviewed for compliance with the tree conservation ordinance when development plans are submitted to the City.

**Impact Identified:** None.

### 4.7 Designated Historic Resources

The Crabtree Jones House (c. 1795), listed on the National Register of Historic Places and a designated Raleigh Historic Landmark, is currently within 1,750 feet of the property, but is

proposed to be moved to a site 1,800 feet away. No other National Register or local landmark properties are within half a mile of the property.

**Impact Identified:** None.

#### **4.8 Community Development**

The site is not located within a designated Redevelopment Plan area.

**Impact Identified:** None.

#### **4.9 Appearance Commission**

As the property is proposed for rezoning as a Pedestrian Business Overlay District, its Streetscape Plan is subject to review by the Raleigh Appearance Commission. The Commission reviewed the proposal at its **March 7, 2013** meeting, at which the following recommendations were offered:

1. Consider relocating surface parking and access drive (currently in the front) to the side and move the building closer to the street.
2. If the parking and access drive cannot be relocated from in front of the building, replace proposed 90-degree parking spaces with parallel spaces to minimize the pavement width.
3. Incorporate transit stop amenities (benches, shelter, etc).
4. Increase the width of the tree lawn/ planting area to 8 feet along Six Forks Road but accommodate future sidewalk widening along Six Forks Road in the streetscape section.
5. Include a proposed sidewalk and planting area transition to accommodate existing conditions adjacent to the proposed improvements.
6. Ensure that the building height exceeds the parking deck height to ensure that both the parking deck and cars are screened from all visual approaches.
7. Use durable, lasting and contextually appropriate materials such as brick, stone, metal panels or natural wood and limit the use of EFIS and hardiplank.
8. Signage, site walls and fencing should also be constructed from durable lasting materials compatible with the materials of the building.
9. Vary the street tree planting spacing to correspond to the size of the tree species.

#### **4.10 Impacts Summary**

1. Inadequate access to/ from subject property.
2. Increased level of demand expected at Kiwanis Park.
3. Potential post-development need for downstream sanitary sewer and fire flow improvements.

#### **4.11 Mitigation of Impacts**

1. Cap allowable development intensity at 150 multi-family dwelling units, or keep Manorcrest Court open as a public road, or identify other means of public access to Six Forks Road through the surrounding properties (i.e., add offer of cross-access to the residential properties to the south and west).
2. Amend conditions to confirm applicant responsibility for downstream sanitary sewer and fire flow improvements.

## 5. Conclusions

The proposed site density would significantly exceed that envisioned for the location by the Comprehensive Plan. The Code mechanism which would be employed to achieve that density—PBOD designation—is by definition primarily retail [Code Sec. 10-2055(f)(1)a.], but only residential uses are being proposed. The Comp Plan does foresee increased density at this location, but only up to the Medium Density range, in complement to the higher intensity, mixed-use redevelopment anticipated at the Six Forks/ Wake Forest Road intersection. At the same time, counter to the overlay designation being sought, the proposal includes no business uses, and the proposed streetscape separates the building from the public realm. Permitting High Density at the subject location could bring greater traffic congestion to Six Forks Road, and impact the level of service at Kiwanis Park. Site use and development will determine whether downstream sanitary sewer and fire flow improvements will be needed.



# Petition to Amend the Official Zoning Map

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

2-14-13 / SSP-1-13  
Pd. 1118.00 by CKH  
1046

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

## Rezoning Application Submittal Package Checklist

### ☐ Completed Rezoning Application which includes the following sections:

- ☐ Signatory Page
- ☐ Exhibit B
- ☐ Exhibit C (only for Conditional Use filing)
- ☐ Exhibit D
- ☐ Map showing adjacent property owner names with PIN's

### ☐ Application Fee

- ☐ \$558 for General Use Cases
- ☐ \$1,115 for Conditional Use Cases
- ☐ \$2,788 for PDD Master Plans

### ☐ Neighborhood Meeting Report (only for Conditional Use filing)

### ☐ Receipt/ Verification for Meeting Notification Mail out

### ☐ Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division

### ☐ (General Use ONLY) if applicant is not the owner must provide proof of notification to the adjacent property owners per G.S. 160A-384

- ☐ and provide proof of notification to the property owner before submitting application

CITY OF RALEIGH  
CITY PLANNING DEPT  
2012 DEC 21 PM 2:13





# Petition to Amend the Official Zoning Map

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

The petitioner seeks to show the following:

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

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

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)

Print Name

Date

Northstar Partners LLC

*Northstar Partners LLC*

By:

Manager

*Andrew J. Gregory*

*ANDREW J. GREGORY*

*12/17/12*

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

	<b>Name(s)</b>	<b>Address</b>	<b>Telephone/Email</b>
<b>Petitioner(s)</b>	Northstar Partners LLC	1810 Chester Road Raleigh, NC 27608-1334	
(for conditional use requests, petitioners must own petitioned property)			
<b>Property Owner(s)</b>	Same as Petitioner		
<b>Contact Person(s)</b>	Lacy H. Reaves	PO Box 2611 Raleigh, NC 27602-2611	919-821-6704 lreaves@smithlaw.com

**Property information**

<b>Property Description</b> (Wake County PIN)	PIN 1705-94-4082 and PIN 1705-94-2167
<b>Nearest Major Intersection</b>	Six Forks Road and Wake Forest Road
<b>Area of Subject Property</b> (in acres)	Approximately 5.6 Acres
<b>Current Zoning Districts</b> (include all overlay districts)	Residential-10 District
<b>Requested Zoning Districts</b> (include all overlay districts)	Office and Institution-1 Conditional Use District with the Pedestrian Business Overlay District

## EXHIBIT B. Request for Zoning Change

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

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

[illegible]

Exhibit B-1

Pin #	Property Owner	Address
1705947121	Watkins & Watkins Development	PO Box 2796 Henderson, NC 27536-6796
1705940380	Anderson Plaza LLC	Ste 200 The Cornerstone Bldg 976 Martin Luther King Jr. Blvd. Chapel Hill, NC 27514-2654
1705933559	Calibre Chase Apartments LLC	Fellers, Schewe, Scott & Roberts Inc. P.O. Box 450233 Atlanta, GA 31145-0233
1705948496	Six Forks Common Office Condo	PO Box 19502 Raleigh, NC 27619-9502
1705948496	Y Properties Number 1 LLC	2012 Carrington Dr. Raleigh, NC 27615-3715
1705948496	Ramseur, Robert J. Jr. & Amanda L.	3520 Williamsborough Ct. Raleigh, NC 27609-6354
1705948496	Valone, Audrey	PO Box 18603 Raleigh, NC 27619-8603
1705948496	Harper McConnell Real Estate	211 E Six Forks Rd. Ste 3B Raleigh, NC 27609-7745
1705948496	Hicks, G. Gregory & R. Suzette	211 E Six Forks Rd. Ste 118 Raleigh, NC 27609-7755
1705948496	RB Rentals LLC	1421 Deltona Dr. Raleigh, NC 27615-2739
1705948496	Tarkington Properties LLC	211 E Six Forks Rd. Ste 117 Raleigh, NC 27609-7753
1705948496	Rochel, Nita F. Trustee	Carol Parker 526 Euclid St. Raleigh, NC 27604-1939
1705948496	Portfolio Recovery Realty Trust	4365 Sunscape Ln. Raleigh, NC 27613-3156
1705948496	McKnight, Thomas G.H., Carmisha V	211 E Six Forks Rd. Ste 112 Raleigh, NC 27609-7743
1705948496	Cockburn Enterprises LLC	7209 Fontana Pl. Raleigh, NC 27615-5507
1705948496	McKnight, Thomas G. H, Carmisha V	211 E Six Forks Rd. Ste 112 Raleigh, NC 27609-7743
1705948496	Moye, Mark A. & Katherine S.	211 E Six Forks Rd. Ste 110 Raleigh, NC 27609-7743
1705948496	Haywood, Richard H. Haywood, Joy C.	305 Woodcliff Dr. Raleigh, NC 2709-7029
1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln. Cary, NC 27518-8409
1705948496	Crismar LLC	3309 Coleridge Dr. Raleigh, NC 27609-7203
1705946355	Stewart, Herbert T. & Elizabeth	3265 Anderson Dr. Raleigh, NC 27609-7855
1705946466	Norris, Evelyn White	3261 Anderson Dr. Raleigh, NC 27609-7855
1705944447	Edwards, Jolene W.	3264 Anderson Dr. Raleigh, NC 27609-7854
1705944585	Nowell, Lucille E.	3260 Anderson Dr. Raleigh, NC 27609-7854

Pin #	Property Owner	Address
1705944606	Seligson, Robert W. & Donna M.	321 Shaftsberry Ct. Raleigh, NC 27609-7751
1705943549	Kuhns, Kirk David & Alisa Nagler	325 Shaftsberry Ct. Raleigh, NC 27609-7751
1705942663	Stagner, Jubal	316 Shaftsberry Ct. Raleigh, NC 27609-7751

# EXHIBIT C. Request for Zoning Change

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

Conditional Use District requested: Office and Institution -1 District with the Pedestrian Business Overlay District

Narrative of conditions being requested:

For purposes of the following conditions, Tax Parcels PIN 1705-94-2167 (Deed recorded at Book 13312, Page 707 of the Wake County Registry) and PIN 1705-94-4082 (Deed recorded at Book 13312, Page 713 of the Wake County Registry) are referred to as the "Property."

- a. Vehicular ingress and egress to the Property from Six Forks Road shall be limited to a maximum of two (2) vehicular driveways.
- b. Upon redevelopment, bicycle racks will be provided at a minimum of two (2) locations on the Property with the location of the racks to be determined at the time of site plan approval. The number of bicycles which the racks will accommodate will be in accordance with Section 7.1.2.C of the Unified Development Ordinance.
- c. Upon redevelopment, all free-standing exterior lighting upon the Property will utilize full cut-off fixtures.
- d. The Property shall be utilized only for residential purposes, with the term "Residential" construed in accordance with the residential use category of the Allowed Principal Use Table in Section 6.1.4 of the Unified Development Ordinance. The following uses shall be prohibited upon the Property: boardinghouse; congregate care; dormitory; fraternity; sorority; life care community; manufactured home development; cottage court; emergency shelter Type A; emergency shelter Type B; and rest home. The number of dwelling units constructed upon the Property shall not exceed two hundred seventy-five (275) and the maximum density of the Property shall not exceed 49.11 units/acre.
- e. Upon redevelopment, any building constructed upon the Property shall have a building side that faces Six Forks Road, and such building side shall contain a primary entrance to the building. Safe and convenient pedestrian access shall be provided which shall connect the primary entrances of any building upon the

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

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)  
Northstar Partners, LLC

Print Name  
ANDREW J. GREGORY  
NORTHSTAR PARTNERS

Date  
5/26/13

By:



## EXHIBIT C. Request for Zoning Change

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Property to parking areas and to the sidewalk along Six Forks Road. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.

f. Upon redevelopment, at least eighty-five percent (85%) of the off-street parking spaces provided upon the Property shall be contained in a multi-level parking structure which, with the exception of entrances into the structure, shall be screened by heated building space. No vehicle parked on the highest level of the parking structure shall be visible from any public right-of-way. There shall be no vehicular entrance to the aforementioned parking structure on the side of any building upon the Property facing Six Forks Road.

g. The height of any building constructed upon the Property shall not exceed four (4) stories and sixty (60) feet.

h. At least twenty-five percent (25%) of each external building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry. At least thirty percent (30%) of the roof of any building constructed upon the Property shall be pitched or shall appear to be pitched if visible from an adjoining parcel or public right-of-way. The minimum pitch of such pitched portion of the roof of any building constructed upon the Property shall be 5:12.

i. If requested by the City of Raleigh, prior to the issuance of a building permit with respect to the Property, the owner shall provide the City a transit easement along Six Forks Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The owner shall provide a bench and/or shelter for the transit easement area as specified by the City's Transit Division in accordance with the City's standard policies. The location of the easement shall be approved by the Transit Division and the written deed of easement shall be approved by the City Attorney.

j. Upon redevelopment, the owner shall submit a downstream sewer capacity study, and the required improvements identified by the study must be permitted and constructed in conjunction with the redevelopment. Any water system improvements required to meet fire flow requirements will also be constructed at such time.

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

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)  
Northstar Partners, LLC

Print Name

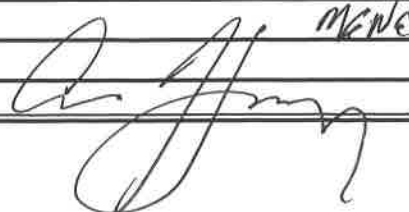
Date

ANDREW J. GLEBOZNY

5/21/13

MENE. PARTNER

By:



## EXHIBIT C. Request for Zoning Change

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k. All new development and redevelopment of the Property shall be in general accordance with the 200 East Six Forks Road Streetscape and Parking Plan.

l. Upon redevelopment, an offer of pedestrian cross access with parcel PIN 1705-93-3559 (Deed recorded at Book 12115, Page 1190 of the Wake County Registry) shall be recorded in the Wake County Registry.

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

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)  
Northstar Partners, LLC

Print Name

ANDREW T. GREGORY

Date

5/21/13

By:





## EXHIBIT D. Request for Zoning Change

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

### **Required items of discussion:**

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

### **Recommended items of discussion (where applicable):**

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

### **PETITIONER'S STATEMENT:**

#### **I. Consistency of the proposed map amendment with the Comprehensive Plan ([www.raleighnc.gov](http://www.raleighnc.gov)).**

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

This Property is designated Medium Density Residential on the Future Land Use Map. If rezoned as proposed, the property would be developed for a use which would be within the High Density Residential classification. Therefore, the proposed use of the property would not be consistent with the specific designation of the property on the Future Land Use Map.

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

The property is not located within an Area Plan or subject to similar City Council-adopted plans and policies.

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

The proposed rezoning is not consistent with the specific designation of the property on the Future Land Use Map. However, the proposed rezoning is consistent with the Comprehensive Plan's Growth Framework Map, which includes the property within a City Growth Center and identifies its location on a Multi-Modal Corridor and Major Thoroughfare. The Comprehensive Plan provides that City Growth Centers are to "provide significant opportunities for new

## EXHIBIT D. Request for Zoning Change

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residential and economic development and redevelopment.” The proposed rezoning promotes and is consistent with the following specific Comprehensive Plan Policies:

Policy LU 2.2 - Compact Development - The proposed rezoning promotes a compact land use pattern that supports the efficient provision of public services and infrastructure.

Policy LU 4.9 - Corridor Development - The proposed rezoning promotes a pedestrian-friendly and transit-supportive development pattern along a multi-modal corridor.

Policy LU 6.4 - Bus Stop Dedication - The conditions in this case provide for dedication of a transit stop.

Policy LU 8.1 - Housing Variety - The proposed rezoning introduces a compact, higher density residential use, which contributes to the variety of housing types in the area.

Policy T 5.2 - Incorporating Bicycle Improvements - Bicycle racks are required by the conditions in this case.

Policy T 6.1 - Surface Parking Alternatives - The conditions in this case require that 85% of the off-street parking required on the site be provided in a screened parking structure.

Policy UD 3.11 - Parking Structures - The conditions in this case require that the parking structure be completely screened.

Policy UD 6.2 - Ensuring Pedestrian Comfort and Convenience - Surface parking is minimal in this case and sidewalks are required between building entrances and an enhanced pedestrian way along Six Forks Road.

Policy UD 7.3 - Design Guidelines - Because this case provides for the Pedestrian Business Overlay District, the design guidelines of Table UD-1 are addressed in Exhibit UD-1 attached hereto.

## EXHIBIT D. Request for Zoning Change

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

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

The property proposed for rezoning is located on Six Forks Road, a Major Thoroughfare. The area immediately across Six Forks Road is developed as a single-family neighborhood. The area to the west is developed for offices and to the south is a multi-family development. Multi-family and retail uses are located to the east, and within walking distance to the east is a large shopping center.

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

The areas to the east and west of the property are zoned Neighborhood Business and Office and Institution-1 Districts, respectively. The areas to the north and south are zoned Residential-4 and Residential-10 Districts. Multi-family buildings to the south and east of the property are two stories in height and office buildings to the west are three stories in height.

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

The rezoning proposes the development of the property for a multi-family building or buildings with a density of approximately forty-eight (48) units per acre. Surface parking on the site will be limited. A residential use at this density, and with a height not to exceed four (4) stories, is compatible with the surrounding commercial and residential uses. The proposed height is comparable to the height of the office buildings to the west. Increasing the residential density on this site is appropriate given the proximity of employment and shopping uses, as well as public transit.

### **III. Benefits and detriments of the proposed map amendment.**

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

The proposed rezoning will facilitate the redevelopment of an existing development with buildings constructed forty-eight (48) years ago.

#### **B. For the immediate neighbors:**

The proposed rezoning will facilitate the redevelopment of a site now viewed by many neighbors as a detriment to the community. The redevelopment as proposed will have a positive effect upon the value of adjoining and neighboring properties.

#### **C. For the surrounding community:**

The redevelopment of this property as proposed will introduce a new housing type to the immediate area, improve the aesthetics of the community, and result in a significant number of new residents who will live within walking distance of nearby retail businesses.

## EXHIBIT D. Request for Zoning Change

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

The rezoning as proposed will create an opportunity for the redevelopment of this property. The development on this site occurred in 1964, and in subsequent years development opportunities of varying types were made available to the owners of all surrounding properties. Accordingly, the benefit afforded by this rezoning is similar to that which has already been available to other property owners in the area.

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

The following characteristics support the proposed map amendment as reasonable and in the public interest: (1) buildings now on the property are 48 years old and are structurally and functionally obsolete; (2) the property is within a City Growth Area designated by the Comprehensive Plan and is located on a road designated both a Major Thoroughfare and a Multi-Modal Corridor; (3) office and retail uses are within walking distance of the property and its redevelopment for residential use at the density proposed would create a mix of uses that would advance a number of the policies of the Comprehensive Plan.

### V. Recommended items of discussion (where applicable).

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

N/A

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

N/A

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

The occupancy of multi-family residential developments in Raleigh now stands at approximately ninety-five (95) percent. This level of occupancy has led to an increase of rents. An increase in the supply of rental housing will slow this increase. This site will be very attractive to potential residents given its location within the Midtown area, the proximity of retail uses, and the short distance to both the North Hills and Downtown areas.

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

There will be no adverse impact.

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

The proposed rezoning promotes the health, safety, morals, and general welfare of the community by facilitating greater residential density at a location with both excellent transportation options and proximity to a wide variety of commercial services. The nature and density of the residential development that is proposed would serve to meet existing demand and promote the policies of the Comprehensive Plan.

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

N/A

EXHIBIT UD-1**Design Guidelines for Mixed Use Areas  
Raleigh Comprehensive Plan****Elements of Mixed-Use Areas**

1. *All Mixed-Use Areas should generally provide retail (such as eating establishments, food stores, and banks), office, and residential uses within walking distance of each other.*

**Applicant's Response:** Although the proposed use of the Property is residential, office uses are immediately adjacent on the west and retail uses are adjacent on the east.

**Mixed-Use Areas /Transition to Surrounding Neighborhoods**

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.*

**Applicant's Response:** Lower density residential uses are across the right-of-way of Six Forks Road from the Pproperty. Transition is provided by the wide PBOD streetscape, a reasonable building setback along Six Forks Road, and conditions that limit building height and prohibit parking structure entrances on any building side facing Six Forks Road.

**Mixed-Use Areas /The Block, The Street and The Corridor**

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.*

**Applicant's Response:** All streets are currently in place.

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.*

**Applicant's Response:** All streets are currently in place.

5. *Block faces should have a length generally not exceeding 660 feet.*

**Applicant's Response:** Block faces are existing.

**Site Design/Building Placement**

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.*

**Applicant's Response:** Conditions applicable to the zoning cases allow only a single row of parking between the building(s) and Six Forks Road and entrances to the parking structure are prohibited on any building side facing Six Forks Road.

7. *Buildings should be located close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings.*

**Applicant's Response:** The building(s) will be set back greater than 25 feet from the right-of-way of Six Forks Road in order to accommodate the PBOD streetscape and to provide a more efficient transition from the single family neighborhood across Six Forks Road .

8. *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.*

**Applicant's Response:** The Property is not located at a street intersection. The proposed development of the Property will include a request that Manorcrest Court be closed.

#### **Site Design/Urban Open Space**

9. *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.*

**Applicant's Response:** The Property's Streetscape and Parking Plan provides for a wide public sidewalk area along Six Forks Road. Private open space will be provided in the design for the redevelopment of the Property and its location will take into account views and sun exposure.

10. *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.*

**Applicant's Response:** Conditions applicable to the proposed rezoning require direct access from building entrances facing Six Forks Road to the public sidewalk.

11. *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.*

**Applicant's Response:** The proposed use includes higher-density residential which has direct access to the public sidewalk.

12. *A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*

**Applicant's Response:** Parking is limited to a single row between the building(s) to be constructed upon the Property and Six Forks Road.

#### **Site Design/Public Seating**

13. *New public spaces should provide seating opportunities.*

**Applicant's Response:** Seating (benches) will be incorporated into the streetscape as provided by the Streetscape and Parking Plan.

#### **Site Design/Automobile Parking and Parking Structures**

14. *Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*

**Applicant's Response:** Parking will be limited to a single row between the building(s) to be constructed upon the Property and Six Forks Road.

15. *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.*

**Applicant's Response:** Parking will be limited to a single row between the building(s) to be constructed upon the Property and Six Forks Road. A zoning condition requires that 85% of off-street parking be provided within a fully-screened parking structure.

16. *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.*

**Applicant's Response:** The parking structure will be entirely screened by heated space, i.e. the residential building(s).

#### **Site Design/Transit Stops**

17. *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.*

**Applicant's Response:** The Property is located on an established transit route. The zoning conditions and Streetscape and Parking Plan provide for a transit stop on the Property if requested by the Transit Division.

18. *Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*

**Applicant's Response:** The zoning conditions and Streetscape Plan provide for convenient pedestrian access between the transit stop and the building entrance.



### Site Design/Environmental Protection

19. *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.*

**Applicant's Response:** The development of the Property will respect any environmentally sensitive areas.

### Street Design/General Street Design Principles

20. *It is the intent of these guidelines to build streets that are integral components of community design. Streets should be designed as the main public spaces of the City and should be scaled for pedestrians.*

**Applicant's Response:** The street fronting the Property is existing.

21. *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.*

**Applicant's Response:** Sidewalks and pedestrian access are addressed in the Streetscape Plan.

22. *Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which compliment 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.*

**Applicant's Response:** Street trees and landscaping in pedestrian areas is addressed in the Streetscape Plan.

### Street Design/Spatial Definition

23. *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.*

**Applicant's Response:** The Streetscape Plan addresses the relation of building(s) upon the Property and the pedestrian area along Six Forks Road.

### **Building Design/Facade Treatment**

24. *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.*

**Applicant's Response:** The zoning conditions require that any building constructed upon the Property have a building side that faces Six Forks Road and that this building side must have a primary entrance to the building.

25. *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.*

**Applicant's Response:** As provided by the Streetscape Plan, the ground level of the building will provide pedestrian interest.

### **Building Design/Street Level Activity**

26. *The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

**Applicant's Response:** The Streetscape Plan provides for a sidewalk area that facilitates pedestrian movement and casual social interaction.

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# ***200 East Six Forks***

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## **Streetscape and Parking Plan**

**Raleigh, North Carolina**

**Case Number: Z-14-13**

**Date: May 15, 2013**

**Owner:**

**Northstar Partners, LLC**

**1800 Chester Road**

**Raleigh, NC 27608**

**Prepared By:**



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

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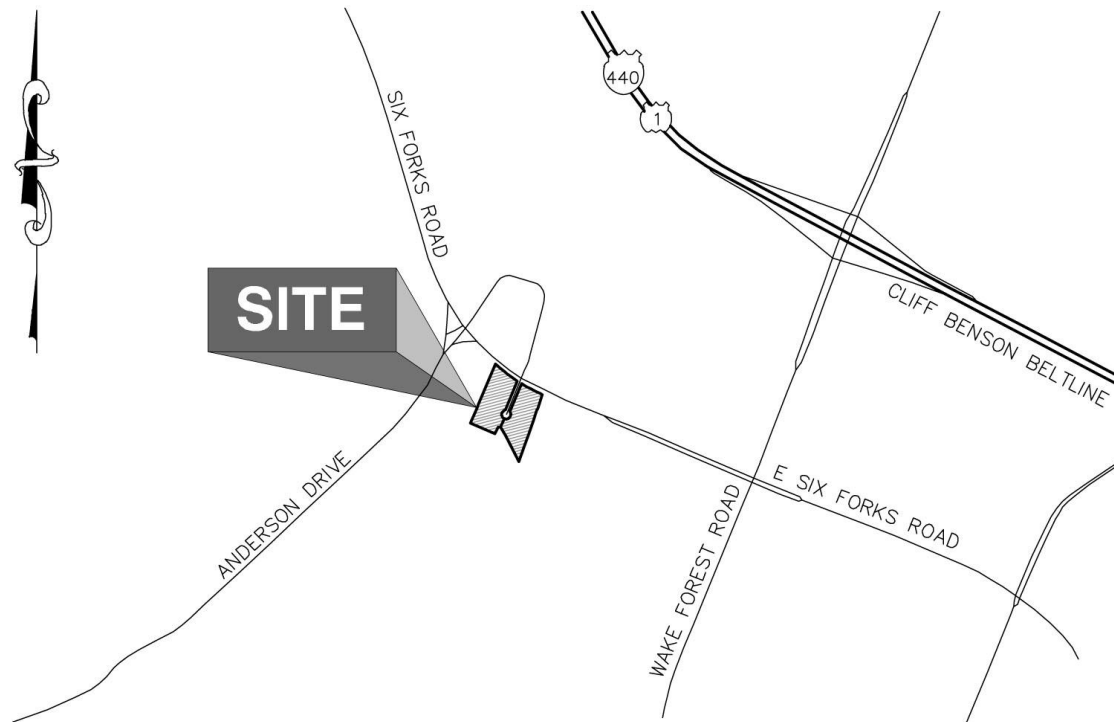
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## Introduction

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### Location Map



## Site History

The property associated with this application includes two parcels of land totaling approximately 5.6 acres. These properties currently contain a collection of 60 one and two-story apartments which were built in the late 1960's. The location of this site at the intersection of Manorcrest Court and Six Forks Road, along with its dated nature make it a prime candidate for redevelopment. When this property was originally developed in the late 1960's, this part of town was located on the outskirts of Raleigh and considered a very suburban area. Today, this location has become a target for redevelopment, spurred on by the enormous success of Midtown with the redevelopment of North Hills as its catalyst. This change of circumstances supports a more urban form for this property which is now a part of the Midtown area. The proposed redevelopment will utilize existing infrastructure that is in place along this corridor in the form of public transportation, roadway improvements and utilities.

## Zoning/PBOD Boundary Exhibit



### **Planning Objective**

The goal of this streetscape and parking plan is to provide guidelines for the development of a high density residential community as shown on the rezoning exhibit below. By providing these guidelines for development, we can insure that this site is developed with a common streetscape theme.

200 Six Forks will incorporate a high density, urban infill residential development within the Midtown area has evolved as one of the region's more significant growth centers. The incorporation of the PBOD at this location will allow this property to redevelop at the higher densities appropriate for a site near the intersection of two multi-modal corridors in an area designated by the Comprehensive Plan as a City Growth Center.

### **Transportation**

The site is located on the south side of East Six Forks Road at the intersection with Manorcrest Court, within Midtown. The Comprehensive Plan identifies East Six Forks Road as a Major Thoroughfare (15,000>35,000 trips per day) and multi-modal corridor.

In addition to vehicular transportation, Capital Area Transit Bus line 24c runs along East Six Forks Road with a stop located within walking distance of the site. Upon approval of a site plan or plans for the redevelopment of the property, if requested by the City's Transit Division, the owner shall dedicate a transit easement along the East Six Forks Road frontage of a size, nature and location acceptable to such Division and shall provide any improvements, such as a bench and/or shelter, specified by such Division that will be in accordance with its standard policies. Once the location of the transit easement is defined, an entrance to the building will be located so as to assure convenient and comfortable pedestrian access from the building to the transit stop.

### **Streetscape Concept**

It is the intent of these guidelines to reconstruct the East Six Forks Road streetscape as an integral part of community design. In order to protect the pedestrian from vehicular traffic, and in compliance with the Appearance Commission recommendation, we propose to provide a continuous curbside planting bed between the sidewalk and curb, allowing for a row of low plantings, street trees and seasonal color. These improvements will be contingent upon the approval of any necessary encroachment agreements. Street trees will be provided along East Six Forks Road at a minimum of 40' o.c. and will be located in tree grates as required. The pedestrian walkway along this frontage is proposed to consist of broom and smooth finished concrete to tie in with existing development along the frontage. We have also incorporated a 6' wide planting strip between the back of the sidewalk and the building in order to break up the façade of the building and soften the streetscape with additional plantings. In addition, no off-street parking will be present at this location unless permitted by future laws or ordinance amendments. Final location of the street furnishing will be finalized at site plan approval. See sheet 8 and 9 for details and sections.

## **Streetscape Standards**

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### **Width of Pedestrian Ways**

There is currently only a 5' wide sidewalk adjacent to the boundary of the proposed PBOD along East Six Forks Road. As required, we will provide new sidewalks in accordance with the foregoing text and the sections and plans illustrated below.

**East Six Forks Road Frontage** – this frontage will be improved with a full 14' wide pedestrian walkway in accordance with City of Raleigh PBOD standards (see illustrations below).

### **Site Design / Open Space**

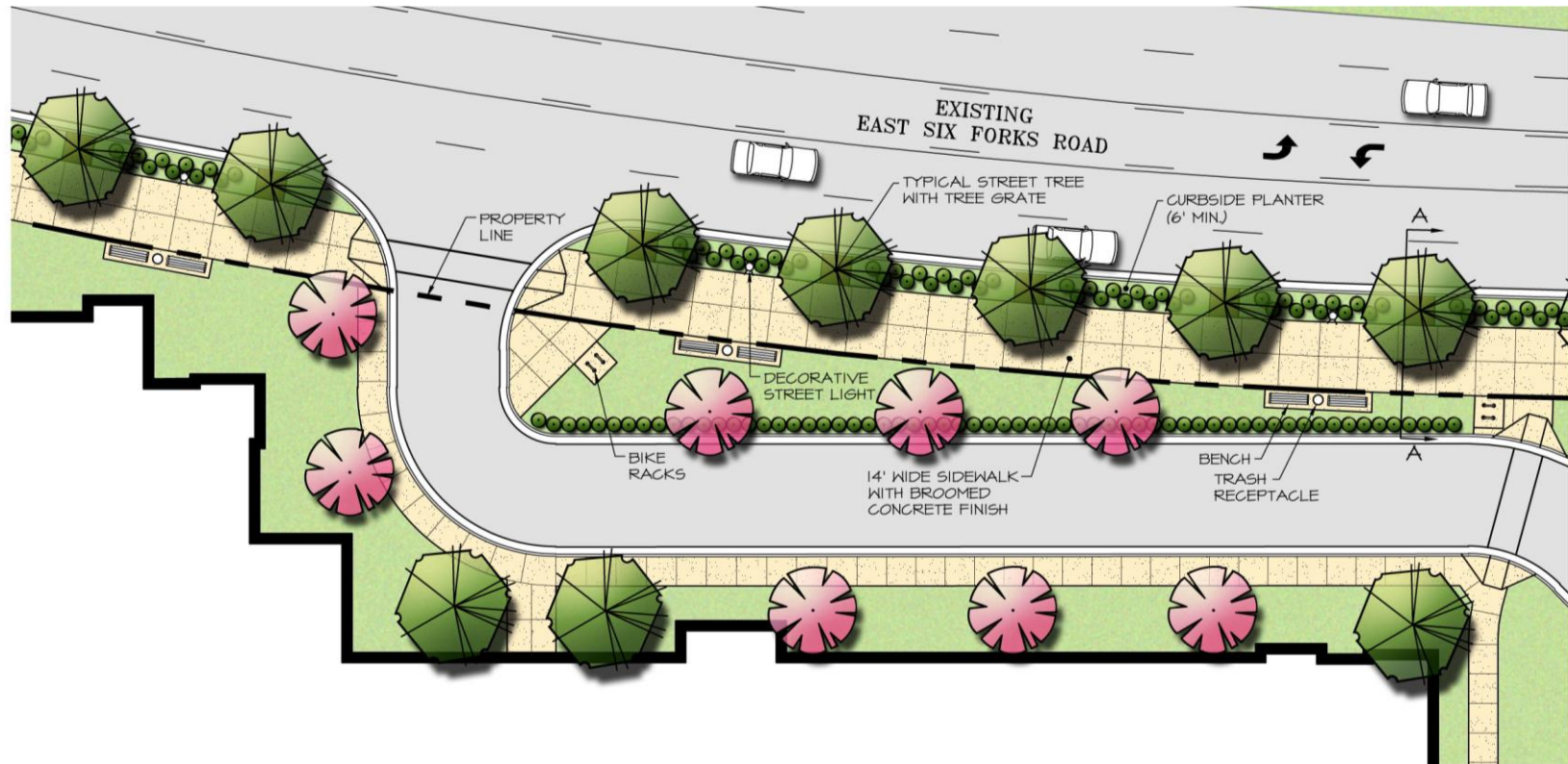
An important part of any urban living environment is the presence of well designed and situated open space features. To ensure that the proposed open space elements are well-used, it is essential to locate and design them carefully and with the users in mind. These spaces will be located where they are screened from the traffic noise of East Six Forks Road, yet easily accessible from public areas (building entrances, sidewalks).

### **Pedestrian Crosswalk locations**

As we are proposing to request that Manorcrost Court be closed. We do not anticipate a pedestrian crosswalk traversing East Six Forks Road along the project frontage. The nearest crosswalks are located at the intersection of East Six Forks and Anderson drive as well as Selby Drive. At the time of site plan approval, additional crosswalks will be added if needed to facilitate the flow of pedestrian activity across East Six Forks Road. However at this point we do not anticipate a need for an additional crossing.



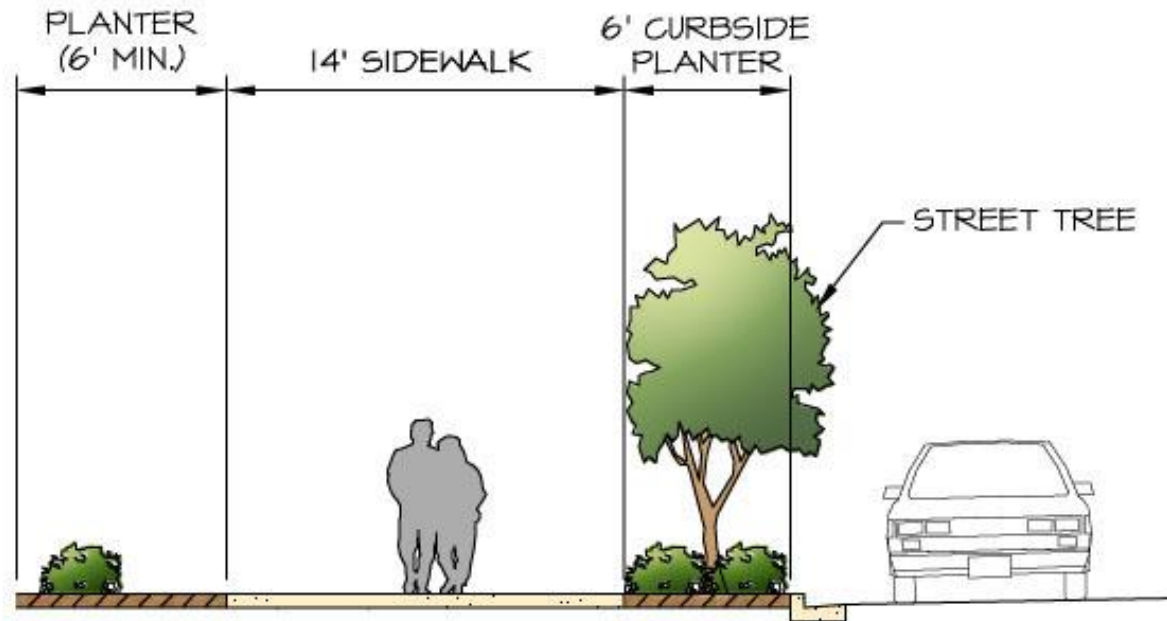
## East Six Forks Road Conceptual Plan



### Notes:

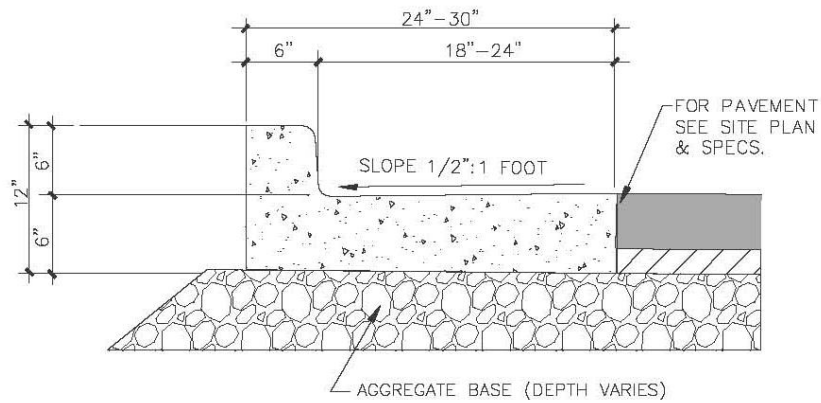
1. Final location of site furnishings and planters on streetscape plans and sections above to be determined at site plan.
2. Final access points and driveway configuration may change based upon number of curb cuts granted by NCDOT and City of Raleigh at the time of Site Plan.
3. Building will be shifted closer to street right-of-way if final access and driveway locations permit.
4. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

## East Six Forks Road Conceptual Section

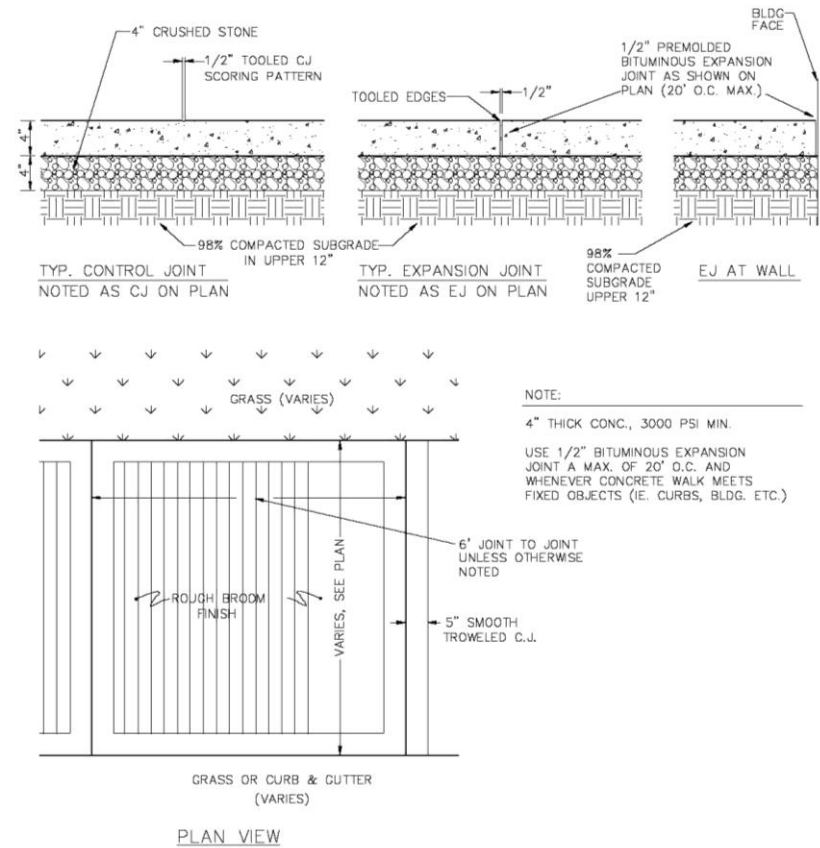


## SECTION A

## Curb Detail



## Sidewalk Details



## **Streetscape Standards Continued**

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### **Utilities**

Utilities are currently in place in the area. Subject to approval by the City of Raleigh and the utility provider, all utilities will be either located underground and behind the back of curb or on poles in the right of way.

### **Maintenance Plan**

A maintenance plan will be enforced as part of the PBOD for the care of the streetscape improvements up to the public right-of-way. Maintenance in excess of that customarily provided by the municipality within public right-of-ways will require an encroachment agreement and will be the responsibility of the individual property owner or property owner's association. This includes maintenance of sidewalks and planters and street furnishings required by the PBOD but within the property lines, watering of plant materials and keeping the sidewalks free of debris and trash. A draft of the maintenance plan will be submitted at the time of site plan approval.

### **Signage**

The design and location of signage will compliment the architectural styles of the structures and will be oriented toward vehicular and pedestrian traffic. The following signage types are encouraged: Awning signs, window stencils and wall signs. Low profile ground signs will also be allowed on the property in accordance with the City's signage code. Paddle signs oriented toward pedestrian traffic will also be permitted in accordance with the City's signage code and shall maintain a clear minimum height of 9'-0" above the ground.

### **Canopies and Awnings**

In the event canopies or awnings are incorporated along the streetscape; they will be of sufficient height to accommodate the free flow of pedestrian traffic. In no case will the awnings be less than 9'-0" above the ground.

### **Street Lights**

Appropriate light levels along the streetscapes and parking areas are critical in creating a safe and inviting environment for pedestrians. The project will provide pedestrian scale lighting similar to the illustration provided below. A lighting plan will be provided at the time of site plan approval.

**Fixture**

Manufacturer: Sternberg Vintage Lighting

Specification: Euro Series (Full Cut off Fixture)  
(or approved equal)

Bulb: LED bulbs will be utilized for all street lighting  
along the East Six Forks Road frontage.

**Pole**

Manufacturer: Sternberg Vintage Lighting

Specification: Dover Series  
(or approved equal)



### **Building Facades**

Structures will address the public right of way along East Six Forks Road. A primary entrance to the buildings will be both architecturally and functionally on the facade of any building facing the public street. Such entrances will be designed to convey their prominence on the facade. In addition to these entrances, there will also be entrances to the structures from within the parking structure and from other points surrounding the buildings. Ground level residential units will have one or more of the following elements: doors, balconies, porches, stoops or similar active elements that address the street in order to help activate the pedestrian streetscape, along East Six Forks Road. Along the streetscape, the facades will be broken up to provide a pedestrian scale experience by the interspersions of street trees, street furnishings, decorative lighting, movement in the sidewalk, changes in paving material as well as other similar elements. No structures will encroach within the public right of way without the approval of an encroachment agreement.

### **Building Setbacks**

Building setbacks from street right of ways within the PBOD shall be a minimum of 0' and will accommodate a 14' wide pedestrian walkway as shown on the sidewalk plans and sections on pages 7-8. The building setbacks within the project will be a minimum of 6' from the side and rear lot lines.

### **Building Height**

Buildings and parking structures will not exceed 60' in height and apartment buildings will not exceed four residential stories.

### **Parking**

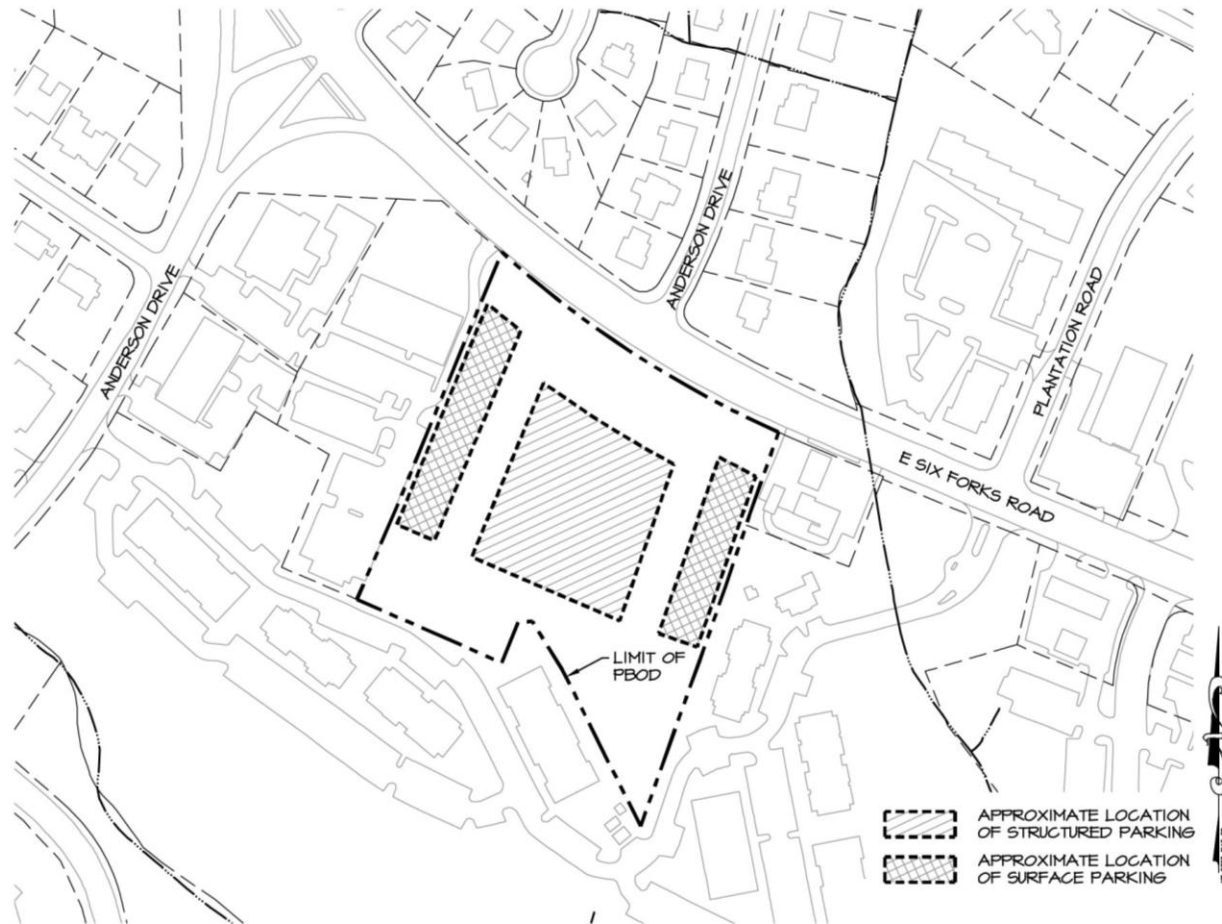
Parking within the project will be provided through a combination of both surface and structured parking. As provided for in our zoning conditions, a minimum of 85% of the parking will be contained in multi-level structures. All parking structures will be concealed from view from the adjoining properties and the public rights-of-way where possible. Where grades permit, structures should be located behind buildings with areas visible from adjoining properties and the public right-of-way clad in the same material as the principal buildings on site. The number of parking stalls within the project will meet or exceed the minimum parking requirements of the City of Raleigh. In order to accommodate the leasing needs of the project, it will be necessary to locate a small amount of surface parking outside of the parking structure but behind the front facade of the building. In addition, this surface parking will be screened from view through the installation of either a continuous evergreen hedge reaching a height of 36" tall. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

As with any urban infill project, parking structures are essential and integral to the design of the project.

Bicycle parking will be provided at a rate of 1/20 car spaces unless a higher standard is required by the Code and will be located within the parking structures or near the main entrances to the structure. A minimum of 75% of the required bike parking spaces will be covered from the elements by either locating them within the parking structures or providing a canopy over the racks



## Parking and Streetscape Location Diagram



### Notes:

4. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

### Proposed Street Tree Palette

Street trees will be installed per the streetscape plan at the time of development of the parcels at the public right of ways prior to the issuance of a certificate of occupancy for the development of the parcel. Trees will be installed at a minimum size of 6 1/4" caliper. Alternate similar street tree species may be substituted at the time of site plan as approved by staff to accommodate availability of species and direction from the City of Raleigh urban forester.

#### Japanese Zelkova

(Zelkova serrata)

Shape: Urn Shaped  
Foliage: Green with sawtooth margins  
Fall Color: Yellow to dark red



#### Chinese Pistache

(Pistacia Chinensis)

Shape: Oval  
Foliage: Dark green leaflets  
Fall Color: Orange to red





### **Columnar European Hornbeam**

(*Carpinus betulus fastigiata*)

Shape: Dense pyramidal form

Foliage: 2-5" clean leaves

Fall Color: Yellow to dark red



### **Wynstar Willow Oak**

(*Quercus phellos* "Wynstar")

Shape: Oval to spreading

Foliage: Long willow-like thin leaves

Fall Color: Yellow or russet red



### **Tuskegee Crape Myrtle**

(*Lagerstroemia x Tuskegee*)

Shape: Multi-stem and Single Stem

Foliage: Bronze, green, red

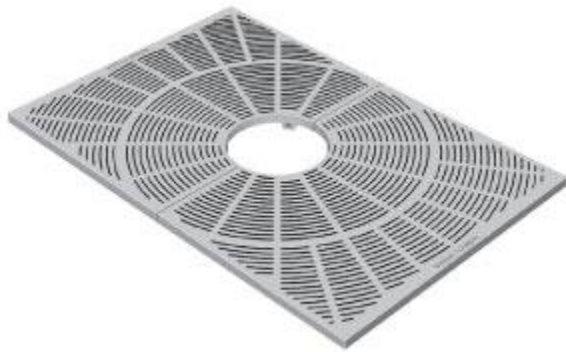
Fall Color: Magenta

**Note:** *This street tree may only be used beneath Utility lines.*

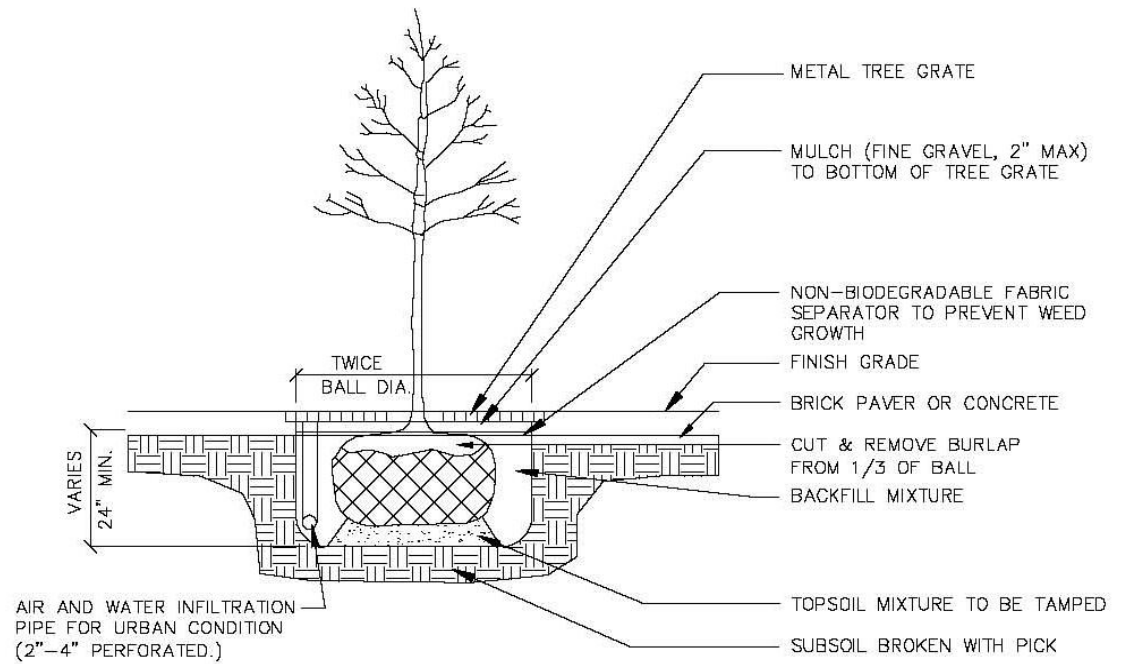


## Tree Grates

Manufacturer: Neenah foundry Products  
Specification: Boulevard Collection  
(or approved equal)



## Tree Planting Detail



### **Bench**

Manufacturer: Victory Stanley  
Specification: Classic Series  
(or approved equal)

### **Trash Receptacles**

Manufacturer: Victory Stanley  
Specification: Ironsites Series  
(or approved equal)



## Bike Racks

Manufacturer: Madrax

Specification: "U" Bike Rack  
(or approved equal)



### Notes:

- 1. Certain items are specified in this Plan with the phrase "(or approved equal)." At the time of site plan approval, for these items the City of Raleigh staff may allow a substitution of another manufacturer or design upon a determination that the item substituted is of equivalent quality and function. However, all substitutions will be uniform throughout the project.*
- 2. Any improvements proposed in the public right-of-way are contingent upon the Raleigh City Council granting the necessary encroachment agreement.*

**Appendix – City Code Section 10-2055 – Pedestrian Business Overlay District**

**PROPOSED REZONING OF PIN NOS. 1705-94-2167 and 1705-94-4082  
(THE "PROPOSED ZONING CASE")**

**Approximately 5.6 Acres – Six Forks Road**

**REPORT OF NOVEMBER 28, 2012 NEIGHBORHOOD MEETING**

In accordance with Section 10-2165(b)(3) of the Raleigh City Code, a neighborhood meeting was held with respect to the Proposed Zoning Case at 7:00 p.m. on Wednesday, November 28, 2012 in Salon C of the North Raleigh Hilton Hotel at 3415 Wake Forest Road in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about November 15, 2012 via First Class U.S. Mail.

Attached as Exhibit C is a list of the persons in attendance at the meeting. Lacy Reaves began the meeting and identified the property proposed for rezoning (the "Property"). He introduced Jason McArthur of Madison Capital Group, LLC, the proposed developer. Mr. McArthur discussed the current use and zoning of the Property and the characteristics of the multifamily development proposed. He also discussed the nature of the proposed rezoning. Individuals present at the meeting asked questions concerning the design of the building contemplated for the Property, building materials and amenities, and traffic generation and patterns resulting from the redevelopment.

The issues discussed at the meeting included the proposed use of the Property, the proposed site plan and design for this use, and traffic considerations related to the rezoning, including the potential for an increase in trip generation related to the proposed use. At this time, there have been no changes to the rezoning petition subsequent to the neighborhood meeting.

A copy of this report will be provided to the Planning Department upon the filing of the petition for the Proposed Zoning Case.

Respectfully submitted, this 20<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
Lacy H. Reaves, Attorney

Exhibit A

No.	Pin #	Property Owner	Owner's Mailing Address	Property Location Address
1.	1705944082 1705942167	Northstar Ptnr. LLC	1810 Chester Rd. Raleigh, NC 27608-1344	200 E Six Forks Rd. Raleigh, NC 27609-7742
2.	1705947121	Watkins & Watkins Development	PO Box 2796 Henderson, NC 27536-6796	210 E Six Forks Rd. Raleigh, NC 27609-7742
3.	1705940380	Anderson Plaza LLC	Ste 200 The Cornerstone Bldg 976 Martin Luther King Jr. Blvd. Chapel Hill, NC 27514-2654	100 E Six Forks Rd. Raleigh, NC 27609-7752
4.	1705849434	ENT Associates	3010 Anderson Dr. Raleigh, NC 27609-7798	Same
5.	1705848228	Reedy Creek Properties LLC	3434 Churchill Rd. Raleigh, NC 27607-6810	3008 Anderson Dr. Raleigh, NC 27609-7744
6.	1705933559	Calibre Chase Apartments LLC	Fellers, Schewe, Scott & Roberts Inc. P.O. Box 450233 Atlanta, GA 31145-0233	100 Calibre Chase Dr. Raleigh, NC 27609-7748
7.	1705948496	Six Forks Common Office Condo	PO Box 19502 Raleigh, NC 27619-9502	211 E Six Forks Rd. 222 Raleigh, NC 27609-7755
8.	1705948496 1705948496	Y Properties Number 1 LLC	2012 Carrington Dr. Raleigh, NC 27615-3715	211 E Six Forks Rd. Raleigh, NC 27609-7745
9.	1705948496	Ramseur, Robert J. Jr. & Amanda L.	3520 Williamsborough Ct. Raleigh, NC 27609-6354	211 E Six Forks Rd. 1B Raleigh, NC 27609-7745
10.	1705948496	Vaione, Audrey	PO Box 18603 Raleigh, NC 27619-8603	211 E Six Forks Rd. 2B Raleigh, NC 27609-7745
11.	1705948496 1705948496	Harper McConnell Real Estate	211 E Six Forks Rd. Ste 3B Raleigh, NC 27609-7745	211 E Six Forks Rd. 3A Raleigh, NC 27609-7745
12.	1705948496 1705948496 1705948496	Hicks, G. Gregory & R. Suzette	211 E Six Forks Rd. Ste 118 Raleigh, NC 27609-7755	211 E Six Forks Rd. 4A Raleigh, NC 27609-7755
13.	1705948496	RB Rentals LLC	1421 Deltona Dr. Raleigh, NC 27615-2739	211 E Six Forks Rd. 4B Raleigh, NC 27609-7745
14.	1705948496 1705948496 1705948496 1705948496 1705948496 1705948496	Tarkington Properties LLC	211 E Six Forks Rd. Ste 117 Raleigh, NC 27609-7753	211 E Six Forks Rd. 6A Raleigh, NC 27609-7745
15.	1705948496	Rochel, Nita F. Trustee	Carol Parker 526 Euclid St. Raleigh, NC 27604-1939	211 E Six Forks Rd. 6B Raleigh, NC 27609-7745
16.	1705948496	Portfolio Recovery Realty Trust	4365 Sunscape Ln. Raleigh, NC 27613-3156	211 E Six Forks Rd. 8A Raleigh, NC 27609-7745
17.	1705948496	McKnight, Thomas G. H, Carmisha V	211 E Six Forks Rd. Ste 112 Raleigh, NC 27609-7743	211 E Six Forks Rd. 11A Raleigh, NC 27609-7745
18.	1705948496 1705948496	Cockburn Enterprises LLC	7209 Fontana Pl. Raleigh, NC 27615-5507	211 E Six Forks Rd. 11B Raleigh, NC 27609-7745
19.	1705948496	McKnight, Thomas G. H, Carmisha V	211 E Six Forks Rd. Ste 112 Raleigh, NC 27609-7743	211 E Six Forks Rd. 12A Raleigh, NC 27609-7745

No.	Pin #	Property Owner	Owner's Mailing Address	Property Location Address
20.	1705948496	Moye, Mark A. & Katherine S.	211 E Six Forks Rd. Ste 110 Raleigh, NC 27609-7743	211 E Six Forks Rd. 13A Raleigh, NC 27609-7745
21.	1705948496 1705948496	Haywood, Richard H. Haywood, Joy C.	305 Woodcliff Dr. Raleigh, NC 2709-7029	211 E Six Forks Rd. 13B Raleigh, NC 27609-7745
22.	1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln. Cary, NC 27518-8409	211 E Six Forks Rd. 14A Raleigh, NC 27609-7745
23.	1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln. Cary, NC 27518-8409	211 E Six Forks Rd. 15A Raleigh, NC 27609-7745
24.	1705948496	Crismar LLC	3309 Coleridge Dr. Raleigh, NC 27609-7203	211 E Six Forks Rd. 15B Raleigh, NC 27609-7745
25.	1705946355	Stewart, Taylor & Elizabeth	3265 Anderson Dr. Raleigh, NC 27609-7855	Same
26.	1705946466	Norris, Evelyn White	3261 Anderson Dr. Raleigh, NC 27609-7855	Same
27.	1705944447	Edwards, Jolene W.	3264 Anderson Dr. Raleigh, NC 27609-7854	Same
28.	1705944585	Nowell, Lucille E.	3260 Anderson Dr. Raleigh, NC 27609-7854	Same
29.	1705945603	Johnson, James T. & Kari R.	3256 Anderson Dr. Raleigh, NC 27609-7854	Same
30.	1705944606	Seligson, Robert W. & Donna M.	321 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
31.	1705943549	Kuhns, Kirk David & Alisa Nagler	325 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
32.	1705942663	Stagner, Jubal	316 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
33.	1705942700	Watts, Carolyn Herr & Carroll E.	312 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
34.	1705941727	Ford, Sarah & Reynolds C. Clodfelter	3100 Anderson Dr. Raleigh, NC 27609-7851	Same
35.	1705947505	Scott, Robert A. & Elizabeth D.	3257 Anderson Dr. Raleigh, NC 27609-7855	Same
36.	1705947626	Black, James Robert	PO Box 1486 Raleigh, NC 27602-1486	3253 Anderson Dr. Raleigh, NC 27609-7855
37.	1705947757	Kirven, Calvin McPhail & Helen W.	3249 Anderson Dr. Raleigh, NC 27609-7855	Same
38.	1705947876	Baird, Stanford D. & Anna Lee	3245 Anderson Dr. Raleigh, NC 27609-7855	Same
39.	1705948915	Anderson, Peyton C.	3241 Anderson Dr. Raleigh, NC 27609-7855	Same
40.	1705958008	Plummer, Harold S. & Caroline D.	3237 Anderson Dr. Raleigh, NC 27609-7855	Same
41.	1705957230	Jones, David Earl & Dianne O.	3229 Anderson Dr. Raleigh, NC 27609-7855	Same
42.	1705956242	Poole, John A. & Marilyn	3225 Anderson Dr. Raleigh, NC 27609-7855	Same
43.	1705955255	Kane, Bryan M.	3221 Anderson Dr. Raleigh, NC 27609-7855	Same
44.	1705954360	Edwards, Michael T.	3217 Anderson Dr. Raleigh, NC 27609-7855	Same
45.	1705953279	Hoke, Chris Gareth & Elizabeth	3213 Anderson Dr. Raleigh, NC 27609-7855	Same



No.	Pin #	Property Owner	Owner's Mailing Address	Property Location Address
46.	1705952286	Harper, Victor Landon, Jr. & Jamie	3209 Anderson Dr. Raleigh, NC 27609-7855	Same
47.	1705952202	Barber, Barry L. & Alice H.	3205 Anderson Dr. Raleigh, NC 27609-7855	Same
48.	1705951155	Matthews, Dexter R. & Ann W.	3201 Anderson Dr. Raleigh, NC 27609-7855	Same
49.	1705951027	Howard, Nancy Gowarty	3109 Anderson Dr. Raleigh, NC 27609-7853	Same
50.	1705950072	Reaugh, Duane & Peggy	3105 Anderson Dr. Raleigh, NC 27609-7853	Same
51.	1705940922	Reaugh, Margaret Louise & Duane R.	3105 Anderson Dr. Raleigh, NC 27609-7853	Same
52.	1705945743	Brown, Robert B. & Laura D.	3252 Anderson Dr. Raleigh, NC 27609-7854	Same
53.	1705945862	Cram, John S. Jr. & Laurie	3248 Anderson Dr. Raleigh, NC 27609-7854	Same
54.	1705945981	Barrow, Joseph T. & Roberta M.	3244 Anderson Dr. Raleigh, NC 27609-7854	Same
55.	1705956001	Donnald, Douglas A & Paige I.	3240 Anderson Dr. Raleigh, NC 27609-7854	Same
56.	1705955077	Shield, Robert S., Jr.	3228 Anderson Dr. Raleigh, NC 27609-7854	Same
57.	1705955100	Kane, Charles Bedford & Audrey F.	3220 Anderson Dr. Raleigh, NC 27609-7854	Same
58.	1705954102	Miller, Geoffrey S. & Kelly B.	3212 Anderson Dr. Raleigh, NC 27609-7854	Same
59.	1705953007	Brinson, Nancy H.	3200 Anderson Dr. Raleigh, NC 27609-7854	Same
60.	1705953092	Saleeby, Reid Stewart Saleeby, Karen Wells	2811 Anderson Dr. Raleigh, NC 27608-1505	305 Shaftsberry Ct. Raleigh, NC 27609-7751
61.	1705944955	McKinney, Mary Hubbard	309 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
62.	1705944866	RHM Assoc. LLC	1320 Canterbury Rd. Raleigh, NC 27608-1902	313 Shaftsberry Ct. Raleigh, NC 27609-7751
63.	1705944736	Ogburn, Steven Roger & Lynn Bowen	317 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
64.	1705942851	Stewart, Burton G. III & Emily C.	308 Shaftsberry CT Raleigh, NC 27609-7751	Same
65.	1705943808	Collawn, James Belknap Collawn, Elizabeth Johnson	304 Shaftsberry CT Raleigh, NC 27609-7751	Same
66.	1705942924	Whittaker, Jeffrey W	3108 Anderson Dr. Raleigh, NC 27609-7851	Same
67.	1705941875	McKinney, David D. & Lynn W.	3104 Anderson Dr. Raleig, NC 27609-7851	Same