



Raleigh

## MEMO

TO: Ruffin Hall, City Manager  
THRU: Ken Bowers, AICP, Director  
FROM: Ira Mabel, AICP, Planner II  
DEPARTMENT: City Planning  
DATE: January 21, 2020

**SUBJECT: City Council agenda item for February 4, 2020 – Z-15-16**

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On January 21, 2020, City Council authorized the public hearing for the following item:

**Z-15-16 11258 Raven Ridge Road, 10604 & 10608 Dehijuston Court,** approximately 19.98 acres [located at the intersection of Raven Ridge Road and Falls of Neuse Road.](#)

**Current zoning:** Residential-4 (R-4) w/ Urban Watershed Protection Overlay District (UWPOD).

**Requested zoning:** Planned Development (PD) w/ UWPOD.

The overall entitlement of the proposed Planned Development district is limited to a total of 180 residential units; no non-residential principal uses or structures are permitted. The PD establishes a height limit of 60 feet on the western portion of the site, and 45 feet on the eastern portion of the site; stories above the fourth in the 60-foot zone may only have 50% of the floor area of the story below. The proposed PD modifies code standards that apply build-to's, ground floor elevation, ground floor transparency, outdoor amenity area, neighborhood transition zones, street tree spacing, block perimeter, and the pedestrian access requirements of a Parkway frontage.

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

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

The request is **consistent** with the Urban Form Map.

The Planning Commission did not pass a motion for recommendation with a simple majority. The case was therefore reported to City Council without a recommendation. The two failed motions for approval and denial are included in the Certified Recommendation attached.

Because of this, staff has provided two (2) potential consistency statements.

- Option A would be appropriate if the Council decides to approve the request.
- Option B would be appropriate if the Council decides to deny the request.

The North CAC voted for denial of the case (23 - 56).

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

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

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1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
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# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11965

## CASE INFORMATION: Z-15-16 RAVEN RIDGE ROAD

Location	At the eastern quadrant of the intersection of Raven Ridge Road and Falls of Neuse Road  Address: 11258 Raven Ridge Road, 10604 & 10608 Dehijuston Court  PINs: 1728086952, 1728089520, 1728180598  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-4 w/ UWPOD
Requested Zoning	PD w/ UWPOD
Area of Request	19.98 acres
Corporate Limits	The subject site is within the city's ETJ and contiguous to corporate limits. Annexation is not required for rezoning but is likely required to achieve the requested density.
Property Owner	Raven Ridge Development LLC 1401 Sunday Drive, Suite 113 Raleigh, NC 27607
Applicant	Michael Birch Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Citizens Advisory Council (CAC)	North CAC
PC Recommendation Deadline	January 22, 2020

## SUMMARY OF PROPOSED MODIFICATION OF RX STANDARDS

1. Article 3.2.3–4 Build-to. Build-to standards shall not apply to the townhouse or apartment building types.

*Existing code requirement: 10' min. / 55' max. primary street build-to; 70% minimum building width within primary build-to. For apartments, 10' min. / 55' max. side street build-to; 35% minimum building width within side build-to.*

2. Article 3.2.1–4 Ground floor elevation. Minimum ground floor elevation requirement shall not apply to any building type.

*Existing code requirement: 2' minimum ground floor elevation for residential uses.*

3. Article 3.2.3–4 Ground floor transparency. Minimum ground floor transparency townhouse and apartment building types shall not apply.  
*Existing code requirement: 20% minimum ground floor transparency.*
4. Article 3.2.3–4 Outdoor amenity area. Minimum outdoor amenity area shall not apply.  
*Existing code requirement: 10% outdoor amenity area minimum.*
5. Article 3.4.3 Parkway frontage. Pedestrian access standards shall not apply. Instead, a 6-foot sidewalk shall connect to the access points of Falls of Neuse Road and Raven Ridge Road.  
*Existing code requirements: 1 pedestrian access per lot minimum; 300' pedestrian access spacing maximum; 10'-20' pedestrian access width.*
6. Article 3.5.1 Neighborhood transition applicability. Zone B shall be required adjacent to properties used for single-unit living uses.  
*Existing code requirement: Zone B is required adjacent to all residential uses zoned R-1, R-2, R-4, and R-6, and adjacent to single- and two-unit living zoned R-10.*
7. Article 3.5.2 Neighborhood transition zones. No Zone C shall be required.  
*Existing code requirement: 40' building height maximum at zone line; 45° height plane extending 100' from zone line.*
8. Article 8.4.4 Local Streets. Street trees may be located closer than 40' o.c. on average.  
*Existing code requirement: 40' o.c. average tree spacing.*
9. Article 8.3.2 Block perimeter. Maximum block perimeter length shall not apply.  
*Existing code requirement: 3,000' maximum block perimeter in RX-4 districts.*

## SUMMARY OF OTHER RESTRICTIONS

10. Development shall not exceed 180 residential units.
11. Non-residential principal uses and structures are prohibited.
12. The developer shall construct an east-bound left-turn lane within Raven Ridge Road.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	Parkway Corridor
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 3.2—Location of Growth Policy LU 3.4—Infrastructure Concurrency Policy LU 3.5—Watershed Management

	Policy EP 3.3—Water Supply Protection Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 8.10—Infill Development Policy LU 8.11—Development of Vacant Sites Policy LU 8.1—Housing Variety Policy H 1.8—Zoning for Housing Policy AP-FN 1—Falls North Character Policy AP-FN 2—Falls North Frontage Policy AP-FN 3—Falls North Forestation and Tree Conservation Policy AP-FN 5—Falls North Area Conservation
<b>Inconsistent Policies</b>	Policy LU 8.12—Infill Compatibility Policy AP-FN 11—Falls of Neuse/Raven Ridge Area

## **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>Neighborhood Meeting</b>	<b>CAC</b>	<b>Planning Commission</b>	<b>City Council</b>
12/12/2018 33 attendees	5/21/2019 9/17/2019 11/19/2019 23 (Y) – 56 (N)	10/24/2019 12/10/2019	1/7/2020



## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Planned Development Narrative
4. Application Plan Sheets
5. Traffic Impact Analysis

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.

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Planning Director                      12/10/19

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Planning Commission Chair                      12/10/19

Staff Coordinator:              Ira Mabel: (919) 996-2652; [Ira.Mabel@raleighnc.gov](mailto:Ira.Mabel@raleighnc.gov)

## PLANNING COMMISSION RECOMMENDATION

Planning Commission did not pass a motion for recommendation with a simple majority. The case will therefore be reported to City Council without a recommendation. The two failed motions for approval and denial are presented below.

### Motion to Approve

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:

Reasonableness and Public Interest	Approval of the request is reasonable and in the public interest because it will provide housing options and choice, will result in development that is respectful of the area, will not result in a net change to traffic, and is consistent with the Comprehensive Plan and Future Land Use Map.
Recommendation	Approval
Motion and Vote	Motion: Tomasulo; Second: Mann In Favor: Hicks, Mann and Tomasulo (3) Opposed: Geary, Jeffreys and Winters (3)

### Motion to Deny

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

Reasonableness and Public Interest	Denial of the request is reasonable and in the public interest because it represents a significant departure from the Falls North Small Area Plan and does not include an appropriate limit on the allowed number of stories.
Recommendation	Denial
Motion and Vote	Motion: Geary; Second: Jeffreys In Favor: Geary, Jeffreys and Winters (3) Opposed: Hicks, Mann and Tomasulo (3)

## **AGENDA ITEM (C): OLD BUSINESS**

### **AGENDA ITEM (C) 1: Z-15-16 – Raven Ridge Road**

The site is located on 11258 Raven Ridge Road, 10604 & 10608 Dehijuston Court. At the eastern quadrant of the intersection of Raven Ridge Road and Falls of Neuse Road, being Wake County PINs 1728086952, 1728089520, and 1728180598.

This is a request by Raven Ridge Development LLC to be rezoned from R-4 w/ UWPOD to PD w/ UWPOD. The overall entitlement of the proposed PD district is limited to a total of 180 residential units; no non-residential principal use or structures are permitted. The PD establishes a height limit of 62 feet on the western portion of the site, and 45 feet on the eastern portion of the site. The proposed PD modifies code standards that apply build-to's, ground floor elevation, ground floor transparency, outdoor amenity area, neighborhood transition zones, street tree spacing, block perimeter, and the pedestrian access requirements of a Parkway frontage.

Chair Jeffreys spoke regarding this case not being heard at the Committee of The Whole Meeting due to not having a quorum and bringing case forward to be heard here at the Planning Commission.

Planner Mabel gave a brief overview of the case regarding the CAC vote; forestation and the proposed changes.

Michael Birch representing the applicant gave a brief overview of the changes made since October. He spoke regarding stormwater and access to the stormwater facility and drainage on Sandusky Lane and the fact that there would be no impact on that property. Mr. Birch also spoke regarding the topography and minimum transparency above the first level and height.

There was discussion regarding the rationale for taking stories out of the height.

Mr. Birch spoke regarding the rooftop access and at what point does access count as a story and how basements are being determined.

Tim Niles 11509 Midlavian Drive representing the neighborhood spoke regarding the applicant intent with regard to height and stories and is in opposition to this proposal.

Marshall Clausen spoke in opposition regarding stormwater and access along the property.

Jerry Gault from the neighborhood spoke in favor of the case.

Mr. Niles spoke clarifying he is not against the residential development just opposed to the excessive height proposed.

Mr. Birch responded that there will be not impact of the buffer along the east and in regard to height preserved the character and stated that the applicant cannot compromise on height without compromising on the 40%.

Ms. Hick had questions regarding the area in the back of property and relationship of this backside to the neighbors.

Mr. Birch stated they anticipate a retaining wall of about 5 to 8 ft and would still comply with Zone A requirement, topography etc.

There was further discussion regarding materials to be used and where; easement to be used to get to the dirt road and whether basement is counted as separate level.

Planning Director Bowers spoke regarding what can be counted as additional story and the regulation toward detached and attached building sites.

There was further discussion regarding the challenges of measuring height and the addition of stories.

Chair Jeffreys disappointed that there was no compromise on height limit especially considering there is no consideration for stories.

Mr. Tomasulo stated there is no issue with use from the surrounding neighbors and height is basically there for the rear of the structure.

**Mr. Tomasulo made a motion to approve stating the case is reasonable and in the public interest providing housing and choice. Mr. Mann seconded the motion. The vote was not unanimous, 3-3. Ms. Hicks, Mr. Mann and Mr. Tomasulo in favor. Chair Jeffreys, Mr. Geary and Ms. Winters were opposed. The motion fails.**

**Mr. Geary made a motion to deny. Chair Jeffrey seconded the motion. The vote was not unanimous 3-3. In favor was Chair Jeffreys, Mr. Geary and Ms. Winters. Opposed Ms. Hicks, Mr. Mann and Mr. Tomasulo. The motion fails.**

**This case will move forward to City Council without recommendation.**



# **ZONING STAFF REPORT**

## **CASE Z-15-16 (MP-1-17)**

### Planned Development District

## **OVERVIEW**

A Planned Development (PD) is a zoning district that is intended to provide higher design quality by allowing modifications to certain Unified Development Ordinance (UDO) standards in exchange for greater detail of development. To create a PD, applicants start with a standard zoning district, in this case Residential Mixed Use (RX), and modify the development requirements of that district and offer specific detail of how the resulting development will provide higher design quality. These modifications are outlined in a Master Plan that accompanies the rezoning petition. Where the Master Plan does not specify a modification to the UDO, the unmodified standards in the UDO apply. This staff report analyzes the policies in the 2030 Comprehensive Plan for consistency, typical of any rezoning request, and also provides an analysis of the proposed modifications to the UDO standards as proposed in the Master Plan.

The request is to rezone three properties comprising 19.98 acres from Residential-4 with Urban Watershed Protection Overlay District (R-4 w/ UWPOD) to PD w/ UWPOD. The subject property is on the north side of Raven Ridge Road at its intersection with Falls of Neuse Road. The proposed PD district modifies code standards that apply build-to's, ground floor elevation, ground floor transparency, outdoor amenity area, neighborhood transition zones, street tree spacing, block perimeter, and the pedestrian access requirements of a Parkway frontage. The details of these modifications are analyzed throughout the report.

The PD establishes a height limit of 60 feet on the western portion of the site and 45 feet on the eastern portion of the site. The overall entitlement of the proposed PD is limited to a total of 180 residential units; no non-residential accessory uses or structures are permitted.

The original request, submitted in July of 2016 for Commercial Mixed Use-3 stories-Parking Limited-Conditional Use with Urban Watershed Protection Overlay District (CX-3-PL-CU w/ UWPOD), was recommended for denial by Planning Commission. City Council held a public hearing on the request in December of 2016 and subsequently voted to send the case back to Planning Commission with the understanding that the applicant would amend the request to a Planned Development district.

The applicant submitted a petition for a Planned Development zoning district with Urban Watershed Protection Overlay District (PD w/ UWPOD) in January of 2017. The petition was revised twice more in May and July of 2017 to address staff's comments. A third submittal to address the remaining outstanding issues was never submitted, leaving the application incomplete.

The property ownership of the site has changed since 2017. The new owner, Raven Ridge Development LLC, represented by Longleaf Partners and with ColeJenest & Stone as site

designer, submitted an amended petition for a Planned Development district in April of 2019. The two properties on Dehijuston Court were added to the request at this time.

The subject site is currently undeveloped and tree-covered, save for a single detached dwelling and accessory structures. Large single-family residential lots line the site on the east. To the north is the Mount Pleasant Baptist Church campus, its cemetery immediately abutting the site. The church's parking area and a private street – Dehijuston Court – cross the northernmost section of the subject property, linking a series of residences on the east back to Falls of Neuse Road. Dehijuston Court eventually turns back toward the west and terminates on the rezoning site itself. Zoning of all lots to the east and north is R-4.

To the south across Raven Ridge Road is the Raven Pointe townhouse community zoned R-10-CU. A 50-foot wide vegetative buffer is conditioned on the townhouse site along Falls of Neuse Road, and a 30-foot wide buffer is conditioned along Raven Ridge Road (Z-20-97).

Properties to the west across Falls of Neuse Road lie within the county's jurisdiction and are in the Falls Lake water supply watershed. County zoning limits density there to one residence per 80,000 square feet. One-quarter mile west on Raven Ridge Road is the 157-acre Annie Louise Wilkerson, MD Nature Preserve Park, part of Raleigh's park system. Diagonally across the Falls of Neuse Road/ Raven Ridge Road intersection is the E.M. Johnson Water Treatment Plant; zoning there is Residential-1 with Falls Watershed Protection Overlay District (R-1 w/ FWPOD).

All properties east of Falls of Neuse Road, including the subject site and the entirety of Raven Pointe, are in the Richland Creek water supply watershed and subject to the impervious surface and forestation requirements of the Urban Watershed Protection Overlay District (UWPOD).

Slope on the subject site is from west to east, with the site's high point (northwest, near Falls of Neuse Road) some 46 feet higher than the low point, near the southeast. The drop-off is short but relatively steep from the Falls of Neuse Road/Raven Ridge Road intersection. A 6,500 square foot pond collects runoff at the central part of the site, draining to a swale flowing into the neighborhood to the southeast. County mapping indicates that some runoff enters the site from the west, off Falls of Neuse Road.

The rezoning site is designated as Office & Residential Mixed Use on the Future Land Use Map. Mount Pleasant Baptist Church and five other residential lots to the east are also within this FLUM category; the majority of properties to the east of the site are Low Density Residential. To the south, Raven Pointe is designated as Moderate Density Residential. To the west, the water treatment plant is Public Facilities. Properties to the northwest across Falls of Neuse Road are not within the city's ETJ, and therefore are not included on the Future Land Use Map.

The subject site is within the Falls North area plan, adopted by City Council on May 21, 2019 as an update to the 2006 Falls of Neuse Area Plan. Particular to this rezoning request, the Area Specific Guidance includes a policy that applies only to this site, providing guidance for land uses, building types, and maximum building height.

### UDO Section 4.7.5. General Design Principles

The following design principles will be considered when reviewing an application for a PD district.

- A. When at least 20 residential units are proposed, the project includes a variety of housing stock that serves a range of incomes and age groups, and may include detached houses, attached houses, townhouses, apartments and dwelling units above first floor commercial spaces.
  - The proposed PD provides for the full range of housing types, although the master plan implies the exclusive construction of townhouses and/or apartments.
- B. Uses are compact and well-integrated, rather than widely separated and buffered.
  - The proposed PD shows compact and integrated uses while also accommodating the buffering required by the UDO and the forestation required by the UWPOD.
- C. Compatibility among different uses is achieved through effective site planning and architectural design.
  - Only residential principal uses are permitted in the proposed PD district; the architectural standards in the narrative of the master plan apply to the entirety of the site and are in keeping with typical residential neighborhoods.
- D. A variety of business types are accommodated, from retail and professional office to live-work. Office uses vary from space for home occupations to conventional office buildings. Retail uses range from corner stores to larger format supermarkets.
  - Non-residential principal uses are prohibited.
- E. Special sites, such as those at terminated vistas, are reserved for public or civic buildings and spaces that serve as symbols of the community, enhancing community identity.
  - The Parkway frontage and watershed protection overlay district ensure that the prominent views from Falls of Neuse Road and Raven Ridge Road of the edges of the site will remain forested.
- F. The project includes a variety of street types designed to be accessible to the pedestrian, bicycle, and automobile. Streets are connected in a way that encourages walking and reduces the number and length of automobile trips.
  - The PD specifies variation in street section design from the UDO only in tree spacing. The proposed internal street network will include sidewalks, but probably not include bike lanes.

- G. Bicycle circulation is accommodated on streets and on dedicated bicycle paths, greenways, or trails with adequate bicycle parking facilities being provided at appropriate locations.
- The proposed PD district does not include off-street bicycle facilities.
- H. Building facades spatially delineate the streets and civic spaces, and mask parking lots.
- Parking can be accommodated for front-loaded townhouse between the sidewalk and the building.
- I. Architecture and landscape design are based on the local climate, topography, history and building practice.
- The architectural standards in the narrative of the master plan are in keeping with typical residential neighborhoods.
  - The UWPOD requires 40% of the site to remain forested, and additional landscaping standards that are more specific than the UDO apply to building areas.
- J. The project includes open space as a significant element of the project's design. Formal and informal, active and passive open spaces are included. Open spaces may include, but are not limited to, squares, plazas, greens, preserves, farmers markets, greenways and parks.
- At least 40% of the site will remain forested, per UDO Section 9.1.9. However, outdoor amenity areas, which are intended to provide useable space and must be ADA accessible, are not required.
- K. The project is compatibly integrated into established adjacent areas, and considers existing development patterns, scale and use.
- Nearby zoning districts abutting the site range from R-1 to R-10. The proposed PD would permit multi-family buildings at approximately 9 dwelling units per acre, which is comparable to the density allowed in the townhouse development across Raven Ridge Road. The inclusion of PK frontage standards will maintain the vegetated appearance of both the Falls of Neuse and Raven Ridge Road corridors.
- L. The project is a clearly identifiable or legible place with a unique character or unique tradition.
- The forestation requirement and architectural standards create a level of certainty of the final character of the development.



- M. Public art, including but not limited to, monuments, sculpture and water features, is encouraged.
  - There is no detail of public art proposed.
- N. Entertainment facilities, including but not limited to, live music venues and theatres are encouraged.
  - There are no entertainment facilities proposed.

## Update for December 10

This case was deferred during the October 24 Committee of the Whole meeting. There was no quorum for the November 21 Committee of the Whole meeting. During the November 26 regular Commission meeting, the case was pulled from the Committee of the Whole and scheduled as old business for December 10.

Since this case was last heard on October 24, the applicant has submitted the following changes:

- Modified the height limits to reference only feet, not stories; the values for maximum feet allowed have not changed.
- Changed the prohibition of non-residential accessory uses and structures to apply to principal uses and structures, per staff's advice.
- Removed a requirement for off-site improvements, per staff's request.
- Added a requirement to disturbed land within Zone A Neighborhood Transition areas to either restore existing grades, or to provide positive drainage away from the shared property line.
- Limited building massing to a horizontal dimension of no more than 400 ft, and townhouse buildings to no more than 8 units.
- Limited the use of vinyl siding to an accent material only.
- Defined an "opaque buffer."

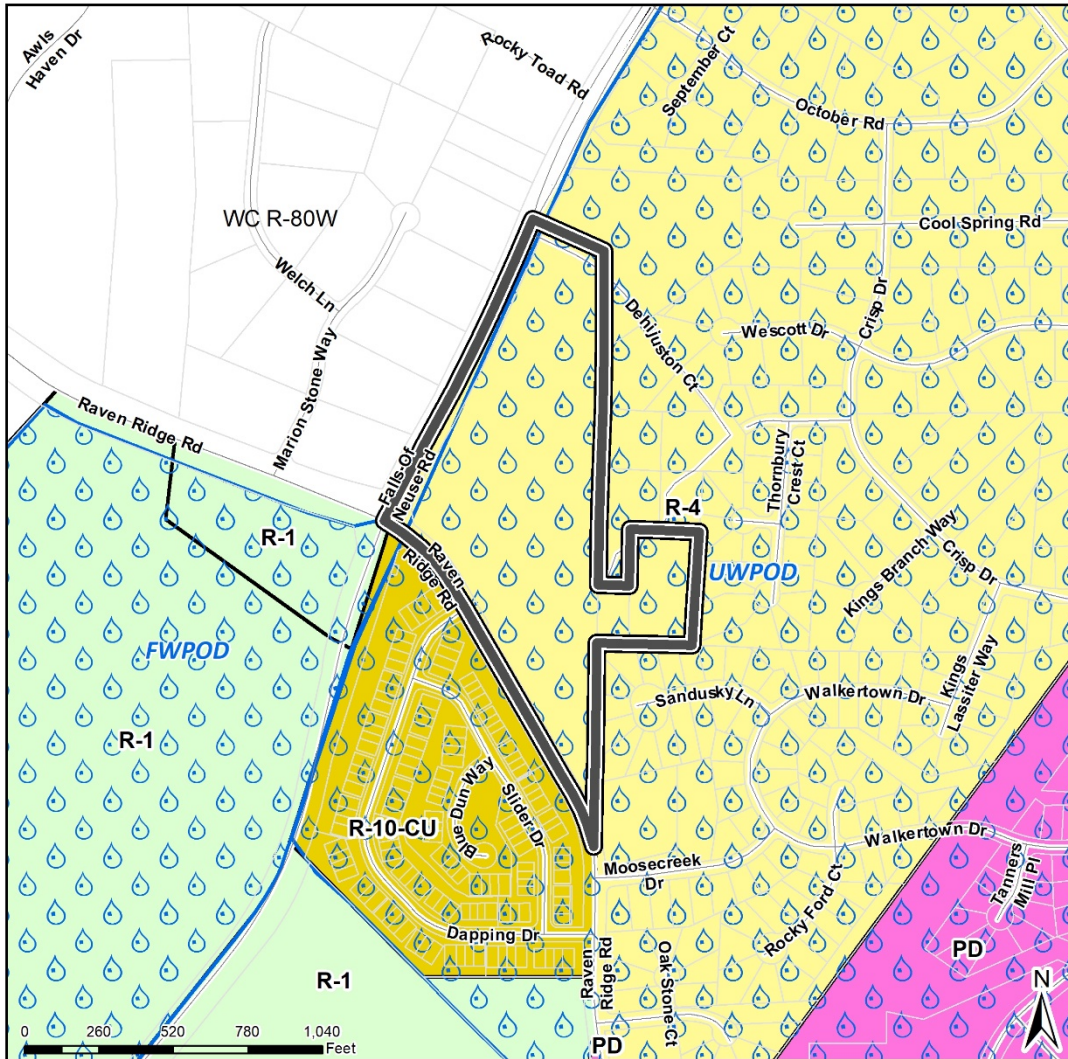
Adjustments to this staff report have been made, accordingly.

## **OUTSTANDING ISSUES**

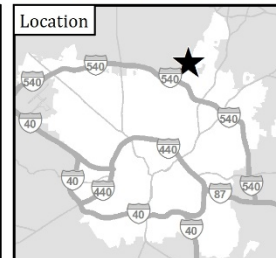
<b>Outstanding Issues</b>	1. The Master Plan narrative includes vaguely defined terms that may be difficult to enforce.	<b>Suggested Mitigation</b>	1. The applicant can choose to clarify terms in the Master Plan.
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# Existing Zoning

Z-15-2016



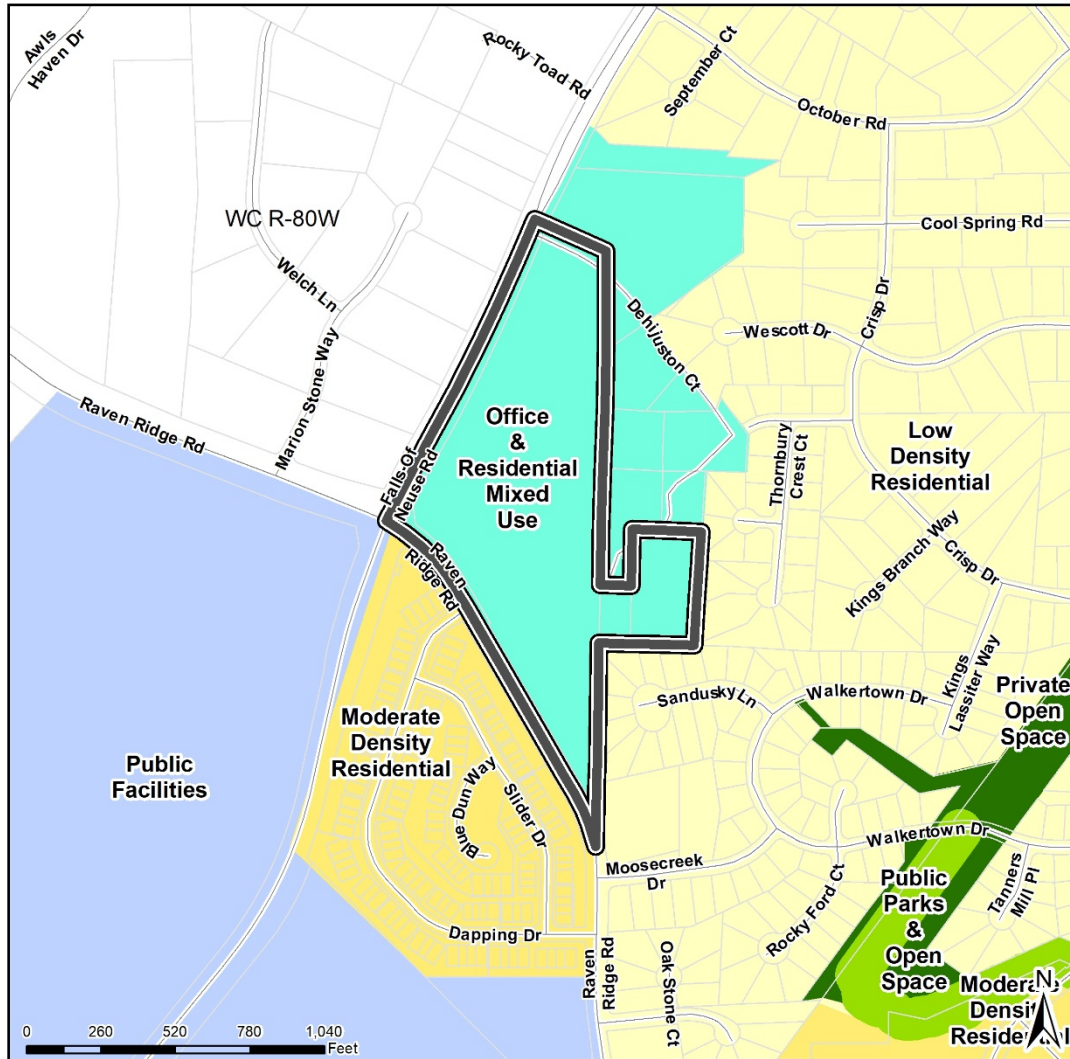
<b>Property</b>	11258 Raven Ridge Rd; 10604 & 10608 Dehijuston Ct
<b>Size</b>	19.5 acres
<b>Existing Zoning</b>	R-4 w/UWPOD
<b>Requested Zoning</b>	PD w/UWPOD



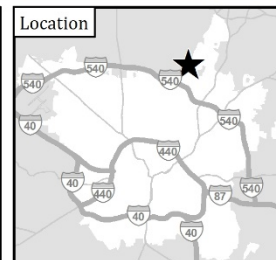
Map by Raleigh Department of City Planning (mansoff): 9/3/2019

# Future Land Use

Z-15-2016



<b>Property</b>	11258 Raven Ridge Rd; 10604 & 10608 Dehijuston Ct
<b>Size</b>	19.5 acres
<b>Existing Zoning</b>	R-4 w/UWPOD
<b>Requested Zoning</b>	PD w/UWPOD



Map by Raleigh Department of City Planning (mansoff): 9/3/2019





# 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 request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of decent affordable housing. The requested rezoning would permit up to 180 dwelling units on the site and allow for townhouses and apartments, which are generally a more affordable housing option than single-family homes.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme, which encourages careful infill that complements the existing character of the area and responds to natural features. If approved, the subject site could accommodate approximately 9 dwelling units per acre, which is less than the density allowed in the development across Raven Ridge Road, while also complying with the Urban Watershed Protection Overlay District environmental standards.

The **Falls North Small Area Guidance** describes the area as “defined by extensive roadside vegetation along primary corridors, natural features such as the Neuse River and Falls Lake, and significant amounts of park land... One of the primary goals of the plan is to maintain and enhance the park-like character of the area. This goal is accomplished through a series of policies that relate to tree preservation, particularly along the edges of main corridors such as Falls of Neuse Road; lighting; signage; drive-through facilities; and the historic Falls Community.”

The request is consistent with the overall intent of the Falls North Area Plan, and with many of its policies. The request is inconsistent with the plan’s policy that offers specific guidance about uses and height on this particular site.

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

Yes. The subject site is classified as Office & Residential Mixed Use on the Future Land Use Map, which does not specify a maximum residential density and could accommodate non-residential uses.

- 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?

N/A.

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

Yes. Community facilities and streets appear to be sufficient to serve the proposed use. A requirement of the PD district is to provide a Traffic Impact Analysis (TIA). The master plan narrative references an additional turn lane on Raven Ridge Road that was identified by the TIA that will be constructed by the developer. The results of the TIA are included in the Impact Analysis section of the staff report and the full TIA is attached.

## Future Land Use

**Future Land Use designation:** Office & Residential Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

In a Planned Development (PD) zoning district, the applicant chooses a “base” zoning district whose code standards apply wherever the PD does not propose specific modifications. The request is for Residential Mixed Use (RX) zoning to be the base district. The Office & Residential Mixed Use FLUM designation typically corresponds with Office Mixed Use (OX) zoning, which does not specify a maximum residential density, could accommodate non-residential uses, and is generally more intense than RX districts.

Table LU-2 Recommended Height Designations in the Comprehensive Plan classifies preferred height based on three contexts: Edge, General, and Core/Transit. The eastern part of the site is closest to an Edge context because of its proximity to existing low-density residential use with a height maximum of 3-stories. Based on this context, a maximum of 4-stories is recommended. The General context also recommends a 4-story maximum for residential uses. The PD includes two height zones – a 60-foot maximum on the western part of the site bordering Falls of Neuse and Rave Ridge Roads, and a 45-foot maximum on the eastern part adjacent to the established neighborhood. These heights comply with Table LU-2.

## Urban Form

**Urban Form designation:** Parkway Corridor

**The rezoning request is**

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

☐ **Inconsistent**

**Overview:** Both Falls of Neuse Road and Raven Ridge Road are Parkway Corridors, which suggest a suburban frontage. The PD specifies that Parkway frontage (PK) standards shall apply to the site, with the exception of pedestrian access.

**Impact:** The Parkway frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street tight-of-way.

PK frontages require a 50-foot minimum front setback, which must be landscaped. In lieu of the pedestrian access requirements ([UDO 3.4.3.D](#)), the PD commits to providing a sidewalk at least 6 feet in width along the proposed internal public street at the access points to Falls of Neuse Road and Raven Ridge Road.

**Compatibility:** The PK designation is compatible with the existing built environment and with policies in the Falls North Small Area Guidance.

## Compatibility

### **The proposed rezoning is**

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

☐ **Incompatible.**

The request is compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties. Nearby zoning districts abutting the site range from R-1 to R-10. The rezoning would permit multi-family buildings at approximately 9 dwelling units per acre, which is comparable to the density allowed in the townhouse development across Raven Ridge Road. The inclusion of PK frontage standards will maintain the vegetated appearance of both the Falls of Neuse and Raven Ridge Road corridors.

## Public Benefits of the Proposed Rezoning

- The request would provide greater housing choice and, by increasing supply, improve housing affordability.

## Detriments of the Proposed Rezoning

- Increased land use intensity brings more pedestrian and automobile activity to an area that may currently enjoy low levels of activity generated by an existing low- and moderate-density development pattern.

## 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 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 request is consistent with the Future Land Use Map designation of Office & Residential Mixed Use, which is mapped along major streets where low density residential uses are no longer appropriate, and encourages a mix of residential and office use. Although no office uses are included in the PD, a purely residential multi-family development is still consistent with this category.

### **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 proposed development will permit a higher intensity residential use than what is currently allowed, while also preserving a significant portion of the site as open space, with new development limited to 60% of the land area.

### **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.*

### **Policy LU 3.4—Infrastructure Concurrency**

*The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.*

- The subject site is within Raleigh's Extraterritorial Planning Jurisdiction (ETJ), inside an unincorporated county island/enclave and contiguous with existing corporate limits on its southwestern and southeastern sides. Public water and sewer are adjacent to the site. The developer of the site will be responsible for any extensions and improvements required to serve future development.



**Policy LU 3.5—Watershed Management**

*When the City annexes land that includes designated watershed supply areas, development of these lands should be managed to minimize impervious surface cover and protect the quality of the water supply.*

**Policy EP 3.3—Water Supply Protection**

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

- The site is within Richland Creek water supply watershed, and does include the Urban Watershed Protection Overlay District (UWPOD).

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

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

**Policy LU 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 request to permit only residential uses on the subject site and the included architectural standards is in keeping with the character of the surrounding residential area. The master plan proposes a built form comparable to the development already existing across the street on the south side of Raven Ridge Road. The Parkway frontage, neighborhood transition yards, and 40% forestation will maintain the park-like character of the area.

**Policy LU 8.11—Development of Vacant Sites**

*Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.*

- The proposed PD exempts certain development standards of the UDO that are relatively minor within the larger context of the site, but which do make it easier to redevelop the site given the burden of the UWPOD standards.

**Policy LU 8.1—Housing Variety**

*Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.*

**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.*

- The PD permits housing types beyond single-family and duplex development on the site, which would increase the variety of housing stock in the area.

**Policy UD 7.3—Design Guidelines**

*The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit emphasis corridors or in City Growth, TOD and Mixed-Use centers, including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.*

- The full urban design guidelines are detailed below. Generally speaking, the proposed is consistent with the guidelines, although further design specificity could improve consistency further.

Urban Design Guideline	Analysis	Consistency
<u>Guideline #1:</u> All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.	The proposed PD is not for a mixed-use development.	N/A
<u>Guideline #2:</u> 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.	Although not a mixed-use area, the proposed PD does require a transition from 60 to 45 feet closer to the lower density neighborhood.	Consistent

Urban Design Guideline	Analysis	Consistency
<u>Guideline #3:</u> 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 street.	The proposed circulation plan provides access point on Falls of Neuse Road and Raven Ridge Road.	Consistent
<u>Guideline #4:</u> 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 Street Plan.	The proposed circulation plan does not propose any cul-de-sacs, and does provide stub streets to adjacent property.	Consistent
<u>Guideline #5:</u> 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.	The proposed development does not meet block perimeter standards; the PD waives that standard.	Inconsistent
<u>Guideline #6:</u> 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.	The PD waives build-to requirements and allows front-facing garages and parking areas between the building and the sidewalk.	Inconsistent

Urban Design Guideline	Analysis	Consistency
<u>Guideline #7:</u> 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.	The PD waives build-to requirements and allows front-facing garages and parking areas between the building and the sidewalk.	Inconsistent
<u>Guideline #8:</u> If the site is located at a street intersection, the main building of a complex, or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.	Parkway frontage regulations prevent a building being placed within 50 feet of the right-of-way.	N/A
<u>Guideline #9:</u> 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.	The open space not associated with the frontage or stormwater control is shown on the master plan as centrally located or easily accessible to the entire development.	Consistent
<u>Guideline #10:</u> 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.	The open space not associated with the frontage or stormwater control is shown on the master plan as adjacent to a street.	Consistent
<u>Guideline #11:</u> 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.	This guideline is not applicable to a purely residential development.	N/A
<u>Guideline #12:</u> A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.	There are no design details or standards provided for open space areas.	Inconsistent
<u>Guideline #13:</u> New public spaces should provide seating opportunities.	There are no design details or standards provided for open space areas. In addition, the requirement for outdoor amenity area has been waived.	Inconsistent

Urban Design Guideline	Analysis	Consistency
<u>Guideline #14:</u> Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.	The type of development proposed is unlikely to include surface parking lots.	N/A
<u>Guideline #15:</u> 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.	The type of development proposed is unlikely to include surface parking lots.	N/A
<u>Guideline #16:</u> Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can have 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.	The type of development proposed is unlikely to include parking structures.	N/A
<u>Guideline #17:</u> 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.	The site is not in close proximity to an existing transit stop.	N/A
<u>Guideline #18:</u> Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.	The site is not in close proximity to an existing transit stop.	N/A
<u>Guideline #19:</u> 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.	The request includes the UWPOD, which is meant to protect the sensitive watershed and includes a 40% forestation requirement.	Consistent

Urban Design Guideline	Analysis	Consistency
<u>Guideline #20:</u> 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.	Although block perimeter standards are proposed to be waived, the proposed circulation plan shows a well-integrated street network.	Consistent
<u>Guideline #21:</u> 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.	It is unclear which street type will be approved at the time of site plan, and if all internal streets will be required to include sidewalks.	Inconsistent
<u>Guideline #22:</u> Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼ "caliper and should be consistent with the City's landscaping, lighting, and street sight distance requirements.	The PD guarantees at least a 6-foot wide street tree planting strip along public rights-of-way. However, it is unclear whether internal streets will be public or private.	Inconsistent
<u>Guideline #23:</u> 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.	The PD waives build-to requirements and allows parking areas between the building and the sidewalk.	Inconsistent

Urban Design Guideline	Analysis	Consistency
<u>Guideline #24:</u> The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.	The master plan requires building entrances to have inset or projecting porches.	Consistent
<u>Guideline #25:</u> 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.	The PD proposes to waive ground floor transparency standards.	Inconsistent
<u>Guideline #26:</u> The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.	It is unclear which street type will be approved at the time of site plan, and if all internal streets will be required to include sidewalks.	Inconsistent

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

**Policy LU 8.12—Infill Compatibility**

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

- Although the building types and density permitted under the master plan are compatible with the surrounding context, the proposed building heights are substantially taller than existing development.

**Area Plan Policy Guidance**

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

**Policy AP-FN 1—Falls North Character**

*Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake Dam, and Falls Community.*

**Policy AP-FN 2—Falls North Frontage**

*A Parkway frontage, which requires a 50' landscaped yard alongside the street, should be applied to properties being developed or redeveloped along Falls of Neuse Road and to properties being developed or redeveloped along Raven Ridge Road between Falls of*

*Neuse Road and Moosecreek Drive. Parking should be behind the buildings that front Falls of Neuse.*

- A Parkway frontage is included with this request, with the exception of the standard regulating the spacing of pedestrian access.

**Policy AP-FN 3—Falls North Forestation and Tree Conservation**

*Clear cutting of sites is not consistent with the existing character of the area or the values expressed by residents. Wooded sites within the plan area should maintain a 40 percent tree conservation area, meaning existing trees must be preserved whenever possible on at least 40 percent of the area. Where existing trees do not equal 40 percent of the site within the plan area, forestation should supplement the existing tree conservation area, for a total of 40 percent.*

**Policy AP-FN 5—Falls North Area Conservation**

*Protect environmentally significant features within the plan area, including the Falls Lake watershed, the Neuse River, slopes greater than 15 percent and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans.*

- The request includes the Urban Watershed Protection Overlay District (UWPOD), which requires 40% of the site be set aside for trees, either preserved or planted.

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

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**Policy AP-FN 11—Falls of Neuse/Raven Ridge Area**

*Uses within this area, shown as Office and Residential Mixed Use on the Future Land Use Map, should be limited to only office (including medical office) and/or residential and should exclude ancillary retail. The Apartment and Mixed Use building types should not be permitted. Height should be limited to an average of 37 feet and a maximum of 40 feet. Office uses should be limited to the area within 150' of Falls of Neuse Road or Raven Ridge Road.*

- The proposed PD permits the apartment building type. The PD establishes a height limit of 60 feet on the western portion of the site and 45 feet on the eastern portion of the site, both of which exceed the recommended 40-foot maximum and 37-foot average.



# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	23	This site has a slightly below average transit score. Transit is available just outside the standard walkshed distance of 0.5 miles at the WakeMed North Hospital campus on Falls of Neuse Road and Durant Road.
Walk Score	30	3	Although the site has a very low walk score, there are two substantial commercial shopping centers less than a mile away.

*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:** According to Walk Score, this part of Raleigh has below average walkability. However, there are major commercial destinations at Falls of Neuse and Durant Road, and at Raven Ridge and Durant Road. Combined, these two shopping centers include two grocery stores, hardware and department stores, and restaurants.

## 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	Yes
Larger Apartment	34.0	Yes

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

**Summary:** The proposed rezoning will permit townhouse and apartment units, which are the most energy efficient.

### Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	This request increases the residential entitlement of the site from 4 to 9 d.u./acre.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	Yes	The proposed district would permit all housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The base district of the PD is Residential Mixed Use (RX). The district does not specify lot size per housing unit, meaning that the cost of the land can be spread across more units.
Is it within walking distance of transit?	No	The nearest bus route is located approximately 0.6 miles (12 minutes walking) at the WakeMed North Hospital campus on Falls of Neuse Road and Durant Road.

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

**Summary:** The request would only allow residential uses, and would permit townhouses and apartments, which are generally more affordable than detached and attached units.

# IMPACT ANALYSIS

## Historic Resources

1. 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 Annie Louise Wilkerson, MD Nature Preserve Park, (0.8 miles) and Abbott's Creek Park (1.3 miles).
3. Nearest existing greenway trail access is provided by Abbott's Creek Greenway Trail (0.2 miles).
4. Current park access level of service in this area is graded a B letter grade.

**Impact Identified:** None.

## Public Utilities

1. The proposed rezoning would add approximately 11,249,500 gpd to the wastewater collection and water distribution systems of the city.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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 and constructed prior to release of a Certificate of Occupancy.
4. 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.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	500 gpd	4,937,500 gpd	11,250,000 gpd
Waste Water	500 gpd	4,937,500 gpd	11,250,000 gpd

**Impact Identified:** None.

### Stormwater

Floodplain	No FEMA
Drainage Basin	Neuse
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	Urban Watershed Protection Overlay District

1. Location is in the Urban Watershed Protection Overlay District, with possible Neuse River Buffer on site.

**Impact Identified:** None.

### Transit

1. The site is not located on an existing bus route. The nearest bus route is located approximately 0.6 miles at the WakeMed North Hospital campus on Falls of Neuse Road and Durant Road.

**Impact Identified:** None.

### Transportation

#### **Site Location and Context**

##### *Location*

The Z-15-16 site is located in north Raleigh at the northeast quadrant of Falls of Neuse Road and Raven Ridge Road.

##### *Area Plans*

The Z-15-16 site located within the recently-adopted Falls North area plan.

## **Other Projects in the Area**

The City of Raleigh has no nearby major street improvement projects. NCDOT plans to add a southbound lane to Falls of the Neuse Road from Durant Road to I-540 (TIP U-5826).

## **Existing and Planned Infrastructure**

### *Streets*

Falls of Neuse Road is designated as a 6-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. It currently has four travel lanes, a southbound left turn lane, and a concrete median along the site frontage. Raven Ridge Road is designated as a 2-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. Currently, it is two lanes and without curb and gutter near the subject site.

In accordance with UDO section 8.3.2, the maximum block perimeter for a PD zoning district is 4,000 feet or set by the Master Plan. The base zoning district for the master plan is RX-4, which has a 3,000 feet block perimeter standard. The existing block perimeter is approximately 8,260 feet. As shown on Master Plan sheet RZ-1.0, the master plan proposes to stub public streets that may result in smaller blocks that generally match the requirements of UDO section 8.3.2.

City staff have concerns that the north-most street stub aligning with Dehijuston Court is directed to a cemetery that may not be able to accommodate a public street.

### *Pedestrian Facilities*

There is a shared use path along the site's frontage on Falls of Neuse Road, but there is no sidewalk on the frontage of Raven Ridge Road.

### *Bicycle Facilities*

Falls of Neuse Road is designated for a separated bikeway in the Long-Term Bikeway Plan. There is a shared use path along the site's frontage on Falls of Neuse Road that serves as a separated bikeway. Raven Ridge Road is designated for a bicycle lane in the Long-Term Bikeway Plan. There are no bicycle facilities on Raven Ridge Road.

South of the site, there are bicycle lanes on Shadowlawn Drive and Falls River Avenue. There is an access to the Abbotts Creek Greenway Trail on Walkertown Drive, approximately 0.3 mile of street network distance from the southern edge of the site.

### *Transit*

GoRaleigh Route 25L stops every 60 min on Raven Ridge Road. This route serves Wake Tech and Triangle Town Center.

### *Access*

Master Plan sheet RZ-1.0 shows two access points, that will be public streets. One is at the northern edge of the site on Falls of Neuse Road. The other on Raven Ridge Road near the southeastern edge of the site. These access points meet the street and driveway spacing standards in the UDO and the Raleigh Street Design Manual.

## **TIA Review**

This case requires a Traffic Impact Analysis (TIA) because it is a PUD, the proposed development's trip generation would not otherwise meet the TIA threshold. The TIA has submitted and reviewed by Transportation Planning. See the attached TIA review memo dated October 16, 2019 for details.

## **Technical Correction/Clarification**

- Master Plan section 7.B cites street cross section standards on Master Plan sheet RZ-1.0. The 10/08/19 version of the master plan does not contain any street cross sections. Absent a code modification, UDO Section 8.4 will apply to all new streets and Section 8.5 will apply to all existing streets.

**Impact Identified:** Intersections within the study area are projected to operate at overall acceptable Levels of Service in the Build-out scenario for this development with the exception of Falls of Neuse Road at Raven Ridge Road and Falls of Neuse Road at Durant Road in the PM peak. However, both of these intersections are projected to operate at a LOS F in the PM peak without the development. The addition of the anticipated trips from the development to the projected background trips would minimally increase the measured control delay.

## Urban Forestry

1. Applicable code sections: UDO 9.1, UDO 9.1.9.

**Impact Identified:** None.

## Impacts Summary

No significant infrastructure impacts have been identified.

## Mitigation of Impacts

The master plan requires construction of a left-turn lane on the eastbound side of Raven Ridge Road as part of development of the site.

## CONCLUSION

This request is to rezone approximately 19.98 acres from Residential-4 with Urban Watershed Protection Overlay District (R-4 w/ UWPOD) to Planned Development (PD) w/ UWPOD. The proposed PD district modifies code standards that apply to build-to's, ground floor elevation, ground floor transparency, outdoor amenity area, neighborhood transition zones, street tree spacing, block perimeter, and the pedestrian access requirements of a Parkway frontage.

The request is **consistent** with the Future Land Use Map, **consistent** with the Urban Form Map, and **consistent** with Comprehensive Plan overall.

The request is **consistent** with Comprehensive Plan policies regarding compact growth, watershed protection, infill, and housing types. The request is **inconsistent** with policies related to the design compatibility of infill development.

The request is **consistent** with the Falls North Area Specific Guidance, although **inconsistent** with the policy directed at this specific site.

The request would support the Vision Themes of *Expanding Housing Choices* and *Growing Successful Neighborhoods and Communities*. Development under the proposal is unlikely to adversely affect the community.

## CASE TIMELINE

Date	Action	Notes
7/15/16	Initial petition	
12/6/16	City Council Public Hearing	Request sent back to Planning Commission
1/25/17	Re-submittal as Planned Development	
4/11/19	Re-submittal as Planned Development	New owners
10/7/19	Application complete	
10/24/2019	Planning Commission Committee of the Whole	
12/10/2019	Planning Commission	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-10-CU	R-4	R-80W; R-1
Additional Overlay	Urban Watershed Protection	Urban Watershed Protection	Urban Watershed Protection	Urban Watershed Protection	Falls Lake Watershed Protection
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Moderate Density Residential	Office & Residential Mixed Use	Public Facilities
Current Land Use	Single-unit living	Church Campus; Cemetery	Townhouses	Single-unit living	Single-unit living; Water treatment plant
Urban Form	Parkway Corridor	Parkway Corridor	Parkway Corridor	N/A	Parkway Corridor

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4 w/ UWPOD	PD w/ UWPOD
Total Acreage	19.98	19.98
Setbacks:	(townhouse)	(apartment)
Front	10'	5'
Side	0' or 6'	0' or 6'
Rear	20'	0' or 6'
Residential Density:	3.95	9.24
Max. # of Residential Units	19	180
Max. Gross Building SF	197,500	270,000
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Potential F.A.R	0.23	0.32

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





Raleigh

## MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DEPARTMENT: Transportation

DATE: October 17, 2019

SUBJECT: Traffic Impact Analysis Review

Z-15-16 The Townes At Raven

We have reviewed the Traffic Impact Analysis (TIA) prepared by Stantec Consulting Services Inc. for the Townes At Raven development, Z-15-16. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

### Development Details

<i>Site Location:</i>	Falls of Neuse Road at Raven Ridge Road
<i>Address:</i>	11258 Raven Ridge Road
<i>Property Pin:</i>	1728086952
<i>Current Zoning:</i>	R-4
<i>Proposed Zoning:</i>	PD
<i>Existing Land Use:</i>	Vacant
<i>Existing Allowable Land Use:</i>	LUC 210 - Single-Family Detached Housing – 79 units
<i>Proposed Land Use:</i>	LUC 221- Multifamily Housing (Mid-Rise) – 180 units
<i>Build-out Year:</i>	2023

Stantec scoped the study area of the development with staff from the City of Raleigh and NCDOT to evaluate the existing (2019), background (2023), current zoning, and proposed zoning conditions. The analysis indicates that intersections in the study area operate at acceptable levels of service at buildout with two exceptions. The signalized intersections of Falls of Neuse Road at Raven Ridge Road and Falls of Neuse Road at Durant Road both operate at a LOS F for the PM peak hour. However, Falls of Neuse Road at Durant Road has an existing LOS F in the PM peak. Both intersections are projected to operate at LOS F in the PM peak in the No-Build scenario.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

## Study Area & Analysis Scenarios

The following intersections were studied as part of this TIA:

- |   |                |
|---|----------------|
| 1. Falls of Neuse Road at Dunn Road                           | (Signalized)   |
| 2. Falls of Neuse Road at Kings Grant Drive/Whittington Drive | (Unsignalized) |
| 3. Falls of Neuse Road at Dehijuston Court/Site Access #1     | (Unsignalized) |
| 4. Falls of Neuse Road at Raven Ridge Road                    | (Signalized)   |
| 5. Falls of Neuse Road at Durant Road                         | (Signalized)   |
| 6. Raven Ridge Road at Dapping Drive                          | (Unsignalized) |
| 7. Raven Ridge Road at Site Access #2                         | (Unsignalized) |
| 8. Raven Ridge Road at Moosecreek Drive                       | (Unsignalized) |
| 9. Raven Ridge Road at Durant Road                            | (Signalized)   |

## Trip Generation

Stantec made the following assumptions as agreed to by City Staff:

- 10<sup>th</sup> Edition ITE Trip Generation Manual – Land Use Codes as listed in the tables below
- A 2% growth rate will be applied to the study year 2023
- There are no apparent existing trips for the existing land use.
- There are no identified background developments included in the study area.

Table 1: Existing Zoning - Maximum Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM			PM		
				In	Out	Total	In	Out	Total
Single Family Detached Housing	210	79 Units	838	15	46	61	51	30	81

Table 3: Proposed Zoning - Maximum Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM			PM		
				In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	180 Units	980	16	45	61	48	30	78
Proposed Zoning Trips vs. Existing Zoning Trips				1	-1	0	-3	0	-3

The Proposed Zoning scenario would generate an increase in the total daily traffic volume as compared to the Maximum Buildout under the Current Zoning. However the AM and PM peak hours for the Proposed Zoning do not differ substantially from the Current Zoning. These numbers demonstrate the inherent difference in traffic generated by single family home developments compared to multifamily housing. While the number of units for the current condition is less than half of the proposed condition, the empirical data in the ITE Trip Generation manual show that the conditions produce very similar new trip volumes. It should also be noted that if this rezoning case did not involve a Planned Development (which automatically requires a TIA), the proposed development's trip generation would not otherwise meet the City's threshold to require such a study.

## Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses and existing traffic patterns.

- 40% to/from the south on Falls of Neuse Road
- 35% to/from the north on Falls of Neuse Road
- 15% to/from the east on Durant Road
- 5% to/from the west on Durant Road
- 5% to/from the west on Raven Ridge Road

## Results and Impacts

Level of Service (LOS) results for the studied intersections are summarized in the table below.

LOS/Delay		Control	2019		2023							
Intersection			Existing		No - Build		Build - Proposed Zoning/Development		Build w/ Imp - Proposed Development		Build - Current Zoning	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Falls of Neuse Road @ Dunn Road	Overall	Sig	D (45.1)	B (16.4)	E (73.8)	C (23.8)	E (74.5)	C (24.6)	E (74.5)	C (24.6)	E (74.4)	C (24.6)
	WB		D (46.1)	E (78.4)	D (45.2)	E (77.5)	D (45.2)	E (77.5)	D (45.2)	E (77.5)	D (45.2)	E (77.5)
	NB		A (7.7)	B (10.2)	A (9.9)	C (21.8)	B (10.2)	C (23.2)	B (10.2)	C (23.2)	B (10.2)	C (23.2)
	SB		E (60.2)	A (9.9)	F (106.4)	B (11.3)	F (107.7)	B (11.4)	F (107.7)	B (11.4)	F (107.5)	B (11.4)
Falls of Neuse Road @ Kings Grant Drive / Whittington Drive	Overall	Unsig	- (0.2)	- (0.4)	- (0.3)	- (0.5)	- (0.3)	- (0.5)	- (0.3)	- (0.5)	- (0.3)	- (0.5)
	EB		E (42.4)	C (17.1)	F (52.3)	C (18.5)	F (52.9)	C (18.7)	F (52.9)	C (18.7)	F (52.3)	C (18.7)
	WB		B (12.7)	E (38.6)	B (13.3)	E (48.3)	B (13.4)	E (48.9)	B (13.4)	E (48.9)	B (13.4)	E (48.9)
	NB		A (0.2)	A (0.1)	A (0.2)	A (0.1)	A (0.2)	A (0.1)	A (0.2)	A (0.1)	A (0.2)	A (0.1)
Falls of Neuse Road @ Dehijuston Court / Site Access #1	Overall	Unsig	A (0.0)	A (0.3)	A (0.0)	A (0.4)	A (0.0)	A (0.4)	A (0.0)	A (0.4)	A (0.0)	A (0.4)
	WB		- (0.3)	- (1.9)	- (0.4)	- (4.0)	- (0.5)	- (6.1)	- (0.5)	- (6.1)	- (0.5)	- (6.1)
	NB		F (119.1)	F (#)	F (176.7)	F (#)	F (88.6)	F (#)	F (88.6)	F (#)	F (88.6)	F (#)
	SB		A (0.0)	A (0.1)	A (0.0)	A (0.1)	A (0.0)	A (0.6)	A (0.0)	A (0.6)	A (0.0)	A (0.6)
Falls of Neuse Road @ Raven Ridge Road	Overall	Sig	D (42.2)	E (79.5)	E (57.3)	F (110.2)	E (58.2)	F (113.0)	E (58.2)	F (113.0)	E (58.5)	F (113.0)
	EB		F (136.7)	F (412.8)	F (142.4)	F (458.8)	F (141.2)	F (456.1)	F (141.2)	F (456.1)	F (141.1)	F (454.7)
	WB		F (114.0)	F (161.8)	F (112.8)	F (195.5)	F (110.7)	F (195.3)	F (110.7)	F (195.3)	F (110.8)	F (195.3)
	NB		E (57.9)	E (58.1)	E (58.4)	F (103.4)	E (58.8)	F (108.7)	E (58.8)	F (108.7)	E (58.9)	F (108.7)
Falls of Neuse Road @ Durant Road	Overall	Sig	C (26.0)	C (32.1)	D (47.8)	D (37.2)	D (48.9)	D (37.1)	D (48.9)	D (37.1)	D (49.2)	D (37.1)
	WB		D (43.8)	F (83.9)	D (49.4)	F (109.4)	D (51.2)	F (111.6)	D (51.2)	F (111.6)	D (51.2)	F (111.6)
	EB		F (116.3)	F (123.7)	F (117.1)	F (138.9)	F (117.1)	F (140.3)	F (117.1)	F (140.3)	F (117.1)	F (141.0)
	NB		F (94.5)	E (71.7)	F (94.7)	E (71.7)	F (94.8)	E (71.7)	F (94.8)	E (71.7)	F (94.8)	E (71.7)
Raven Ridge Road @ Dapping Drive	Overall	Unsig	C (32.0)	F (87.1)	D (35.2)	F (130.9)	D (35.2)	F (135.0)	D (35.2)	F (135.0)	D (35.2)	F (134.8)
	WB		C (23.3)	E (62.7)	C (33.4)	E (68.4)	D (37.6)	E (67.9)	D (37.6)	E (67.9)	D (37.6)	E (67.9)
	NB		- (0.3)	- (0.2)	- (0.3)	- (0.2)	- (0.3)	- (0.2)	- (0.3)	- (0.2)	- (0.3)	- (0.2)
	SB		B (12.7)	B (12.3)	B (13.3)	B (12.8)	B (13.5)	B (12.9)	B (13.5)	B (12.9)	B (13.5)	B (12.9)
Raven Ridge Road @ Site Access #2	Overall	Unsig	A (0.2)	A (0.1)	A (0.2)	A (0.1)	A (0.1)	A (0.1)	A (0.1)	A (0.1)	A (0.1)	A (0.1)
	WB		A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	NB		- (-)	- (-)	- (-)	- (-)	- (0.5)	- (0.3)	- (0.5)	- (0.3)	- (0.5)	- (0.3)
	SB		- (-)	- (-)	- (-)	- (-)	B (11.0)	B (12.8)	B (10.9)	B (12.8)	B (10.9)	B (12.8)
Raven Ridge @ Moosecreek Drive	Overall	Unsig	- (-)	- (-)	- (-)	- (-)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	WB		- (-)	- (-)	- (-)	- (-)	A (0.1)	A (0.1)	A (0.1)	A (0.1)	A (0.1)	A (0.1)
	NB		- (2.4)	- (1.4)	- (2.6)	- (1.5)	- (2.6)	- (1.5)	- (2.6)	- (1.5)	- (2.6)	- (1.5)
	SB		B (13.1)	B (13.2)	B (13.9)	B (14.0)	B (14.1)	B (14.2)	B (14.1)	B (14.2)	B (14.1)	B (14.2)
Raven Ridge Road @ Durant Road	Overall	Sig	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	WB		A (0.1)	A (1.7)	A (0.1)	A (1.7)	A (0.1)	A (1.7)	A (0.1)	A (1.7)	A (0.1)	A (1.7)
	NB		C (20.9)	B (16.2)	C (22.1)	B (18.5)	C (22.3)	B (18.9)	C (22.3)	B (18.9)	C (22.3)	B (18.9)
	SB		A (8.8)	A (8.6)	A (9.1)	B (11.2)	A (9.4)	B (11.4)	A (9.4)	B (11.4)	A (9.4)	B (11.4)

The results generate the following conclusions concerning the rezoning:

- Two intersections (Falls of Neuse at Raven Ridge and Falls of Neuse at Durant) have an overall LOS F for the PM Peak in the Build with Improvements scenario. However, both of these intersections are projected to have overall LOS F for PM Peak in the No Build scenario and the increase in control delay is less than 3 seconds.
- The southbound approach in the AM Peak for Falls of Neuse Road at Dunn Road is projected to have a LOS F in the No Build scenario. This same approach in the AM Peak for the Build with Improvements scenario is projected to increase in control delay by approximately 1 second.

- The eastbound approach in the AM Peak for Falls of Neuse Road at Kings Grant Drive/Whittington Drive is projected to have a LOS F in the No Build scenario. This same approach in the AM Peak for the Build with Improvements scenario is projected to increase in control delay by approximately less than 1 second. This is an unsignalized intersection and poor levels of service are generally expected on sides streets that intersect multilane roadways.

## Multi Modal Analysis

Stantec performed Multi Modal analysis for segments of Falls of Neuse Road using ArtPlan 2012. The table below shows the Multimodal Level of Service (MMLOS) results for the study area.

Section From	Section To	Bicycle Street LOS		Bicycle Sidepath LOS		Pedestrian LOS		Bus LOS	
		ARTPLAN Score	LOS	ARTPLAN Score	LOS	ARTPLAN Score	LOS	Adjusted Bus Frequency	LOS
Durant Rd.	Raven Ridge Rd.	4.56	E	3.25	C	4.91	E	3.39	C
Raven Ridge Rd.	Dunn Rd.	4.62	E	3.22	C	5.25	F	0.55	F
Total Score & LOS		3.24		C		5.09		1.88	E

Currently, this area has one transit route available, the Triangle Town Center Connector – 25L and an existing multiuse path along Falls of Neuse Road.

## Crash Analysis

Stantec has provided strip crash analysis reports for Falls of Neuse from Durant to Dunn and on Raven Ridge from Durant to Falls of Neuse. Refer to the TIA for the number and types of crashed recorded for the study area. Based on the crash data analysis, there is no reason to expect that traffic associated with the development will be of a safety concern.

## Recommendations

Intersections within the study area are projected to operate at overall acceptable Levels of Service in the Build-out scenario for this development with the exception of Falls of Neuse Road at Raven Ridge Road and Falls of Neuse Road at Durant Road in the PM peak. However, both of these intersections are projected to operate at a LOS F in the PM peak without the development. The addition of the anticipated trips from the development to the projected background trips would minimally increase the measured control delay.

## Conclusions

City Staff agrees with the analysis performed in the TIA for the Townes at Raven (Z-15-16) prepared by Stantec. City Staff has no further recommendations at this time.

EJL / bc

# Rezoning Application

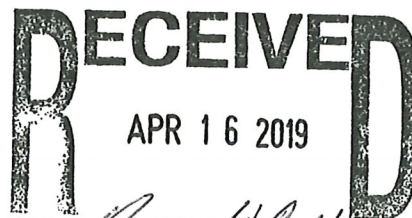


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan				<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	Frontage	
Overlay(s)	-UWPOD			
Proposed Zoning Base District	PD	Height	Frontage	
Overlay(s) -UWPOD				
Click <a href="#">here</a> to view the Zoning Map. 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: N/A				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
452053				

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 11258 Raven Ridge, 10604 Dehijuston Court, 10608 Dehijuston Court			
Property PIN 1728-08-6952, 1728-08-9520, 1728-18-0598		Deed Reference (book/page) 17114 / 968	
Nearest Intersection Falls of Neuse Road and Raven Ridge Road			
Property Size (acres) 19.48	(For PD Applications Only) Total Units 180	Total Square Feet 0	
Property Owner/Address Raven Ridge Development LLC CO William Barker 1401 Sunday Drive, Suite 113 Raleigh, NC 27607		Phone 919.859.0044	Fax
Project Contact Person/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Phone 919.645.4313	Fax
Owner/Agent Signature		Email jacob@alliancegroupnc.com - 919.239.9486	

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



# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
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Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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GENERAL INFORMATION		
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	Email william@barker-inc.com, jacob@alliancegroupnc.	
Project Contact Person/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607	Phone 919.645.4313	Fax
	Email mbirch@longleaflp.com	
Owner/Agent Signature	Email jacob@alliancegroupnc.com - 919.239.9486	

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



REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>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.</p>	
<p>The Future Land Use Map (FLUM) designates the property as Office &amp; Residential Mixed Use, which is intended for frontage lots along major streets where low-density residential is no longer appropriate and encourages a mix of residential and office uses. Also, this category suggests</p>	
<p>The property is included in the Falls of Neuse Corridor Plan area, and identified as a Proposed Corridor Transition Area, although no specific policies are included relative to this area. Policy AP-FON 1 encourages the protection of the character of the corridor by maintaining roadside</p>	
<p>The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 "FLUM and Zoning Consistency"; LU 2.2 "Compact Development"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.4 "Density Transitions"; LU 5.5 "Transitional and Buffer Zone Districts"; LU 5.6</p>	
<p>4.</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The proposed rezoning is consistent with the Future Land Use Map and Falls of Neuse Corridor Plan, and meets the goals of the proposed Falls North Small Area Plan.</p>	
<p>The proposed rezoning facilitates redevelopment of an undeveloped property at a major intersection, which will result in enhanced pedestrian connectivity with new sidewalks along Falls of Neuse Road and Raven Ridge Road.</p>	
<p>The proposed rezoning provides housing variety (townhomes and condos) in this growing part of the City.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY  Transaction #  Rezoning Case #
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.	
There are no known historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	



## 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.

- |           |   |
|-----------|---|
| <b>1.</b> | <p><i>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.</i></p> <p><b>Response:</b></p>   |
| <b>2.</b> | <p><i>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.</i></p> <p><b>Response:</b></p>  |
| <b>3.</b> | <p><i>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.</i></p> <p><b>Response:</b></p>  |
| <b>4.</b> | <p><i>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.</i></p> <p><b>Response:</b></p> |
| <b>5.</b> | <p><i>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.</i></p> <p><b>Response:</b></p>   |

6.	<p><i>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.</i></p> <p><b>Response:</b></p>
7.	<p><i>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.</i></p> <p><b>Response:</b></p>
8.	<p><i>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.</i></p> <p><b>Response:</b></p>
9.	<p><i>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.</i></p> <p><b>Response:</b></p>
10.	<p><i>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.</i></p> <p><b>Response:</b></p>
11.	<p><i>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.</i></p> <p><b>Response:</b></p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p><b>Response:</b></p>

13.	<i>New public spaces should provide seating opportunities.</i> <b>Response:</b>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response:</b>
15.	<i>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.</i> <b>Response:</b>
16.	<i>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.</i> <b>Response:</b>
17.	<i>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.</i> <b>Response:</b>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> <b>Response:</b>
19.	<i>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.</i> <b>Response:</b>

20.	<p><i>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.</i></p> <p><b>Response:</b></p>
21.	<p><i>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.</i></p> <p><b>Response:</b></p>
22.	<p><i>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.</i></p> <p><b>Response:</b></p>
23.	<p><i>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.</i></p> <p><b>Response:</b></p>
24.	<p><i>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.</i></p> <p><b>Response:</b></p>
25.	<p><i>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.</i></p> <p><b>Response:</b></p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>Response:</b></p>

# **RAVEN RIDGE MASTER PLAN**

## **1. INTRODUCTION**

This document and the associated plan sheets submitted herewith (collectively, the Master Plan) are provided pursuant to the Unified Development Ordinance for the Planned Development district for the Raven Ridge development (the “Project”). The Project concerns the 19.98 acres located on the northeast quadrant of the Raven Ridge Road and Falls of Neuse Road intersection. The Property is located approximately 1.5 miles from Interstate 540. The Master Plan proposes a strictly residential development.

## **2. STATEMENT OF INTENT**

The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in multiple ways. The PD District allows the applicant to provide greater transparency and certainty to the public and surrounding residents regarding the location of buildings and building types, which is important given the forested character of the Falls North area and the transition to low density residential uses to the east. Additionally, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more compact residential project than would otherwise be possible without the modifications.

## **3. COMPREHENSIVE PLAN CONFORMANCE**

The Future Land Use Map identifies the property as Office & Residential Mixed Use. Office & Residential Mixed Use encourages residential and office use, and typically applies to either (i) frontage lots along major streets where low density residential uses are no longer appropriate, and (ii) office parks suitable for a more mixed-use development pattern. Office & Residential Mixed Use generally limits building height to four stories near neighborhoods. Additionally, the Property is located with “Area 1” of the Falls of Neuse Corridor Plan, which is identified as a “Proposed Corridor Transition Area” between Falls of Neuse Road and the low-density residential development to the east. The Project is consistent with this policy guidance given the strictly residential character of the development and the moderate density. The Project provides a buffer and height transition to those single-family neighbors to the east, while increasing the density and height along Falls of Neuse Road.

## **4. URBAN DESIGN GUIDELINE CONFORMANCE**

Because this Project is located within the Falls of Neuse Corridor (and outside of the Mixed Use Center), the Urban Design Guidelines are less applicable to this Project than other master plan developments. In fact, the Corridor Plan policies suggest that conformance with many of the Urban Design Guidelines is not appropriate (for example, Policy AP-FON 1 encourages “extensive roadside vegetation”). The purpose of the Project is to develop a maximum of 180 units among a variety of housing options, without disrupting the existing character of the community.

## **5. GENERAL DESIGN PRINCIPLES CONFORMANCE**

The Project complies with many of the General Design Principles set forth in UDO section 4.7.5. Specifically, the Project anticipates offering a variety of housing stock – including townhomes and

condominiums. In order to provide an adequate buffer from Falls of Neuse Road, Raven Ridge Road and nearby residential development, the Project must be compact and well-integrated. Additionally, this Project is compatible with the established residential character surrounding the Property, in scale, density and building type. While compatible, the Project will also serve as a transition or buffer between Falls of Neuse Road and the single-family detached homes to the east. The Master Plan also incorporates a green space/amenity area within the center of development to create an active open space.

## **6. LAND USES & INTENSITY**

- A. Base District. The base district for this Planned Development district shall be the Residential Mixed Use (RX) district. All residential, public and institutional land uses permitted in the RX district shall be permitted on the property, except as otherwise may be prohibited by this Master Plan.
- B. Building Height. Building Height. The maximum building height for all building types located within Area 1 (refer to plans) shall be limited to 60 feet. Within Area 1, any conditioned floor area above the fourth story shall be limited to 50% of the floor area of conditioned space of the story immediately below. The maximum building height for all building types located within Area 2 shall be limited to 45 feet.
- C. Allowable Building Types. The following building types are permitted on the Property: Detached House, Attached House, Townhouse, Apartment and Open Lot.
- D. Overall Maximum Development Intensity. The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
  - i. Residential Dwelling Units – 180 units, which can be located in Detached House, Attached House, Townhouse, and Apartment building types.
- E. Frontage. Development of the property shall comply with the Parkway frontage standards of UDO section 3.4.3. for the property's frontage along Falls of Neuse Road and Raven Ridge Road; except, however, that subsection 3.4.3.D. shall not apply. In lieu of compliance with UDO section 3.4.3.D., the project shall provide a sidewalk at least six (6) feet in width along the proposed internal public street at the access points to Falls of Neuse Road and Raven Ridge Road.

## **7. MODIFICATIONS**

- A. Ground Floor Elevation – The minimum ground floor elevation requirement shall not apply to any building type. This modification is justified due to the grade and topography of the property and the location and orientation of the buildings in relationship to the internal public streets.
- B. Street Cross Section – The streets internal to the Project will comply with the proposed street cross section standards on plan sheet RZ-1.0.
- C. Ground Floor Transparency – The ground floor transparency requirements for townhouse and apartment building types shall not apply. This modification is justified due to the

topography of the property, which impacts the location of driveways and garages, the need to provide privacy for residential uses, and the fact that the dwelling units are facing streets internal to the development.

- D. Build-To Standards – The build-to standards shall not apply to the townhouse or apartment building types. This modification is justified due to the nature and character of this development and the surrounding area, which is not urban. Also, this modification is justified because of the need to provide forestation areas internal to the development in order to comply with the Urban Watershed Protection Overlay District standards.
- E. Neighborhood Transitions – Applicability shall abide by UDO Article 3.5.1.A. The standards of UDO Article 3.5 shall be modified so that the following shall constitute the required neighborhood transition: (a) a Type 2 Zone A protective yard measuring at least 20 feet in width, and (b) a Zone B varying in width but located outside of Zone A and to a point measuring at least 50 feet from the property’s boundary line adjacent to properties residentially zoned and used for single-unit living uses (inclusive of Zone A). No principal building shall be located within Zone A or Zone B. No Zone C shall be required. This modification is justified because of the purely residential nature of the development and the building height limitation in Area 2. The UDO does not require Zone B or Zone C for townhome or apartment development where the maximum height is three stories; here, the Master Plan is committing to a Type 2 Zone A yard and the full width of Zone B, which provides an appropriate transition to adjacent uses.
- F. Outdoor Amenity Area – There shall be no discrete outdoor Amenity Area provided by the Project. This modification is justified as UDO-compliant Amenity Area is impracticable due to un-modifiable site conditions and requirements including topography, block perimeter, and the spatial requirements of: (a) Transitions per Section 3.5 of the UDO, (b) Open Space per Section 4.7.2.G of the UDO, and (c) Forested Area per Section 9.1.9 of the UDO. *However, the Project shall provide:*  
No less than two Community Gathering Feature locations with at least two of the following in each location: 1) A hardscape plaza with seating, 2) A decorative planting bed, 3) A water feature, 4) Public art. Further, each Community Gathering Feature shall have at least one waste receptacle, at least one pet waste station, and at least two benches.
- G. Block perimeter shall standards shall not strictly apply to the Project. This modification is justified as a function of (a) The existing development patterns on neighboring properties and related lack of street stubs required for creating conforming interconnected blocks, and (b) the minimum intersection spacing requirements and pursuant limitations of the existing public streets to the West and South of the site. Notwithstanding the forgoing, the Project proposes to make efforts to establish blocks which are as compliant as the site’s context practically allows, which is proposed to be as shown on plan sheet RZ-1.0.

## **8. PROPOSED IMPROVEMENTS TO EXISTING TRANSPORTATION INFRASTRUCTURE**

The Project shall construct an East-bound left-turn lane within Raven Ridge Rd at “Site Access #2” as identified on the relevant Traffic Impact Analysis (update) dated September, 2019.

## 9. ADDITIONAL DEVELOPMENT STANDARDS

- A. Non-residential principal uses and principal structures are prohibited on the Property except as needful to execute a complete residential project. Such exceptions may include, but are not limited to: signage, mail facilities, recreational and/or gathering structures, retaining walls, transit shelters, lighting, irrigation, etc..
- B. All future maintenance of common areas will be facilitated and completed by a Homeowners Association (HOA).
- C. To prevent standing water, to the extent possible, final grades shall have a slope of at least 2%. Yard inlets shall be used to collect surface water from grades of less than 2% slope.
- D. Stormwater facilities shall be designed and/or built and maintained to minimize conditions which are known to allow or encourage the life cycle of mosquitos.
- E. Site Lighting – Subject only to reasonable availability, all pole-mounted street and site lighting shall be provided by full-cutoff type light fixtures.
- F. Site Furnishings – Subject only to reasonable availability, all waste receptacles, benches, safety fences, site lighting, and other similar site furnishings will be highly-durable and color-matched.
- G. To the extent allowable by City standards, Project shall install colored and patterned crosswalks wherever crosswalks are required.
- H. Trees planted pursuant to UDO 9.1.9 shall be planted at no less than 2-inch caliper AND shall be planted at a rate of one tree per area of less than or equal to 200 square feet (which equates to a spacing of approximately 14-feet on center).
- I. Notwithstanding any other provisions herein, Zone A and/or Zone B of the Neighborhood Transitions per 3.5 of the UDO shall be planted to opaque buffer standards adjacent to Wake PINs 1728182788, 1728183722, 1728183641, 1728183419, 1728184403, 1728181392, 1728181321, 1728180351, 1728089353, 1728089216, 1728089127, 1728089017, 1728079939 to the extent that land disturbance occurs within the area proposed for Zone A and/or Zone B per the PD Plans.
  - i. Where jurisdictionally permittable and physically practicable, any land disturbance performed within the Zone A Neighborhood Transition areas adjacent to the properties listed in this subsection shall be final graded in such a way as to either restore existing grades, or to provide positive drainage away from the shared property line, and toward the interior of the site and existing downstream drainage easements.
- J. To the extent allowable by City standards, Project shall restore shrubberies and drainage and turf in existing offsite utility easement areas disturbed by public utility improvements made by or exclusively on behalf of the Project.



- K. No buildings shall have any horizontal dimension greater than 400 feet, measured in a straight line from exterior wall to exterior wall at any particular height and bearing. No single building of the Townhouse type shall contain more than 8 residential units.

## **10. ARCHITECTURAL STANDARDS**

### **Architectural Design Intent**

*Any residence or building is intended to exhibit a singular architectural style and cohesive architectural detailing amongst itself. Color Palates, Trim Profiles, Columns, Cornices, Pilasters, Sills, Pediments, Corbels, etc., are intended to coordinate amongst themselves, and with the broader architectural styling of the building's massing and lines. Building components are intended be proportioned, arranged, and aligned to conform with customary architectural design principals where reasonably possible to accomplish while remaining compliant with North Carolina Building Code.*

### **Proposed Architectural Standards**

#### **A. Materials**

Walls – Allowable materials may include wood, synthetic wood, cementitious boards, brick, stone, cultured stone, stucco, and architectural metal accents.

*Vinyl siding may only be used as an accent material. Vinyl siding may only be used in a board and batten, shake, or shingle profile, and may not be installed in a lap profile unless it meets all of the following criteria: (1) bearing a wood grain texture, and (2) having a reveal of 6-inches or more, and (3) being foam-backed and/or beaded.*

Rot-resistant trim material of no less than 3 inches in width (see Proportion and Symmetry, above) shall be installed around all windows and doors. Windows and Doors, themselves, and relevant jambs and casings shall be of rot-resistant wood, wood-look materials, or equivalent materials if security, durability, or fire-resistance take precedence. Metal 'coil-stock' trim shall only be permitted for drip edge locations. All soffits, eaves, and fascia will be constructed and/or clad with rot-resistant cementitious or synthetic boards.

Roofs – Roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles. Flat roof assemblies, or other roof assemblies of less than or equal to 3:12 pitch which are clad in any materials other than standing-seam metal, shall be surrounded by a parapet or eave structure such that the roof material shall not be visible from the street on any side of the building.

- B. Articulation – Buildings shall not have uninterrupted wall planes greater than 20 feet in any direction visible from any street from any side of the building. Glazed windows, entry doors, cantilevers, band boards, water tables, jogs/offsets, and other similar architectural breaks shall be used to interrupt wall planes as appropriate. Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30 feet in any direction. Steps, corbels, or jogs/offsets shall be used to interrupt roof planes or parapet planes.

- C. Foundations – The foundations of all buildings shall have a masonry-type cladding from the elevation of the finished grade to no less than the elevation of the floor of the front porch or

stoop. Masonry-type cladding may consist of brick, stone, cultured stone, stucco, or a textured & color-coordinated stucco-like parge coating.

- D. Mechanical and Electrical Equipment - As allowed by North Carolina Residential Code, and excepting plumbing vents, clothes dryer vents, attic vents, and bath fan vents, the mechanical components of structures shall be screened to limit or proscribe visibility from public rights-of-way via one of the following: opaque landscaping, building-matched wing walls, parapets, architectural screens or louvers, opaque fencing, or an equivalent residential-context visual-obstruction. Plumbing vents, clothes dryer vents, attic vents, bath fan vents and equivalent apparatuses shall be either (a) incorporated into the structure, (b) placed in inconspicuous locations, or (c) be colored to match the building plane which they penetrate, and/or be trimmed in the same fashion as windows and doors and colored to match the trim.
- E. Porches and Stoops – Building entrances shall have inset or projecting porches or stoops of no less than 4 feet deep.
- F. Landscaping – The following specifications shall govern where they exceed UDO standards:

Shrubs, which attain a mature height of 2' - 4', shall be planted 2' - 3' on-center from each other at a distance of 2' - 6' from the wall plane of a residence or building where such wall plane does not abut a driveway, walkway, patio/porch, plumbing component, electrical component, or mechanical component, or other facility around which clearance is required by North Carolina Residential Code or the Raleigh UDO.

Parking areas other than driveways shall be planted around and maintained on all non-street sides with a pattern of shrubs that provide an opaque screen of no less than 30" in height at installation and no more than 4' in height at maturity.

At least 4 trees shall be planted in the vicinity of each building; two toward or in the front and two toward or in the back. Shade trees shall be selected as often as possible to satisfy this requirement. However, if there are no places available around a residence or building to plant which are 25' away from the residence or building, other dwellings, structures, or retaining walls, then understory trees may be selected as an alternative.

Turf areas shall be sodded.

Landscape beds and newly planted trees shall be mulched.

Preference shall be given to regionally native species and cultivars if feasibly AND seasonably available for all new plantings.

Opaque Buffer:

This buffer is intended, at maturity, to provide, at all times:

- $\geq 90\%$  opaque visual screening to a height of 6 feet, and
- $\geq 45\%$  opaque visual screening to a height of  $\geq 16$  feet.

This buffer shall provide, for every 24 feet of buffer length, no less than:

- 1) One (1) tree with mature height of at least 50 feet, planted at two-inch caliper or greater.  
[Ex: Red Oak, White Pine, American Beech, etc.]
- 2) One (1) flowering tree with mature height of 16 to 40 feet, planted at 2-inch caliper or greater  
[Ex: Flowering Dogwood, Various Fruit Trees & Hybrids, Redbud, etc.]
- 3) Four (4) evergreen trees with mature height of 16 to 40 feet, planted at 8 feet tall or greater  
[Ex: Southern Charm Magnolia, Eastern Red Cedar, Yaupon Holly, etc.]
- 4) Either:
  - a. 6-foot tall fence
    - i. Of wood grain and wood tone appearance rot-resistant polymer materials
    - ii. Of rot resistant wood thoroughly stained with a green-tone or brown-tone stain
  - b. Four (4) evergreen shrubs or trees with mature height of 10 to 20 feet, and a mature spread of  $\geq 6$  feet, planted at 5-foot height or greater and 24-inch breadth or greater.  
[Ex: Various Hollies, Various Camelias, Various Ligustrums, Wax Myrtles, etc.]
- 5) Twelve (12) evergreen shrubs with mature height of 4 to 6 feet, and a mature spread of  $\geq 4$  feet, planted at 24-inch height or greater and 24-inch breadth or greater.  
[Ex: Various Junipers, Various Hollies, Azalea Hybrids, Boxwoods, Various Loropetalums, Etc.]
  - NOTE: If a fence is used under section 4.a, above, at least six (6) of the shrubs per this section shall be installed along the fence line, between the fence and the adjacent right of way or adjacent property line, as applicable, to serve as a vegetative softening of the fence plane.



# FALLS AND RAVEN RIDGE PD

11258 RAVEN RIDGE ROAD RALEIGH, NC  
PLANNED DEVELOPMENT DISTRICT MASTER PLAN  
CITY OF RALEIGH CASE #: Z-15-16



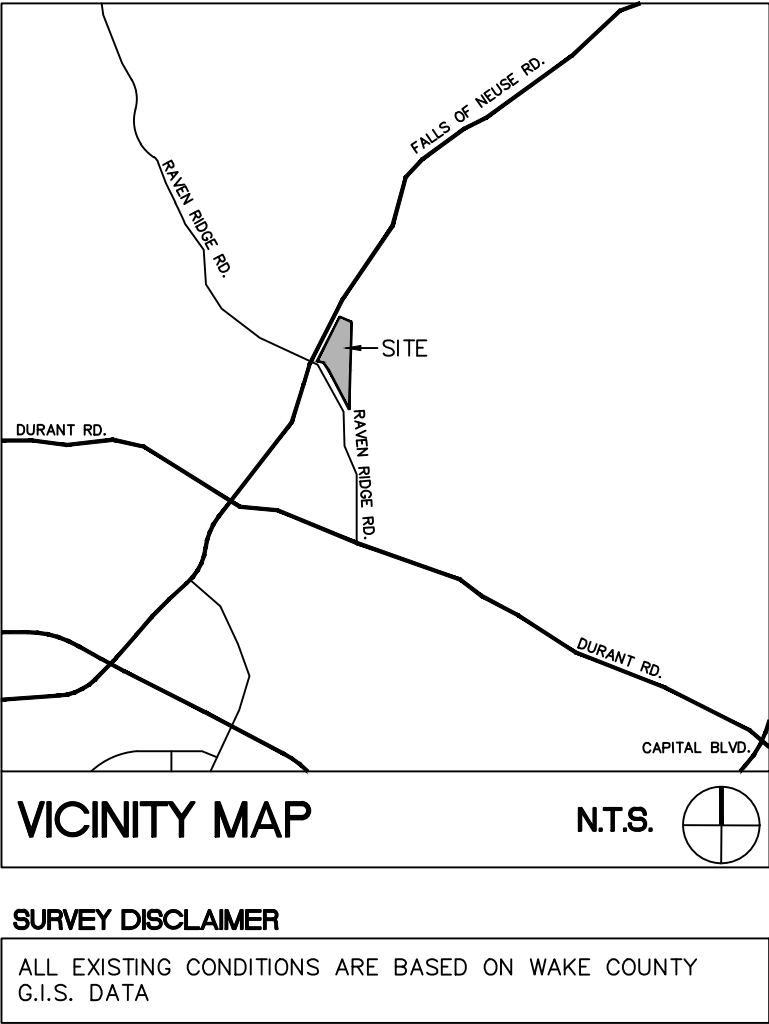
## SITE DATA:

PROJECT NAME: FALLS AND RAVEN RIDGE  
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY  
CURRENT ZONING: R-4  
ADJACENT ZONING: R-4  
PROPOSED ZONING: PD  
PROPOSED USE: O&RMU  
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

TOTAL SITE AREA: 19.98 AC\*  
\*SUBJECT TO CHANGE -- FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.

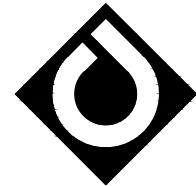
## SHEETS INDEX:

RZ-0.0: COVER SHEET  
RZ-0.01: EXISTING CONDITIONS PLAN  
RZ-1.0: DEVELOPMENT AND PROPOSED PLAN  
RZ-2.0: OPEN SPACE, BUFFERS, AND PEDESTRIAN CIRCULATION PLAN  
RZ-3.0: MAJOR UTILITY AND GENERALIZED STORMWATER PLAN  
RZ-4.0: TREE CONSERVATION PLAN  
RZ-5.0: SITE AXON MODEL



## SURVEY DISCLAIMER

ALL EXISTING CONDITIONS ARE BASED ON WAKE COUNTY  
G.I.S. DATA



**ColeJenest  
& Stone**

*Shaping the Environment  
Realizing the Possibilities*

Land Planning  
+ Landscape Architecture  
+ Civil Engineering  
+ Urban Design

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**ALLIANCE  
GROUP OF NC**

7208 FALLS OF NEUSE, STE. 101,  
RALEIGH, NC 27615

**FALLS OF NEUSE  
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT  
DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

**COVER SHEET**

Project No.

50489.00

Issued

04/10/19

Revised

SECOND SUBMITTAL - 06/25/19

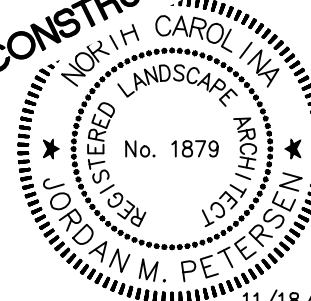
THIRD SUBMITTAL - 09/13/19

FOURTH SUBMITTAL - 10/08/19

FIFTH SUBMITTAL - 11/18/19



NOT FOR CONSTRUCTION



11/18/19

**RZ-0.0**

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ColeJenest & Stone, P.A. 2019





ADJACENT PROPERTY OWNERS:

1. OWNER: TODD AND NANCY LINEBERGER  
ADDRESS: 10604 MARION STONE WAY  
PIN:1728080038  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

2. OWNER: SHAWN AND ANGELINA MACARTHUR  
ADDRESS: 10612 MARION STONE WAY  
PIN:1728091239  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

3. OWNER: DARLENE COHOE  
ADDRESS: 10620 MARION STONE WAY  
PIN:1728092418  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

4. OWNER: SEAN OCONNOR  
ADDRESS: 10628 MARION STONE WAY  
PIN:1728093627  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

5. OWNER: GARY AND REBECCA POWERS  
ADDRESS: 10632 MARION STONE WAY  
PIN:1728094847  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

6. OWNER: DOUGLAS AND JOYCE WOODLIEF  
ADDRESS: 10813 FALLS OF NEUSE ROAD  
PIN:1729004047  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-BOW

7. OWNER: MOUNT PLEASANT BAPTIST CHURCH  
ADDRESS: 10720 FALLS OF NEUSE ROAD  
PIN:1728097899  
LAND-USE: CHURCH  
ZONING: R-4

8. OWNER: GEORGE AND VICKIE CAUDLE  
ADDRESS: 10708 DEHIJUSTON COURT  
PIN:1728099394  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

9. OWNER: PRISCILLA WILLS AND THELMA LEATHERS  
ADDRESS: 10632 DEHIJUSTON COURT  
PIN:1728099170  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

10. OWNER: MATTIE AND BLONNIE JUSTICE  
ADDRESS: 10620 DEHIJUSTON COURT  
PIN:1728099862  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

11. OWNER: MILDRED GARY  
ADDRESS: 10624 DEHIJUSTON COURT  
PIN:1728191952  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

12. OWNER: VELOSA AND JUANA GUZMAN  
ADDRESS: 1400 MITFORD WOODS COURT  
PIN:172807686  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

13. OWNER: MONICA BRADLEY  
ADDRESS: 1404 MITFORD WOODS COURT  
PIN:1728183722  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

14. OWNER: ALLAN AND MARJORIE YOUNGER  
ADDRESS: 10609 THORNBURY CREST COURT  
PIN:1728183641  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

15. OWNER: JAMES AND JENIFER CUMMING  
ADDRESS: 10605 THORNBURY CREST COURT  
PIN:1728183419  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

16. OWNER: MARK AND HELEN SPAIN  
ADDRESS: 1417 SANDUSKY LANE  
PIN:1728181927  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

17. OWNER: ROBERT AND RUTH PATTERSON  
ADDRESS: 1413 SANDUSKY LANE  
PIN:1728181321  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

18. OWNER: MICHAEL AND PAMELA RUNDLE  
ADDRESS: 1409 SANDUSKY LANE  
PIN:1728180351  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

19. OWNER: DEBORAH JOHNSTON  
ADDRESS: 1405 SANDUSKY LANE  
PIN:1728089353  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

20. OWNER: PHILIP AND VICTORIA MARTIN  
ADDRESS: 1401 SANDUSKY LANE  
PIN:1728089019  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

21. OWNER: SUSAN HYMAN  
ADDRESS: 1400 SANDUSKY LANE  
PIN:1728089127  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4
22. OWNER: DOUGLAS AND DONNA BOYETTE  
ADDRESS: 1404 SANDUSKY LANE  
PIN:1728080017  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

23. OWNER: SUE BANKO  
ADDRESS: 1408 SANDUSKY LANE  
PIN:1728079939  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

24. OWNER: DAVID SEDGWICK  
ADDRESS: 1415 MOOSECREEK DRIVE  
PIN:1728170709  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-4

25. OWNER: ISABEL CORREA  
ADDRESS: 11120 SLIDER DRIVE  
PIN:1728077547  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

26. OWNER: MARLENE SHARAK  
ADDRESS: 11122 SLIDER DRIVE  
PIN:1728084847  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

27. OWNER: MARK KEELER AND MARGARET PICKETT  
ADDRESS: 11124 SLIDER DRIVE  
PIN:1728077643  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

28. OWNER: GAYE MAYES  
ADDRESS: 11126 SLIDER DRIVE  
PIN:1728077646  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

29. OWNER: SANDRA AUGUST  
ADDRESS: 11142 SLIDER DRIVE  
PIN:1728077723  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

30. OWNER: MARY KOROGI  
ADDRESS: 11144 SLIDER DRIVE  
PIN:1728077706  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

31. OWNER: GEORGE NJENGA  
ADDRESS: 11146 SLIDER DRIVE  
PIN:1728076798  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

32. OWNER: CYNTHIA FREY  
ADDRESS: 11160 SLIDER DRIVE  
PIN:1728076863  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

33. OWNER: JEFFREY AND KIM THOMPSON  
ADDRESS: 11162 SLIDER DRIVE  
PIN:1728076866  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

34. OWNER: LEILA ECHEVARRIA  
ADDRESS: 11164 SLIDER DRIVE  
PIN:1728076838  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

35. OWNER: TAMARA MCINTYRE  
ADDRESS: 11166 SLIDER DRIVE  
PIN:1728076920  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

36. OWNER: KERRY SWANN  
ADDRESS: 11180 SLIDER DRIVE  
PIN:1728076904  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

37. OWNER: ROBERT AND BRIDGET WIGGS  
ADDRESS: 11182 SLIDER DRIVE  
PIN:1728075987  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

38. OWNER: PATRICIA WILKERSON  
ADDRESS: 11184 SLIDER DRIVE  
PIN:1728075979  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

39. OWNER: TYRA CARTER  
ADDRESS: 11186 SLIDER DRIVE  
PIN:1728085052  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

40. OWNER: AMALIA RESTUCHA  
ADDRESS: 11200 SLIDER DRIVE  
PIN:1728085036  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

41. OWNER: JANICE CULVER  
ADDRESS: 11202 SLIDER DRIVE  
PIN:1728085019  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

42. OWNER: VINCENT AND CECILE CHUNG  
ADDRESS: 11204 SLIDER DRIVE  
PIN:1728084192  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU
43. OWNER: ANDREW WALKER  
ADDRESS: 11206 SLIDER DRIVE  
PIN:1728084184  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

44. OWNER: SANDRA PARKER-KECK  
ADDRESS: 11220 SLIDER DRIVE  
PIN:1728084168  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

45. OWNER: SANDRA PERRY  
ADDRESS: 11222 SLIDER DRIVE  
PIN:1728084241  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

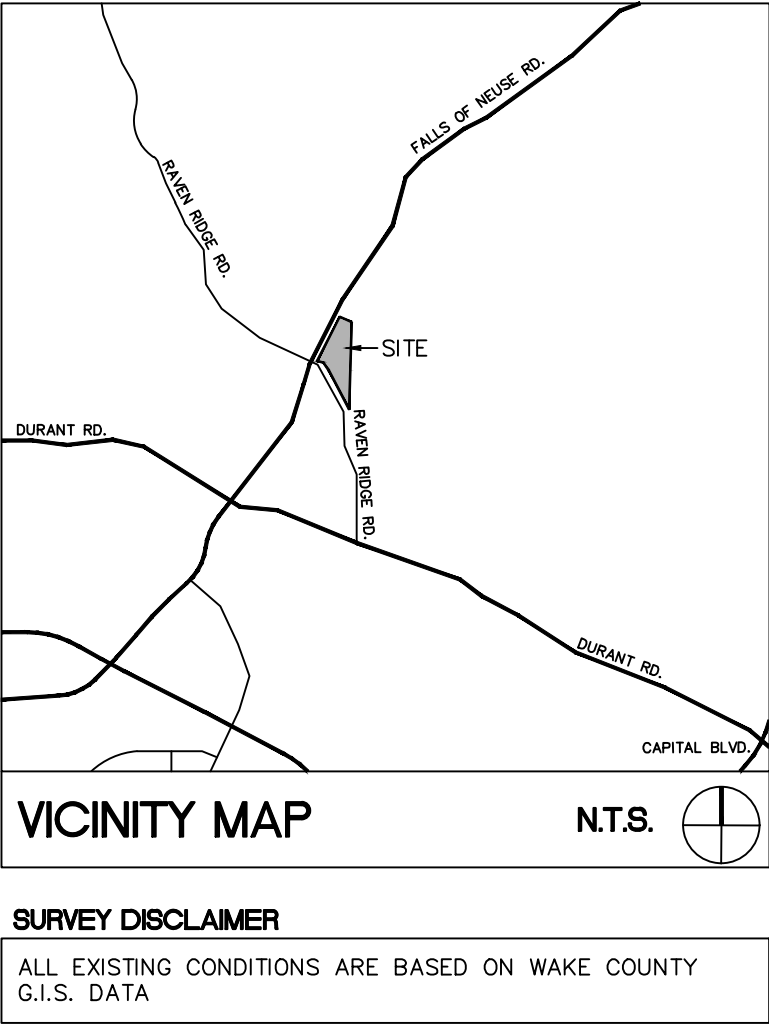
46. OWNER: TETYANA TOPA  
ADDRESS: 11224 SLIDER DRIVE  
PIN:1728084234  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

47. OWNER: DENISE HAYWOOD  
ADDRESS: 11226 SLIDER DRIVE  
PIN:1728084216  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

48. OWNER: ROBERT AND DIANE MCINTYRE  
ADDRESS: 10506 DAPPING DRIVE  
PIN:1728083359  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

49. OWNER: JAMES BLACKBURN  
ADDRESS: 10527 DAPPING DRIVE  
PIN:1728082594  
LAND-USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R-10-CU

50. OWNER: CITY OF RALEIGH  
ADDRESS: 10301 FALLS OF NEUSE ROAD  
PIN:1718885193  
LAND-USE: OFC GROSS  
ZONING: R-1



**SURVEY DISCLAIMER**  
ALL EXISTING CONDITIONS ARE BASED ON WAKE COUNTY  
G.I.S. DATA

**LEGEND**

	PROPERTY LINE
	SUBJECT PROPERTY

- GENERAL NOTES:**
- EXISTING ZONING: R-4
  - FUTURE LAND USE DESIGNATION: PDD
  - A FINAL JURISDICTIONAL DETERMINATION OF ANY ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
  - SOME SITE UTILITIES MAY BE RETAINED UPON REDEVELOPMENT OF THE SUBJECT PROPERTY. THIS WILL BE DETERMINED AT THE TIME OF PERMITTING AND IN CONJUNCTION WITH THE CITY OF RALEIGH AND OTHER UTILITY PROVIDERS.

**SITE DATA:**

PROJECT NAME: FALLS AND RAVEN RIDGE  
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY  
CURRENT ZONING: R-4  
ADJACENT ZONING: R-4  
PROPOSED ZONING: PD  
PROPOSED USE: O&RMU  
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

**TRACT 1:**  
PIN: 1728086952  
SITE AREA: 17.38 AC\*  
ADDRESS: 11258 RAVEN RIDGE RD. RALEIGH, NC  
OWNER: RAVEN RIDGE DEVELOPMENT, LLC  
OWNER ADDRESS: 1401 SUNDAY DR., STE. 113, RALEIGH, NC  
TOWNSHIP: NEUSE

**TRACT 2:**  
PIN: 1728089520  
SITE AREA: 5 AC\*  
ADDRESS: 10604 DEHIJUSTON CT. RALEIGH, NC  
OWNER: MICHAEL AND DWIGHT JUSTICE  
OWNER ADDRESS: 12201 PENROSE TRAIL, RALEIGH, NC 27614  
TOWNSHIP: NEUSE

**TRACT 3:**  
PIN: 1728180598  
SITE AREA: 2.10 AC\*  
ADDRESS: 10608 DEHIJUSTON CT. RALEIGH, NC  
OWNER: RAVEN RIDGE DEVELOPMENT, LLC  
OWNER ADDRESS: 1401 SUNDAY DR., STE. 113, RALEIGH, NC  
TOWNSHIP: NEUSE

TOTAL SITE AREA: 19.98 AC\*  
\*SUBJECT TO CHANGE – FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.



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RALEIGH, NC 27615

**FALLS OF NEUSE  
AND RAVEN RIDGE**

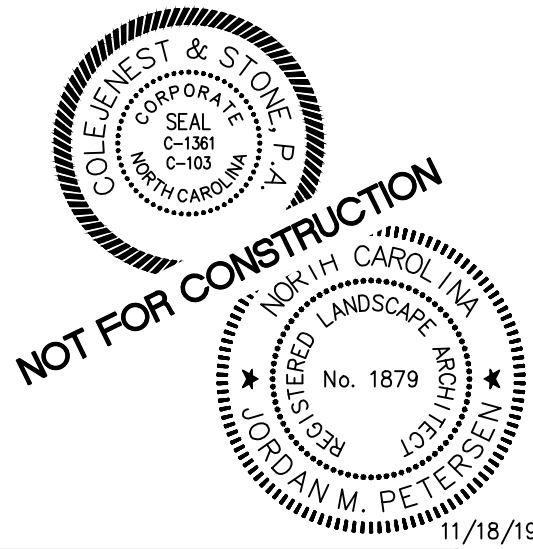
**PLANNED DEVELOPMENT  
DISTRICT MASTER PLAN**  
11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

**EXISTING  
CONDITIONS PLAN**

**Project No.**  
**50489.00**

**Issued**  
04/10/19

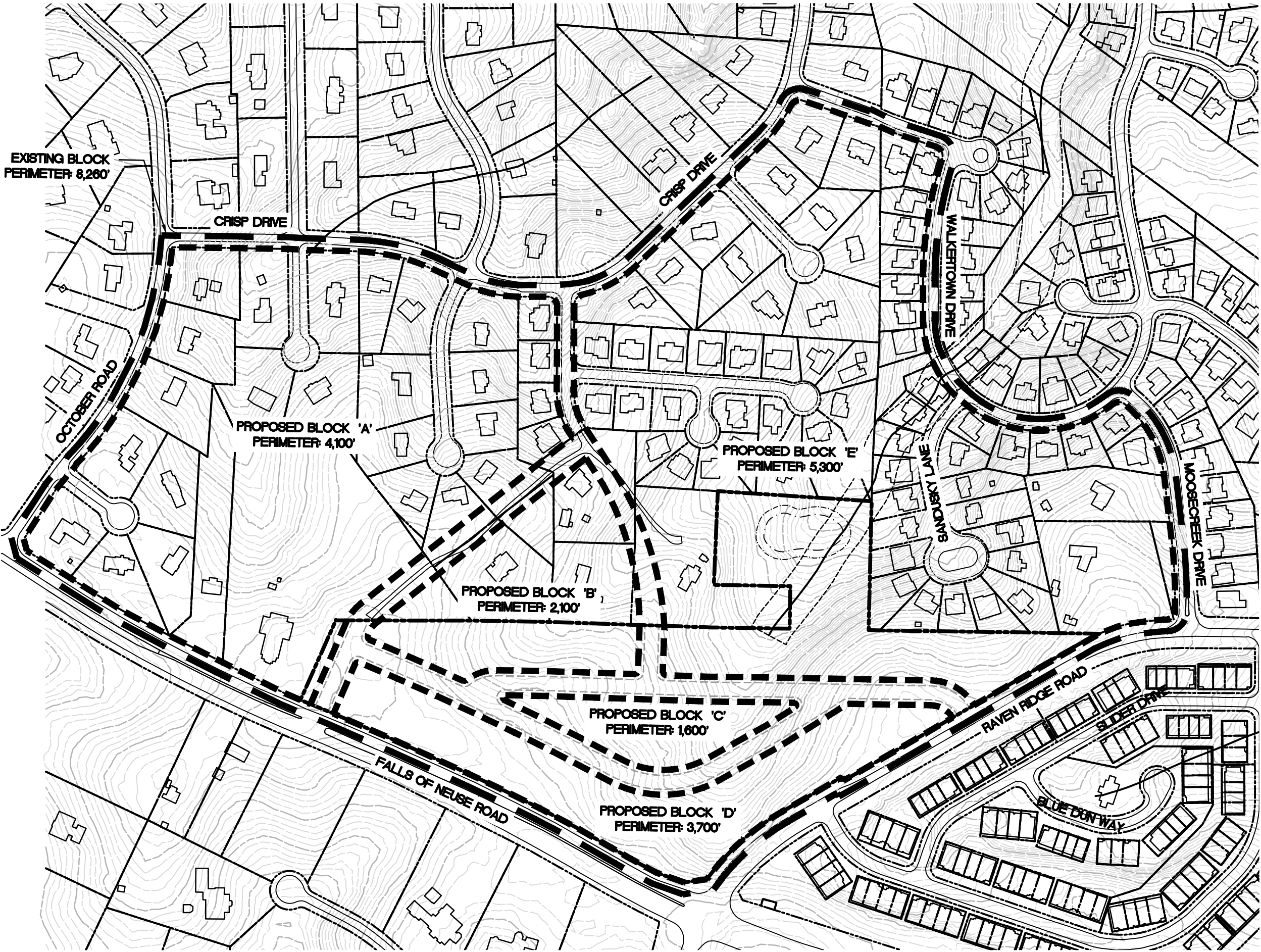
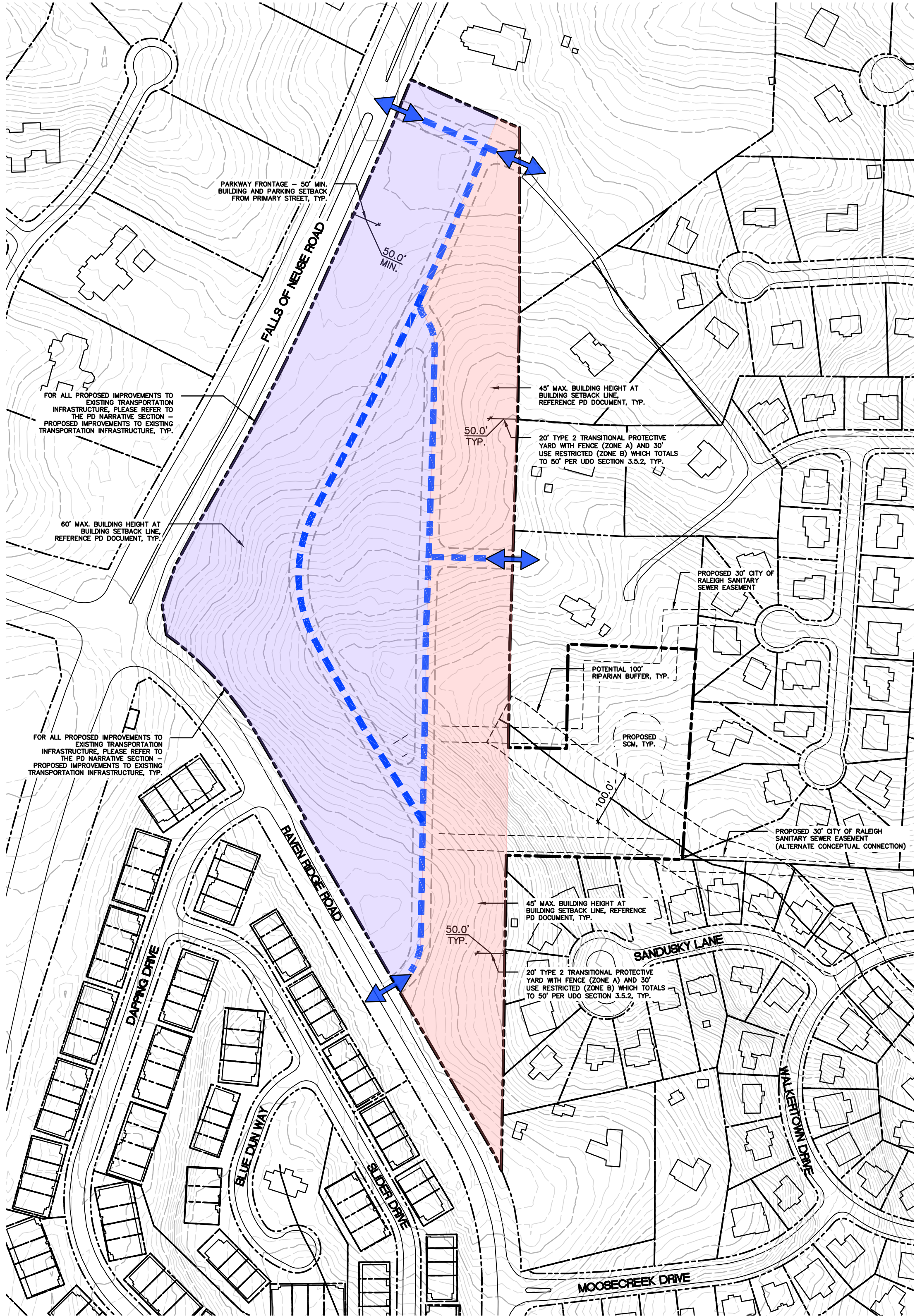
**Revised**  
SECOND SUBMITTAL – 06/25/19  
THIRD SUBMITTAL – 09/13/19  
FOURTH SUBMITTAL – 10/08/19  
FIFTH SUBMITTAL – 11/18/19



**RZ-0.01**

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BLOCK PERIMETER DIAGRAM

GENERAL NOTES:

1. SITE WILL BE DEVELOPED IN ONE (1) SINGLE PHASE.
2. ALL PROPOSED BUILDING TYPES SHALL CONFORM TO THE REQUIREMENTS OF BASE DISTRICT RX.

MAX USES, INTENSITIES, HEIGHT + BLDG. TYPES:

1. THE BASE DISTRICT FOR THIS PLANNED DEVELOPMENT DISTRICT SHALL BE THE RESIDENTIAL MIXED USE (RX) DISTRICT. ALL RESIDENTIAL, PUBLIC AND INSTITUTIONAL LAND USES PERMITTED IN THE RX DISTRICT SHALL BE PERMITTED ON THE PROPERTY, EXCEPT AS OTHERWISE MAY BE PROHIBITED BY THIS MASTER PLAN.
2. THE TOTAL AMOUNT OF DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED THE INTENSITIES FOR EACH USE AS SET FORTH BELOW:
  - RESIDENTIAL DWELLING UNITS – 180 UNITS, WHICH CAN BE LOCATED IN DETACHED HOUSE, ATTACHED HOUSE, TOWNHOUSE, APARTMENT, AND OPEN LOT.
  - NON-RESIDENTIAL PRINCIPAL USES AND PRINCIPAL STRUCTURES ARE PROHIBITED ON THE PROPERTY EXCEPT AS NEEDFUL TO EXECUTE A COMPLETE RESIDENTIAL PROJECT. SUCH EXCEPTIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: SIGNAGE, MAIL FACILITIES, RECREATIONAL AND/OR GATHERING STRUCTURES, RETAINING WALLS, TRANSIT SHELTERS, LIGHTING, IRRIGATION, ETC.
3. THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE.
4. THE BUILDING TYPES LOCATED WITHIN AREA 1 (REFERRER TO PLANS) SHALL BE LIMITED TO 60 FEET. THE BUILDING TYPES LOCATED WITHIN AREA 2 SHALL BE LIMITED TO 45 FEET.

PARKING NOTES:

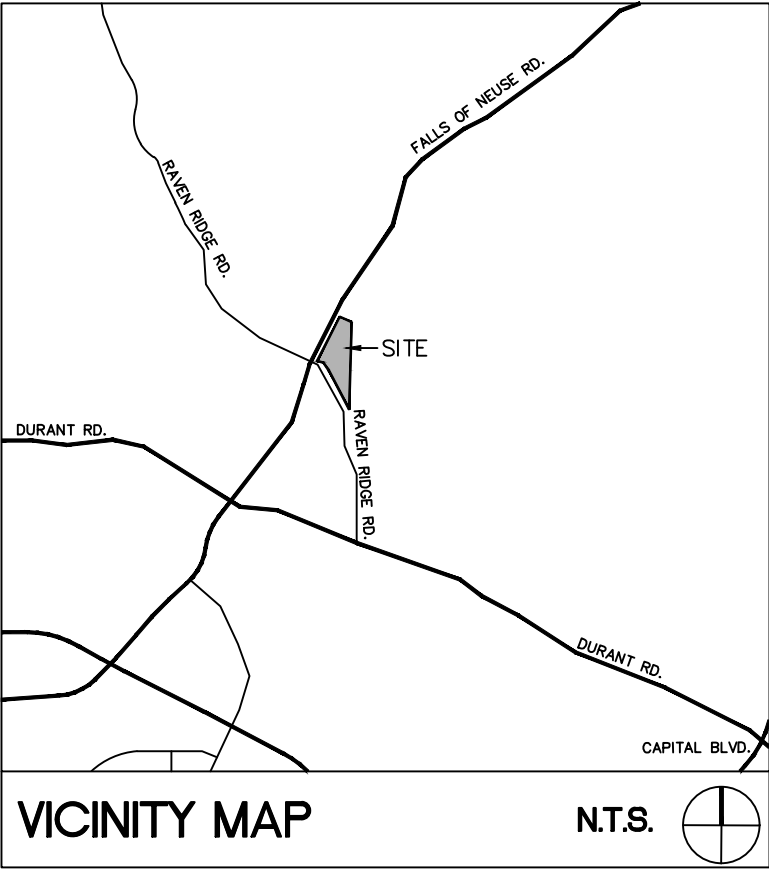
1. BOTH SURFACE AND FRONT LOADED PARKING ARE ALLOWED WITHIN THE TRACT OF THIS DEVELOPMENT. ALL PARKING (VEHICULAR AND BIKE) SHALL BE PROVIDED PER UDO SECTION 7.1.2.C.
2. PARKING SETBACKS– ANY PARKING IN THE FRONT SETBACK MUST HAVE SUFFICIENT DEPTH SO THAT PARKED CARS DO NOT ENDOACH ON THE ADJACENT SIDEWALK. TO PROVIDE SUFFICIENT DEPTH, THE GARAGE DOORS MUST BE SET BACK AT LEAST 20 FEET FROM THE SIDEWALK.
3. VISITOR PARKING– PARKING MAY BE PROVIDED ON ANY PORTION OF THE PROPERTY AS VISITOR PARKING IN ORDER TO SERVE RESIDENTS' GUESTS WITHIN THE DEVELOPMENT. VISITOR PARKING SHALL BE DESIGNED AND LOCATED WITH CLOSE PROXIMITY TO THE TOWNHOMES.

SITE DATA:

PROJECT NAME: FALLS OF NEUSE AND RAVEN RIDGE  
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY  
CURRENT ZONING: R-4  
ADJACENT ZONING: R-4  
PROPOSED ZONING: PD  
PROPOSED USE: O&RWU  
SETBACKS: ALL BUILDING/STRUCTURE AND PARKING SETBACKS SHALL COMPLY WITH ARTICLE 3.2.  
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT  
TOTAL SITE AREA: 19.98 AC\*  
\*SUBJECT TO CHANGE – FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.

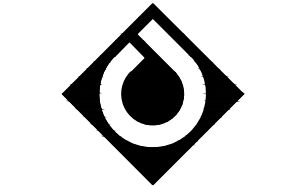
STREETS, SIDEWALKS, AND STREET TREES:

1. FOR ALL TRAFFIC IMPACT ANALYSIS RECOMMENDATIONS, PLEASE REFERENCE PD NARRATIVE SECTION – PROPOSED IMPROVEMENTS TO EXISTING TRANSPORTATION INFRASTRUCTURE. ADDITIONAL RIGHT OF WAY FOR RAVEN RIDGE AND FALLS OF NEUSE MAY BE DEDICATED, IF APPROPRIATE AND NECESSARY, PURSUANT TO CONSTRUCTION DOCUMENTS IF/WHEN APPROVED BY THE CITY AND/OR NCDOT.
2. VEHICULAR ACCESS SHALL BE PERMITTED ALONG ALL STREETS. PROPER SPACING SHALL BE MAINTAINED AS PER CITY OF RALEIGH AND NCDOT STANDARDS. FINAL LOCATIONS AND EXTENT ARE TO BE DETERMINED AT THE TIME OF PERMITTING.
3. FOR CITY OF RALEIGH MAINTAINED ROADS, A MINIMUM OF A 6' WIDE STREET TREE PLANTING AREA SHALL BE PROVIDED FROM BACK OF CURB TO SIDEWALK ADJACENT TO THE EXISTING PUBLIC STREETS. STREET TREES SHALL BE PROVIDED AT AN AVERAGE RATE OF 1 PER 40' O.C. MODIFICATIONS TO THESE STANDARDS MAY BE GRANTED BY THE PUBLIC WORKS DIRECTOR (OR THEIR DESIGNEE).
4. DUE TO UNIQUE SITE CHARACTERISTICS, STREET TREES MAY BE LOCATED CLOSER THAN 40' O.C. ON AVERAGE.
5. BLOCK PERIMETER STANDARDS SHALL NOT STRICTLY APPLY TO THE DEVELOPMENT OF SITE AS A FUNCTION OF A) THE EXISTING DEVELOPMENT PATTERNS ON NEIGHBORING PROPERTIES AND RELATED LACK OF STREET STUBS REQUIRED FOR CREATING CONFORMING INTERCONNECTED BLOCKS, AND B) THE MINIMUM INTERSECTION SPACING REQUIREMENTS AND PURSUANT LIMITATIONS OF THE EXISTING PUBLIC STREETS TO THE WEST AND SOUTH OF THE SITE.
6. THE SITE'S PROPOSED CIRCULATION SHALL BE CONSTRUCTED TO UDO STANDARDS, TO BE MORE PARTICULARLY DEFINED DURING SITE PLAN AND/OR CONSTRUCTION APPROVALS PER THE APPLICABLE BUILDING TYPE PROPOSED THEREIN.



SURVEY DISCLAIMER  
ALL EXISTING CONDITIONS ARE BASED ON WAKE COUNTY  
G.I.S. DATA

LEGEND		DETAIL
	PROPERTY LINE	-/-
	CONCEPTUAL BACK OF CURB	-/-
	AREA 1: LIMITED TO 60'	-/-
	AREA 2: LIMITED TO 45'	-/-
	VEHICULAR CIRCULATION (CONCEPTUAL LOCATION ONLY)	-/-
	SITE ACCESS POINTS (CONCEPTUAL LOCATION ONLY)	-/-



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FALLS OF NEUSE  
AND RAVEN RIDGE

PLANNED DEVELOPMENT  
DISTRICT MASTER PLAN  
11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

DEVELOPMENT  
AND PROPOSED  
PLAN

Project No.

50489.00

Issued

04/10/19

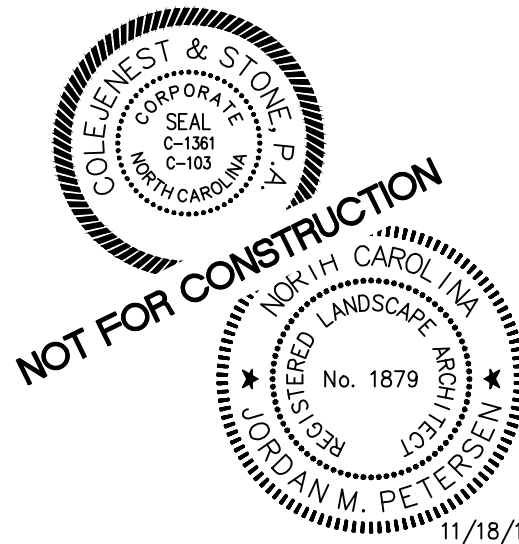
Revised

SECOND SUBMITTAL – 06/25/19

THIRD SUBMITTAL – 09/13/19

FOURTH SUBMITTAL – 10/08/19

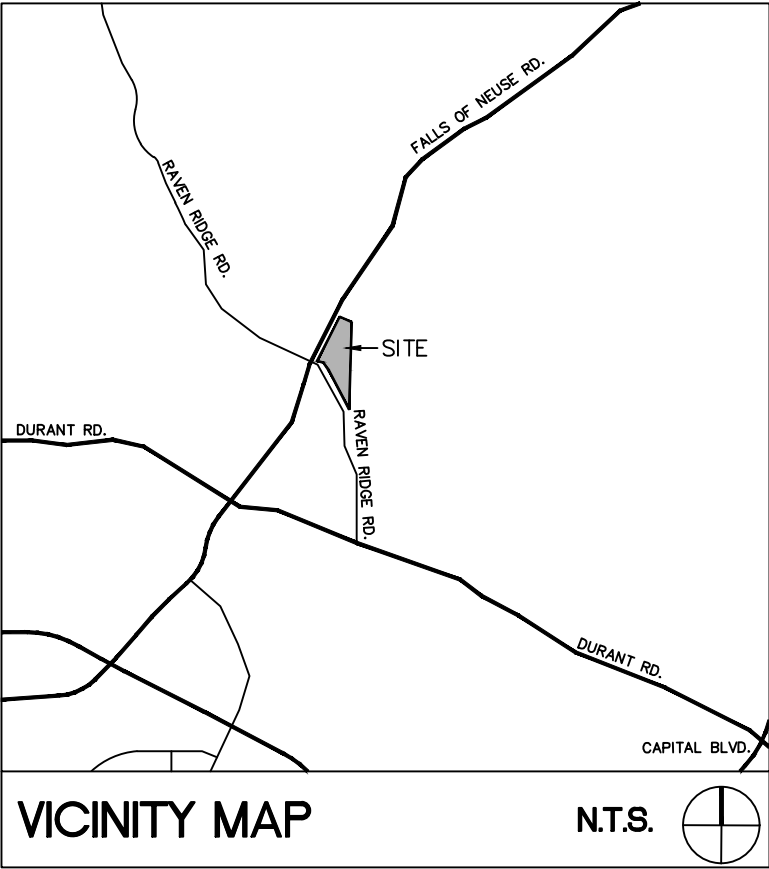
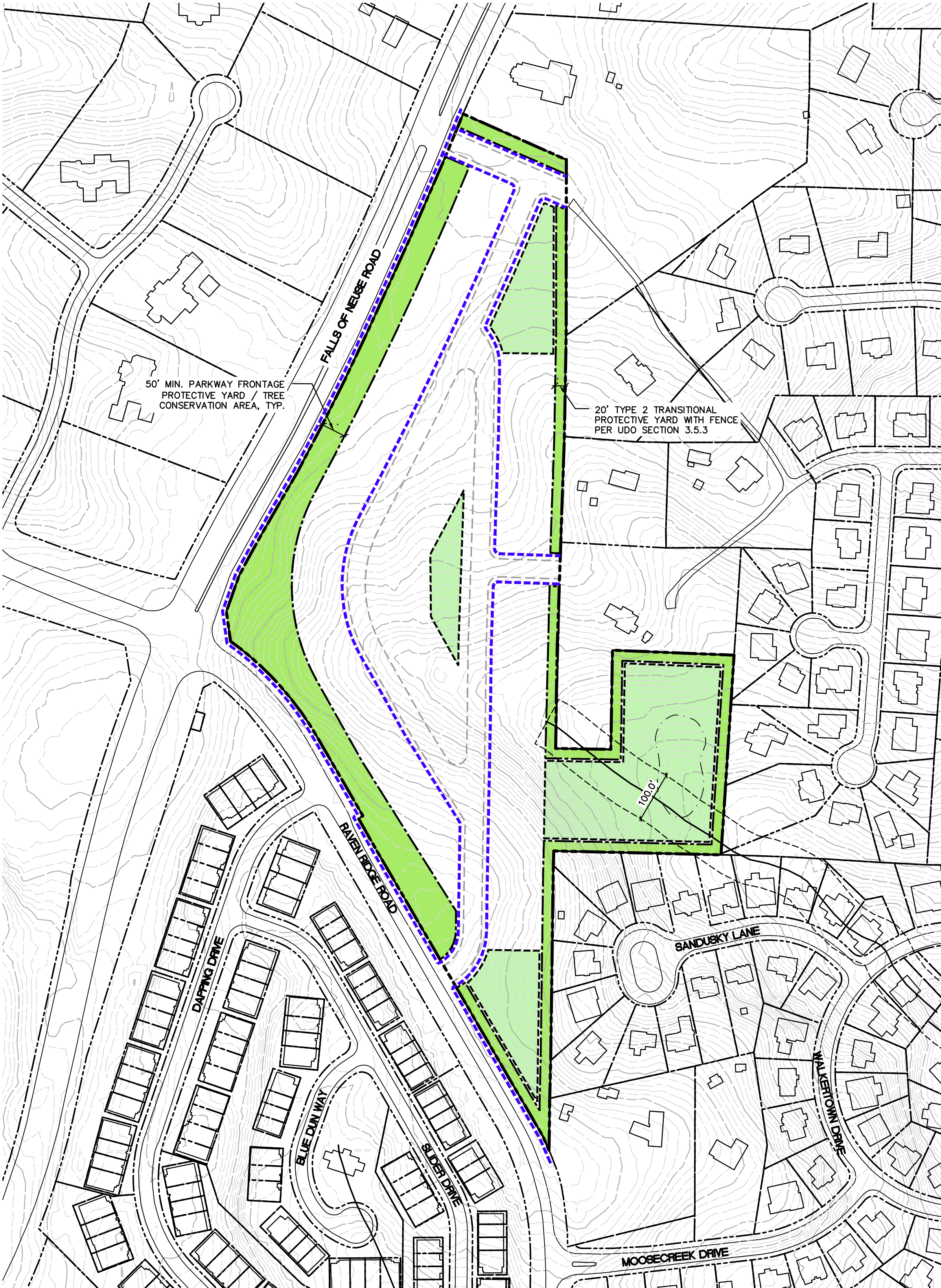
FIFTH SUBMITTAL – 11/18/19



RZ-1.0

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G.I.S. DATA

LEGEND		DETAIL
SYMBOL		
	PROPERTY LINE	-/-
	CONCEPTUAL BACK OF CURB	-/-
	PEDESTRIAN CIRCULATION (CONCEPTUAL LOCATION ONLY)	-/-
	OPEN SPACE (CONCEPTUAL LOCATION ONLY)	-/-
	STREETSCAPE BUFFER AND TRANSITIONAL PROTECTIVE BUFFER YARD	-/-

**OPEN SPACE CALCULATIONS:**  
SITE AREA: 19.98 AC  
REQUIRED OPEN SPACE: 1.98 AC (10%)  
MINIMUM OPEN SPACE PROVIDED: 2 AC (10%)

**GENERAL NOTES:**  
1. ALL FUTURE MAINTENANCE OF COMMON AREAS WILL  
BE FACILITATED AND COMPLETED BY A HOMEOWNERS  
ASSOCIATION (HOA).

**PEDESTRIAN CIRCULATION NOTES:**  
1. PEDESTRIAN CIRCULATION IS PROVIDED ALONG ALL  
PUBLIC STREETS, SEE NOTES ON SHEET RZ-1.0.  
2. PEDESTRIAN CONNECTIVITY WILL BE PROVIDED  
INTERNALLY WITHIN THE DEVELOPMENT AMONGST THE  
VARIOUS TRACTS WITH CONNECTIVITY OUT TO THE  
EXISTING PUBLIC STREETS AND ASSOCIATED  
STREETSCAPES.

**OPEN SPACE AND OUTDOOR  
AMENITY CONFIGURATION:**  
1. OPEN SPACE CONFIGURATION - THE SITE'S OPEN SPACE  
SHALL BE IN COMPLIANCE WITH THE CITY OF RALEIGH'S UDO.  
2. OUTDOOR AMENITY AREA - THERE SHALL BE NO DISCRETE  
OUTDOOR AMENITY AREA PROVIDED BY THE PROJECT. THIS  
MODIFICATION IS JUSTIFIED AS UDO-COMPLIANT AMENITY  
AREA IS IMPRACTICABLE DUE TO UN-MODIFIABLE SITE  
CONDITIONS AND REQUIREMENTS INCLUDING TOPOGRAPHY,  
BLOCK PERIMETER, AND THE SPATIAL REQUIREMENTS OF: (A)  
TRANSITIONS PER SECTION 3.5 OF THE UDO, (B) 10% OPEN  
SPACE PER SECTION 4.7.2.G OF THE UDO, AND (C) 40%  
FORESTED AREA PER SECTION 9.19 OF THE UDO.



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## FALLS OF NEUSE AND RAVEN RIDGE

### PLANNED DEVELOPMENT DISTRICT MASTER PLAN

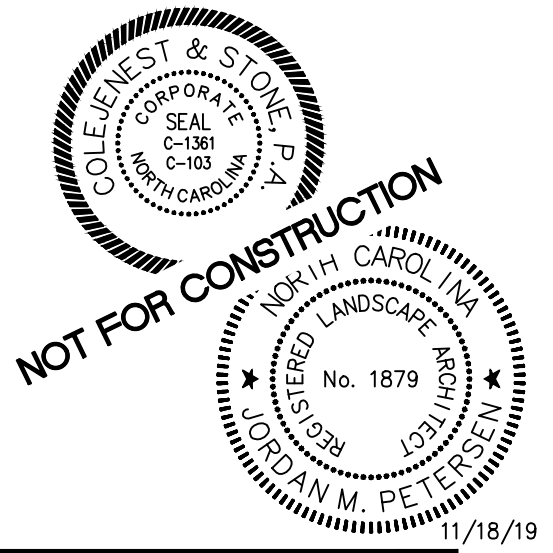
11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

## OPEN SPACE, BUFFERS, AND PEDESTRIAN CIRCULATION

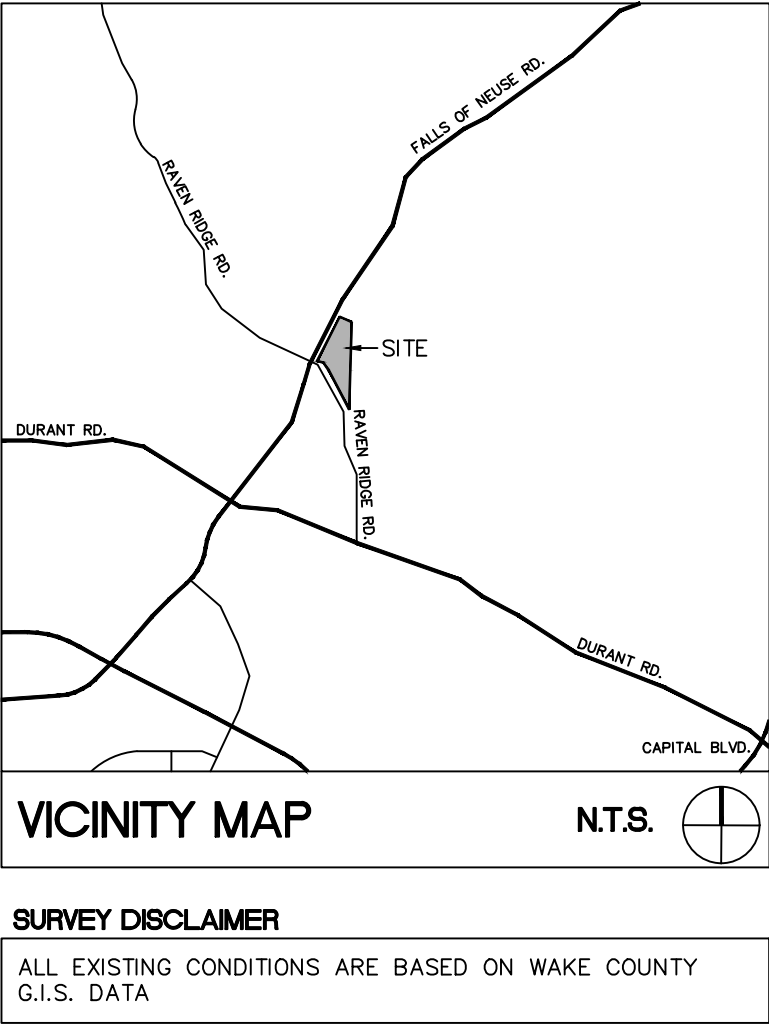
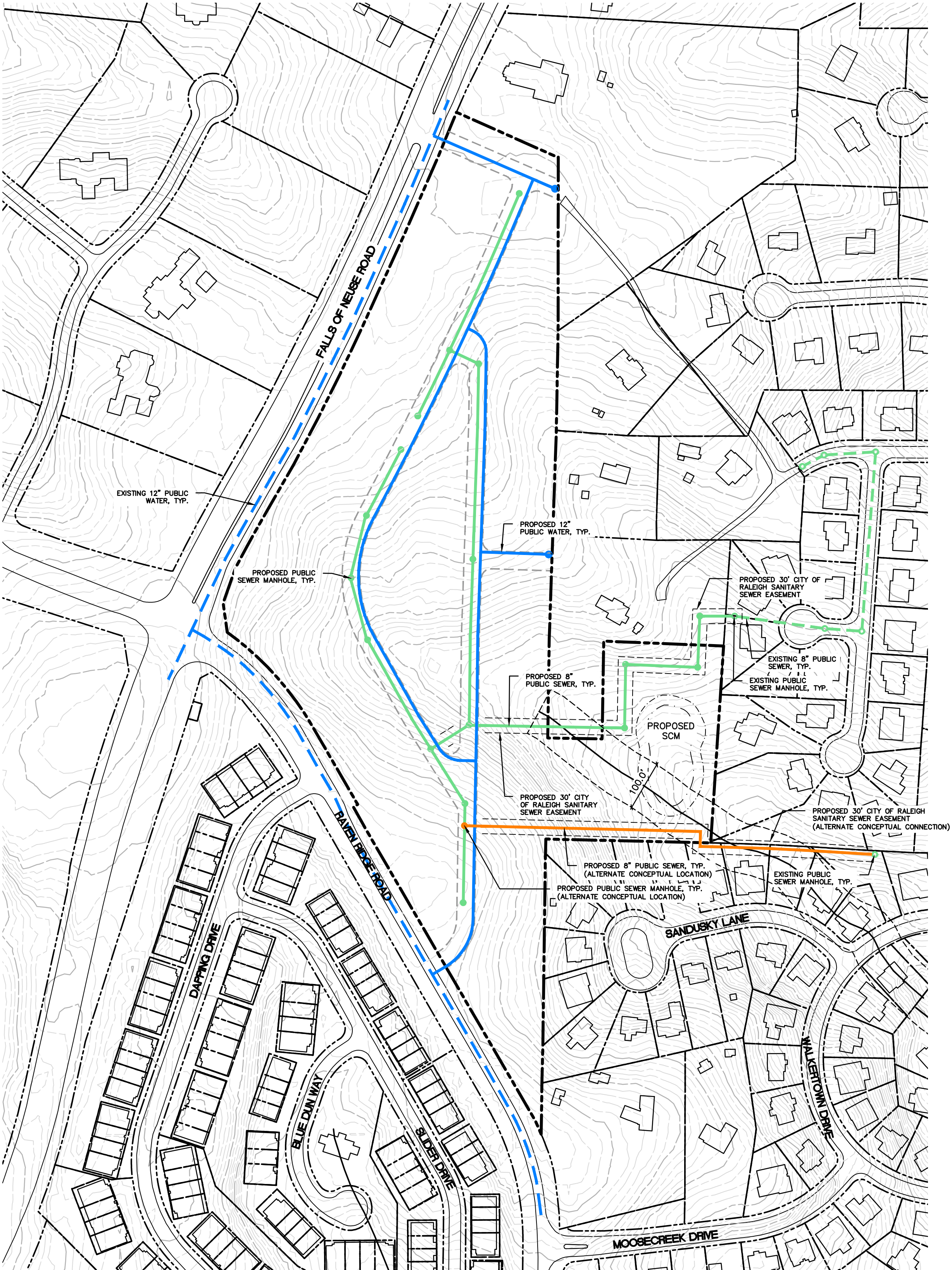
Project No.  
50489.00

Issued  
04/10/19

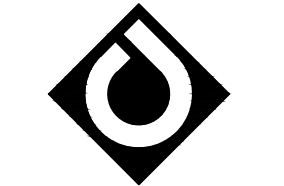
**Revised**  
SECOND SUBMITTAL - 06/25/19  
THIRD SUBMITTAL - 09/13/19  
FOURTH SUBMITTAL - 10/08/19  
FIFTH SUBMITTAL - 11/18/19







LEGEND	
SYMBOL	DETAIL
	PROPERTY LINE
	CONCEPTUAL BACK OF CURB
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	PROPOSED SCM LOCATION (CONCEPTUAL LOCATION ONLY)
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED SEWER LINE (CONCEPTUAL LOCATION ONLY)
	ALTERNATE PROPOSED SEWER LINE (CONCEPTUAL LOCATION ONLY)
	PROPOSED WATER LINE (CONCEPTUAL LOCATION ONLY)



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**FALLS OF NEUSE  
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT  
DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

**MAJOR UTILITY AND  
GENERALIZED  
STORMWATER PLAN**

Project No.

50489.00

Issued

04/10/19

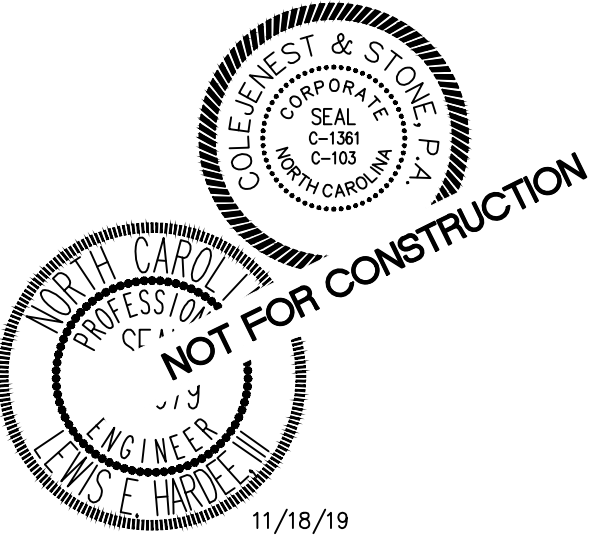
Revised

SECOND SUBMITTAL - 06/25/19

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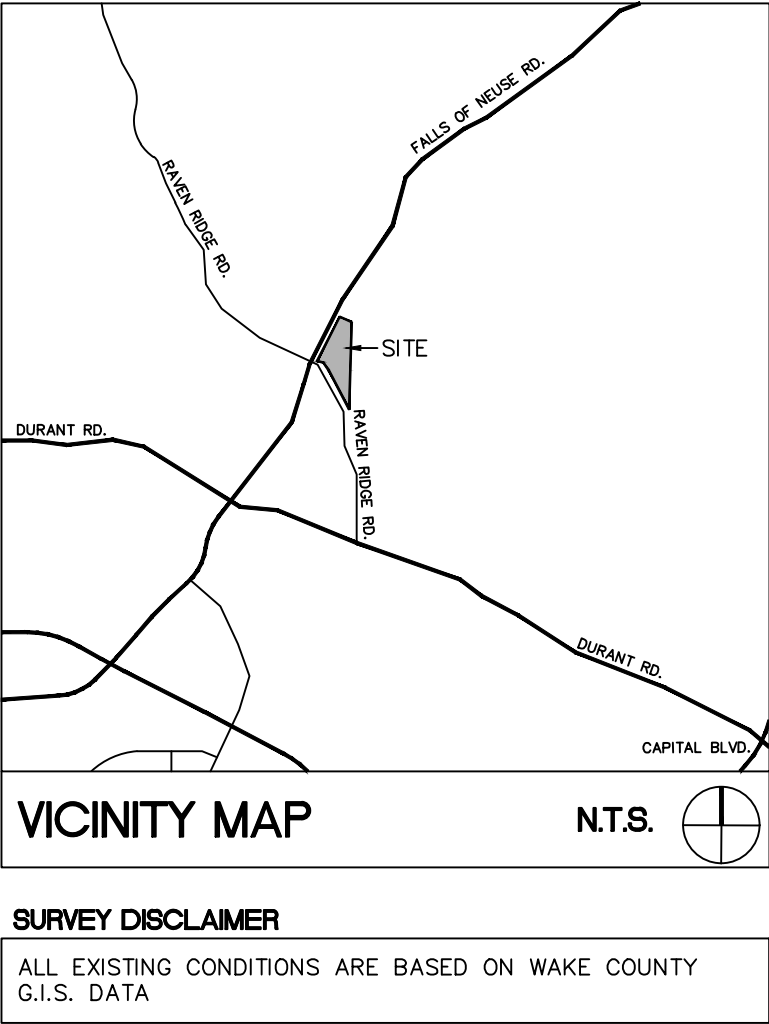


TREE CONSERVATION CALCULATIONS:

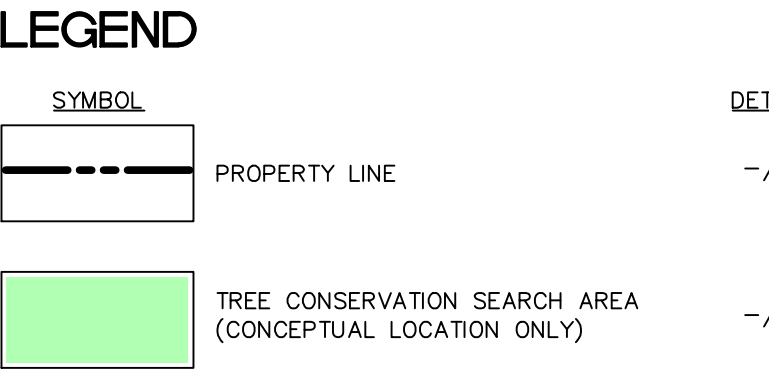
SITE AREA: 19.98 AC  
REQUIRED TCA: 1.98 AC (10%)  
MINIMUM TCA PROVIDED: 2 AC (10%)

TREE CONSERVATION AREA NOTES:

1. TOTAL AREA TO BE PRESERVED OR ALLOCATED FOR TREE RE-ESTABLISHMENT = (346,521 SF / 7.96 ACRES) = 40% OF SITE
  - 40% WOODED AREA IS REQUIRED PER SECTION 9.1.9 FOR THE URBAN WATER PROTECTION OVERLAY DISTRICT (UWPOD).
  - 10% TREE CONSERVATION AND 30% REFORESTATION
2. TREE CONSERVATION AREAS WILL BE ESTABLISHED AT THE TIME A DEVELOPMENT PLAN IS SUBMITTED.



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**FALLS OF NEUSE AND RAVEN RIDGE**

**PLANNED DEVELOPMENT DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

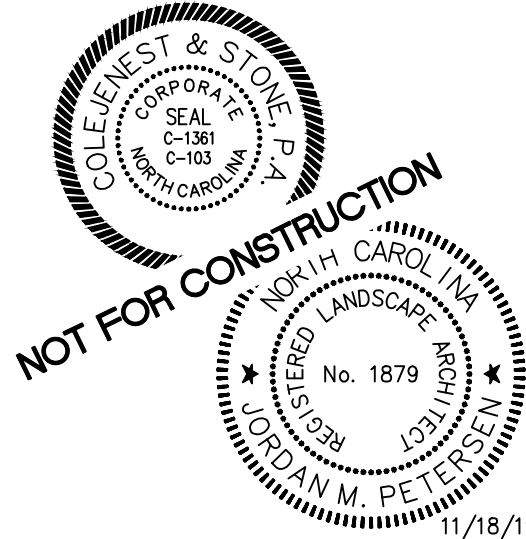
**TREE CONSERVATION PLAN**

Project No.  
50489.00

Issued  
04/10/19

**Revised**

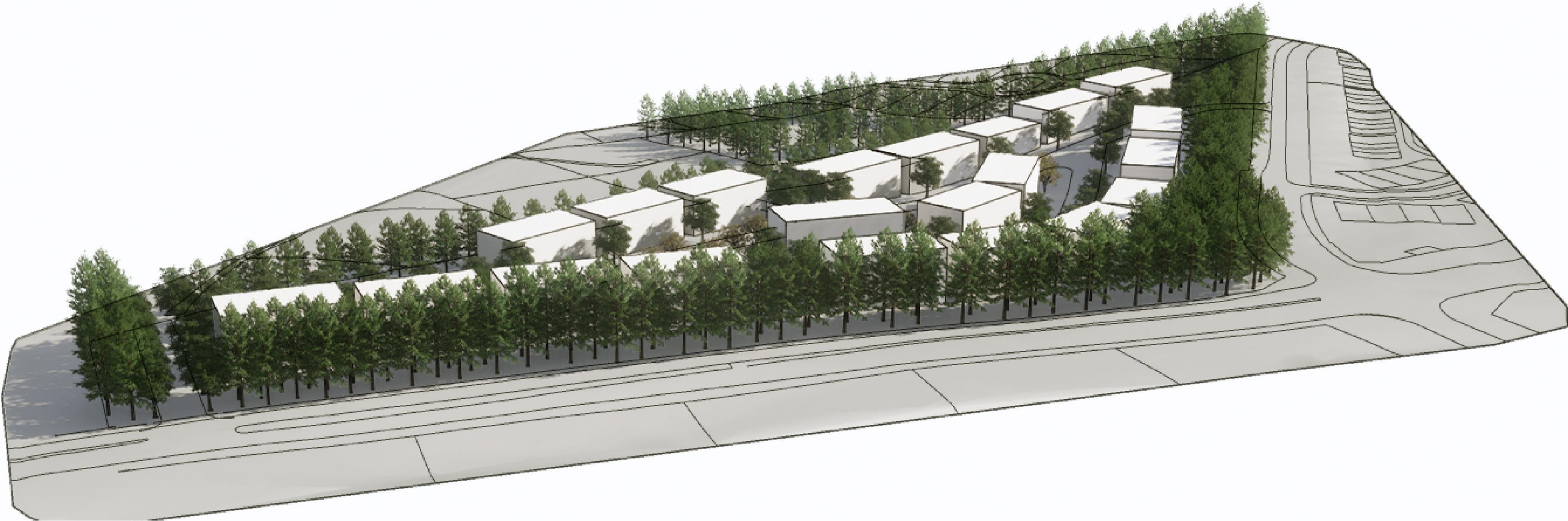
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FOURTH SUBMITTAL - 10/08/19  
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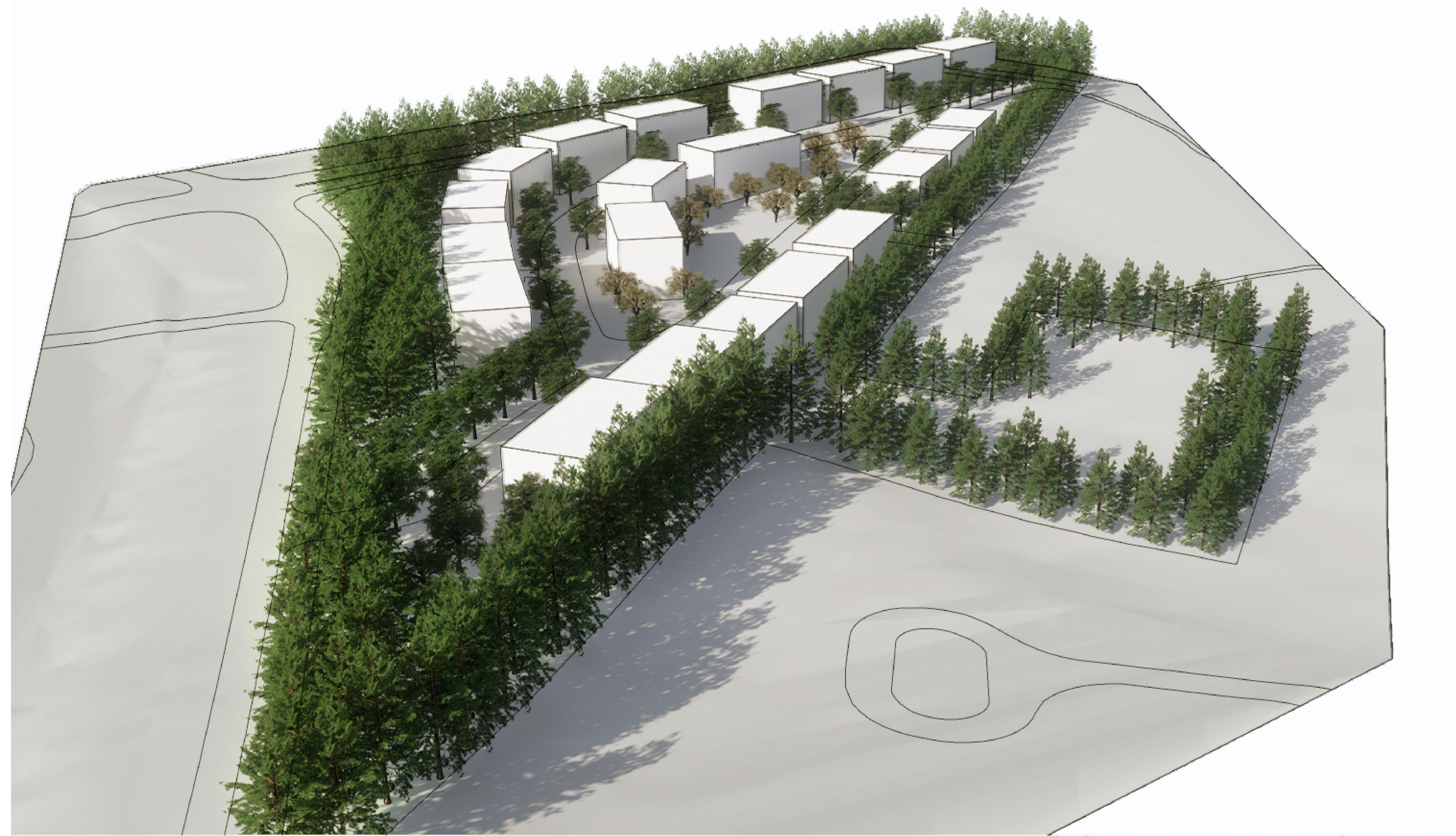
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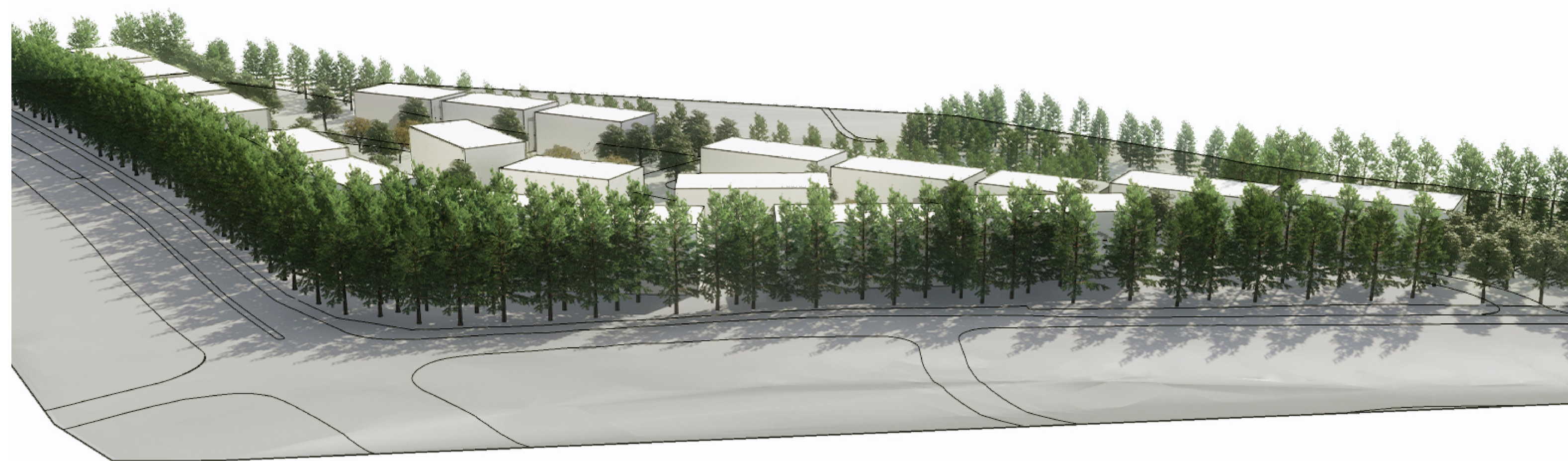
SITE AXON - SOUTHEASTERN VIEW



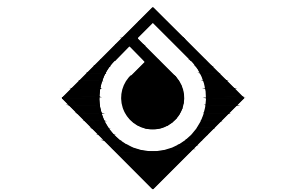
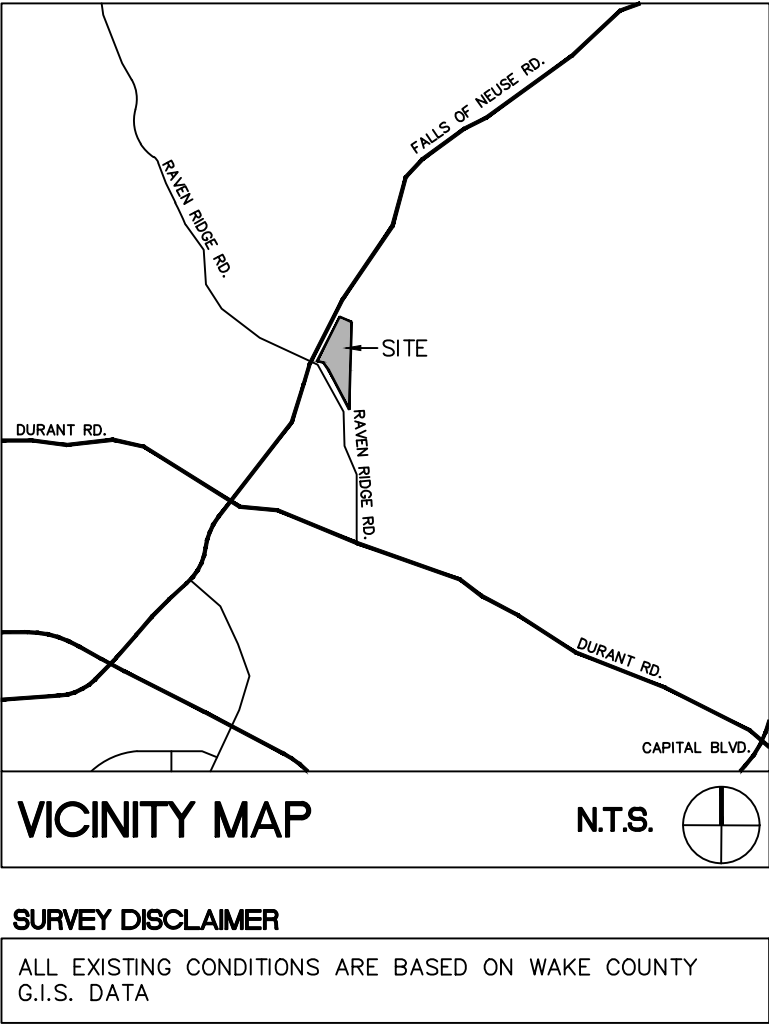
SITE AXON - NORTHERN VIEW



SITE AXON - SOUTHERN VIEW



SITE AXON - NORTHEASTERN VIEW



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**ALLIANCE  
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**FALLS OF NEUSE  
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT  
DISTRICT MASTER PLAN**

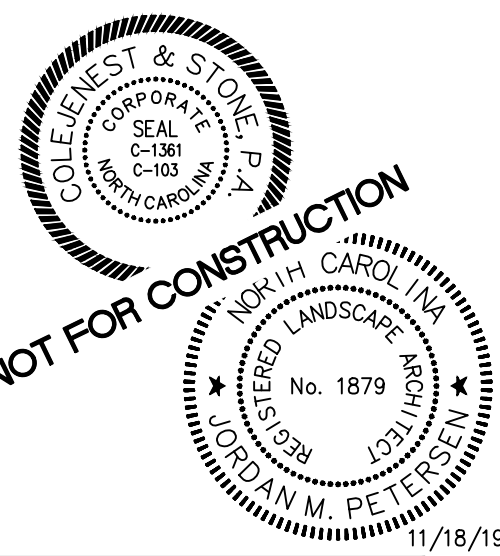
11258 RAVEN RIDGE ROAD  
RALEIGH, NC. WAKE COUNTY

**SITE AXON MODEL**

Project No.  
50489.00

Issued  
04/10/19

**Revised**  
SECOND SUBMITTAL – 06/25/19  
THIRD SUBMITTAL – 09/13/19  
FOURTH SUBMITTAL – 10/08/19  
FIFTH SUBMITTAL – 11/18/19



NOT TO SCALE

**RZ-5.0**

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ColeJenest & Stone, P.A. 2019



REZONING OF PROPERTY CONSISTING OF +/- 19.48 ACRES  
LOCATED NORTHEAST OF THE FALLS OF NEUSE ROAD AND RAVEN RIDGE ROAD  
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
DECEMBER 12, 2018

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, December 12, 2018 at 6:00 p.m. The property considered for this potential rezoning totals approximately 19.48 acres, and is located northeast of the Falls of Neuse Road and Raven Ridge Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1728-08-6952, 1728-08-9520, 1728-18-0598. This meeting was held at the Mount Pleasant Baptist Church located at 10720 Falls of Neuse Road, Raleigh, NC 27614. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch  
Email: [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com)  
Direct: (919) 645-4317

2235 Gateway Access Point, Ste 201  
Raleigh, NC 27607  
Tel: (919) 645-4300  
Fax: (919) 510-6802  
[longleaflp.com](http://longleaflp.com)

To: Neighboring Property Owner

From: Michael Birch

Date: November 30, 2018

Re: Neighborhood Meeting for Rezoning Z-15-16/MP-1-17  
11258 Raven Ridge Road and 10608 Dehijuston Court

We are counsel for Raven Ridge Development, LLC, which recently purchased the property located in the northeast quadrant of the intersection of Falls of Neuse Road and Raven Ridge Road, with the address of 11258 Raven Ridge Road and Parcel Identification Number 1728-08-6952, and the property with an address of 10608 Dehijuston Court with Parcel Identification Number 1728-18-0598.

As you may know, a previous owner and developer of the property filed a rezoning request to permit a commercial/retail development with residential uses. Now that Raven Ridge Development, LLC owns the property, it is planning to substantially revise this previous rezoning request in order to permit only residential uses, such as townhomes and for-sale condominiums. The property is currently zoned R-4, and Raven Ridge Development, LLC is proposing to rezone to the Planned Development district with a master plan.

You are invited to attend a meeting to discuss this revised rezoning request. We have scheduled a meeting with surrounding property owners on Wednesday, December 12, 2018 at 6:00 p.m. to 7:00 p.m. This meeting will be held at Mount Pleasant Baptist Church located at 10720 Falls of Neuse Road, Raleigh, NC 27614.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Property prior to filing a rezoning application. Raven Ridge Development, LLC is revising a rezoning request that has already been filed, but wants to hold a new neighborhood meeting because it is substantially revising the rezoning request to permit only residential uses. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2180 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

## EXHIBIT B – NOTICE LIST

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
1718885193	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
1718996244	JAIN, SANJAY JAIN, VINITA	3000 BRISTOL CREEK DR APT 301	MORRISVILLE NC 27560-7853	
1728071889	HALLIBURTON, TERESA G	10436 DAPPING DR	RALEIGH NC 27614-6400	
1728072791	LONG, SHIRLEY R LONG, CHARLES W	10441 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728072795	FRANK, WILLIAM FRANK, ELAINE	10443 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728072798	FEIERSTEIN, BERNARD FEIERSTEIN, ADELE	10445 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728072904	KALCINSKI, MARJORIE L	10450 DAPPING DR	RALEIGH NC 27614-6400	
1728072918	ANDERSEN, KATHLEEN M	10016 DUVAL ST	RALEIGH NC 27614-7745	
1728073598	CLAWSON, MARSHALL TRUSTEE THE MARSHALL CLAWSON TRUST	10421 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073670	INGRAM, DANIEL S GRIFFIN, MARY	10423 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073804	SICKLE, RICARDA S SICKLE, CHAD W	10461 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073817	MCDONOUGH, DEBORAH L	10463 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073819	MINEHART, NANCY LYNN TRUSTEE MINEHART FAMILY TRUST	10465 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073933	DICKENS, STEPHANIE ANNE DICKENS, CHARLES D	10467 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728073967	POOLE, MARGARET	11201 SLIDER DR	RALEIGH NC 27614-6407	
1728074465	CUMMINGS, NANCY ROBERTSON	10322 DAPPING DR	RALEIGH NC 27614-6483	
1728074495	DERR, DEBRA L	10320 DAPPING DR	RALEIGH NC 27614-6483	
1728074545	HINTON, ELLEN HINTON, ROY DONALD JR	10407 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728074576	ISRAELNAIM, MORRIS ISRAELNAIM, ELIZABETH P	10405 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728075409	RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536	
1728075445	STREIT, LORI ANN	10306 DAPPING DR	RALEIGH NC 27614-6483	
1728075487	BARHAM, LYNN A	10304 DAPPING DR	RALEIGH NC 27614-6483	
1728075504	COURTNEY, TINA M	10403 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728075544	SACKETT, DAVID H	10401 BLUE DUN WAY	RALEIGH NC 27614-6409	
1728075766	REED, MARY ANN	11147 SLIDER DR	RALEIGH NC 27614-6405	
1728075773	GARCIA, RAPHAEL BIRD, ANA QUINTANA	11145 SLIDER DR	RALEIGH NC 27614-6405	
1728075790	WOODS, STEVEN MICHAEL	11143 SLIDER DR	RALEIGH NC 27614-6405	
1728075979	WILKERSON, PATRICIA B	11184 SLIDER DR	RALEIGH NC 27614-6404	
1728075987	WIGGS, ROBERT A WIGGS, BRIDGET P	11182 SLIDER DR	RALEIGH NC 27614-6404	
1728076237	RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536	
1728076415	CLARK L GORDON RVCBLE INTER VIVOS TRUST	CAROL A LEWIS	5674 S YAMPA ST	CENTENNIAL CO 80015-3064
1728076512	RYAN, JEROME J	11111 SLIDER DR	RALEIGH NC 27614-6405	
1728076515	STEADMAN, SARA KATE	11113 SLIDER DR	RALEIGH NC 27614-6405	
1728076518	WERTZ, SHARON	11115 SLIDER DR	RALEIGH NC 27614-6405	
1728076611	CARPENTER, JOSEPHINE L RICE, PAUL R	11117 SLIDER DR	RALEIGH NC 27614-6405	
1728076617	BASKIN, RICHARD	11141 SLIDER DR	RALEIGH NC 27614-6405	
1728076624	RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536	
1728076798	NJENGA, GEORGE NJENGA, OLALAH	11146 SLIDER DR	RALEIGH NC 27614-6404	
1728076838	ECHEVARRIA, LEILA G	11164 SLIDER DR	RALEIGH NC 27614-6404	
1728076856	THOMPSON, JEFFREY H THOMPSON, KIM M	11162 SLIDER DR	RALEIGH NC 27614-6404	
1728076863	FREY, CYNTHIA ANN	11160 SLIDER DR	RALEIGH NC 27614-6404	
1728076904	SWANN, KERRY	11180 SLIDER DR	RALEIGH NC 27614-6404	
1728076920	MCINTYRE, TAMARA	11166 SLIDER DR	RALEIGH NC 27614-6404	
1728077209	RILEY, MARY E	10225 DAPPING DR	RALEIGH NC 27614-6768	
1728077239	ARNOLD, EVA F	10223 DAPPING DR	RALEIGH NC 27614-6768	
1728077269	MASSEY, PEYTON HOWARD	10221 DAPPING DR	RALEIGH NC 27614-6768	
1728077442	DARROW, GERALDINE C	11100 SLIDER DR	RALEIGH NC 27614-6404	

1728077446	OKEEFE, MARGARET M	11102 SLIDER DR	RALEIGH NC 27614-6404
1728077449	SEARCY, ROBERT SEARCY, EDNA	11104 SLIDER DR	RALEIGH NC 27614-6404
1728077477	D R HORTON INC TORREY	2000 AERIAL CENTER PKWY STE 11	MORRISVILLE NC 27560-9294
1728077542	RHEA, LORRAINE A	11106 SLIDER DR	RALEIGH NC 27614-6404
1728077547	CORREA, ISABEL	11120 SLIDER DR	RALEIGH NC 27614-6404
1728077631	SHARAK, MARLENE B	11122 SLIDER DR	RALEIGH NC 27614-6404
1728077643	KEELER, MARK D PICKETT, MARGARET ANNE	11124 SLIDER DR	RALEIGH NC 27614-6404
1728077646	MAYES, GAYE	11126 SLIDER DR	RALEIGH NC 27614-6404
1728077658	RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536
1728077706	KOROGI, MARY K	11144 SLIDER DR	RALEIGH NC 27614-6404
1728077723	AUGUST, SANDRA L	11142 SLIDER DR	RALEIGH NC 27614-6404
1728079392	CAUGHEY, JOHN DAVID CAUGHEY, DEBORAH ANN	11209 OAK STONE CT	RALEIGH NC 27614-7717
1728079448	JAENELL W ANDERSON REVOCABLE TRUST THE	1400 MOOSECREEK DR	RALEIGH NC 27614-7779
1728079939	BANKO, SUE ELLEN O	1408 SANDUSKY LN	RALEIGH NC 27614-7513
1728080089	KING, JOHN KING, JANIS	10465 DAPPING DR	RALEIGH NC 27614-6401
1728080192	CORRY, DAVID B CORRY, PAULETTE Y	10467 DAPPING DR	RALEIGH NC 27614-6401
1728080277	RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536
1728081117	STREIT, WILLIAM F STREIT, RUTH A	10481 DAPPING DR	RALEIGH NC 27614-6401
1728081220	EWING, ARNOLD E EWING, JOSEPHINE K	10483 DAPPING DR	RALEIGH NC 27614-6401
1728081233	WELLIVER, DAVID C	10485 DAPPING DR	RALEIGH NC 27614-6401
1728081247	KEENE, MARY LYNN KEENE, WILLIAM LARRY JR	256 RAINBOW DR UNIT 15675	LIVINGSTON TX 77399-2056
1728081361	HARRIS, JAMES III HARRIS, JAMES JR	10501 DAPPING DR	RALEIGH NC 27614-6403
1728081374	HINSON, SHIRLEY SUTTON	10503 DAPPING DR	RALEIGH NC 27614-6403
1728081388	WELLS, VIRGINIA	10505 DAPPING DR	RALEIGH NC 27614-6403
1728081491	MASECK, BRIGITTE PRESTON, MICHAEL J	10507 DAPPING DR	RALEIGH NC 27614-6403
1728081665	ALLEN, WILLIAM GASTON TRUSTEE	720 CURRITUCK DR	RALEIGH NC 27609-6320
1728082021	PIASEK, ABRAM	10454 DAPPING DR	RALEIGH NC 27614-6400
1728082034	WILLETT, LINDA BOYETTE	10456 DAPPING DR	RALEIGH NC 27614-6400
1728082059	SCANLAN, VIRGINIA TRUSTEE SPENDTHRIFT TRUST FBO MARK J MICHE	9900 KOUPELA DR	RALEIGH NC 27614-9032
1728082162	CAHOON, DON HALL, YVONNE	10472 DAPPING DR	RALEIGH NC 27614-6400
1728082175	CARRIGAN, JUDY M	10474 DAPPING DR	RALEIGH NC 27614-6400
1728082188	MARILYN J ROCHELLE TRUST	10476 DAPPING DR	RALEIGH NC 27614-6400
1728082418	CAMERON, DENNIS W CAMERON, VICKIE D	148 WOOD COVE DR	MOUNT AIRY NC 27030-6882
1728082530	CAMPBELL, PHILLIP	10523 DAPPING DR	RALEIGH NC 27614-6403
1728082562	WEIGOLD, JAMES WEIGOLD, LAURA	10525 DAPPING DR	RALEIGH NC 27614-6403
1728082594	BLACKBURN, JAMES W.	10527 DAPPING DR	RALEIGH NC 27614-6403
1728083061	TROST, BRADLEY J TROST, BONNIE Q	11203 SLIDER DR	RALEIGH NC 27614-6407
1728083074	BROWNING, SANDRA K	11205 SLIDER DR	RALEIGH NC 27614-6407
1728083077	VERMILLION, PATRICIA P	11207 SLIDER DR	RALEIGH NC 27614-6407
1728083229	WEINHOLD, RONALD WEINHOLD, ELIZABETH	10500 DAPPING DR	RALEIGH NC 27614-6402
1728083332	NORTON, NITA SAUNDERS	10502 DAPPING DR	RALEIGH NC 27614-6402
1728083345	LEE, JADINE WONG	8508 HARKERS CT	RALEIGH NC 27615-2580
1728083359	MCINTYRE, ROBERT E MCINTYRE, DIANE J	10506 DAPPING DR	RALEIGH NC 27614-6402
1728084168	PARKER-KECK, SANDRA	11220 SLIDER DR	RALEIGH NC 27614-6406
1728084184	WALKER, ANDREW MICHAEL JR	11206 SLIDER DR	RALEIGH NC 27614-6406
1728084192	CHUNG, VINCENT CHUNG, A CECILE	11204 SLIDER DR	RALEIGH NC 27614-6406
1728084216	HAYWOOD, DENISE S	11226 SLIDER DR	RALEIGH NC 27614-6406
1728084234	TOPA, TETYANA	11224 SLIDER DR	RALEIGH NC 27614-6406

1728084241	PERRY, M SANDRA	11222 SLIDER DR	RALEIGH NC 27614-6406	
1728085019	CULVER, JANICE M	11202 SLIDER DR	RALEIGH NC 27614-6406	
1728085036	RESTUCHA, AMALIA	2417 CARRUTHERS CT	RALEIGH NC 27615-5683	
1728085052	CARTER, TYRA D	11186 SLIDER DR	RALEIGH NC 27614-6404	
1728086952	RAVEN RIDGE DEVELOPMENT LLC	1401 SUNDAY DR STE 113	RALEIGH NC 27607-5173	
1728089017	BOYETTE, DOUGLAS DEWITT BOYETTE, DONNA LEMMONS	PO BOX 7933	ROCKY MOUNT NC 27804-0933	
1728089127	HYMAN, SUSAN JANE TRUSTEE	1400 SANDUSKY LN	RALEIGH NC 27614-7513	
1728089216	MARTIN, PHILLIP MARTIN, VICTORIA	1401 SANDUSKY LN	RALEIGH NC 27614-7514	
1728089353	JOHNSTON, DEBORAH R	1405 SANDUSKY LN	RALEIGH NC 27614-7514	
1728089520	JUSTICE, MICHAEL E JUSTICE, DWIGHT E	12201 PENROSE TRL	RALEIGH NC 27614-6805	
1728089882	JUSTICE, BLONNIE MAE JUSTICE, MATTIE ENNIS	10620 DEHIJUSTON CT	RALEIGH NC 27614-8765	
1728090038	LINEBERGER, TODD E LINEBERGER, NANCY	1937 WILD DUNES DR	RALEIGH NC 27604-5862	
1728090821	CHAPMAN, JEFFREY CHAPMAN, SANDIE	10625 MARION STONE WAY	RALEIGH NC 27614-9892	
1728091239	MACARTHUR, SHAWN MACARTHUR, ANGELINA	10612 MARION STONE WAY	RALEIGH NC 27614-9891	
1728092418	COHOE, DARLENE BRADLEY	10620 MARION STONE WAY	RALEIGH NC 27614-9891	
1728093627	OCONNOR, SEAN ADGER TRUSTEE SEAN ADGER OCONNOR LIVING TRUST	10628 MARION STONE WAY	RALEIGH NC 27614-9891	
1728094847	POWERS, GARY D II POWERS, REBECCA A	10632 MARION STONE WAY	RALEIGH NC 27614-9891	
1728097899	MOUNT PLEASANT BAPTIST CHURCH	10720 FALLS OF NEUSE RD	RALEIGH NC 27614-9302	
1728099170	WILLS, PRISCILLA LEATHERS, THELMA	10632 DEHIJUSTON CT	RALEIGH NC 27614-8765	
1728099394	CAUDLE, GEORGE G CAUDLE, VICKIE P	10708 DEHIJUSTON CT	RALEIGH NC 27614-8766	
1728170419	STAVREDES, PANAYIOTIS STAVREDES, ROBERTA J	1404 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728170580	PETERSON, SHAWN SHERRY	1408 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728170663	RAVENS RIDGE HOMEOWNERS ASSOC INC	DIANA HOWARD	908 WALKERTOWN DR	RALEIGH NC 27614-7179
1728170709	SEDGWICK, DAVID MERRILL TRUSTEE DAVID MERRILL SEDGWICK REVOCABLE TRU	1415 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728171304	ABOUSEDU, ASHRAF ISHAQ KARROUT, GHADA RAMADAN	11212 OAK STONE CT	RALEIGH NC 27614-7753	
1728171551	STEPHENS, RONALD WAYNE	1412 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728172522	MCCLESKEY, MATTHEW F MCCLESKEY, TARA H	1416 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728172595	HUMMER, JOSEPH E HUMMER, KIMBERLY A	1420 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728172810	ALLEN, WILLIAM L ALLEN, BETTY H	1419 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728173722	K-T MOOSECREEK LLC	347 W PINE VALLEY DR	PHOENIX AZ 85023-5265	
1728173796	ROUSE, PAMELA K	1431 MOOSECREEK DR	RALEIGH NC 27614-7779	
1728173844	PALMER, MICHAEL SHANE STEWART, EMILY JANE	1016 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728173923	MYERS, JEFFREY R	1008 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728180030	HAWKSWORTH, DAVID T	1412 SANDUSKY LN	RALEIGH NC 27614-7513	
1728180351	RUNDLE, MICHAEL BRUCE RUNDLE, PAMELA L	1409 SANDUSKY LN	RALEIGH NC 27614-7514	
1728180598	RAVEN RIDGE DEVELOPMENT LLC	1401 SUNDAY DR STE 113	RALEIGH NC 27607-5173	
1728181013	JONES, JOAN MORRIS	1416 SANDUSKY LN	RALEIGH NC 27614-7513	
1728181078	CHEN, LIANG TRUSTEE PENG, KUEILING TRUSTEE	1420 SANDUSKY LN	RALEIGH NC 27614-7513	
1728181321	PATTERSON, ROBERT C III PATTERSON, RUTH S	1413 SANDUSKY LN	RALEIGH NC 27614-7514	
1728181392	SPAIN, MARK ALAN SPAIN, HELEN W	1417 SANDUSKY LN	RALEIGH NC 27614-7514	
1728181952	CARY, MILDRED M	5212 AMES ST NE	WASHINGTON DC 20019-6605	
1728182141	BROCK, ROBERT L BROCK, KAREN H	1424 SANDUSKY LN	RALEIGH NC 27614-7513	
1728182372	MILLER, JON FREDERICK MILLER, CATHERINE CHOWNING	1421 SANDUSKY LN	RALEIGH NC 27614-7514	
1728182788	GUZMAN, JUANA VELOSA SALAZAR, SOLEDAD GUZMAN	1400 MITFORD WOODS CT	RALEIGH NC 27614-7843	
1728182889	LANGDALE, JOHN J III LANGDALE, JENNIFER B	1401 MITFORD WOODS CT	RALEIGH NC 27614-7844	
1728183032	CHEEK, CLYDE ALEXANDER JR TRUSTEE CLYDE CHEEK FAMILY IRRVCBL TRUST	1004 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728183116	HOWARD, BRIAN E HOWARD, GRACE TANG	1428 SANDUSKY LN	RALEIGH NC 27614-7513	
1728183181	WENZL, WILLIAM E WENZL, TARA B	1432 SANDUSKY LN	RALEIGH NC 27614-7513	

1728183352	MAHL, CHRISTOPHER MAHL, REBECCA	1425 SANDUSKY LN	RALEIGH NC 27614-7514	
1728183419	CUMMING, JAMES R III CUMMING, JENIFER	10605 THORNBURY CREST CT	RALEIGH NC 27614-7842	
1728183641	YOUNGER, ALLAN G YOUNGER, MARJORIE J	10609 THORNBURY CREST CT	RALEIGH NC 27614-7842	
1728183722	BRADLEY, MONICA	1404 MITFORD WOODS CT	RALEIGH NC 27614-7843	
1728183934	GRUNDER, ERECH GRUNDER, JESSICA	1405 MITFORD WOODS CT	RALEIGH NC 27614-7844	
1728184403	DAVIS, MATTHEW S DAVIS, SUNNY CAROL	10601 THORNBURY CREST CT	RALEIGH NC 27614-7842	
1728184604	LUTHER, GREGORY S	10613 THORNBURY CREST CT	RALEIGH NC 27614-7842	
1728191236	CAUDLE, GEORGE G	10708 DEHIJUSTON CT	RALEIGH NC 27614-8766	
1728191447	MCCORKLE, STEPHANIE L MCCORKLE, MICHAEL K	1300 WESCOTT DR	RALEIGH NC 27614-8749	
1728191516	MT PLEASANT BAPTIST CHURCH	10720 FALLS OF NEUSE RD	RALEIGH NC 27614-9302	
1728192130	JUSTICE, RALPH JR TRUSTEE JUSTIC, VIRGINIA TRUSTEE	10700 DEHIJUSTON CT	RALEIGH NC 27614-8766	
1728192348	ELLEN, KEVIN D ELLEN, AKIKO	1304 WESCOTT DR	RALEIGH NC 27614-8749	
1728192527	FEW, WESLEY N FEW, MEGHAN A	1301 WESCOTT DR	RALEIGH NC 27614-8750	
1728193263	ENDERLE, RICHARD A ENDERLE, SHANNON M	1401 KINGS CREST LN	RALEIGH NC 27614-8056	
1728193480	ECHEVARRIA, RUCHI MATHUR ECHEVARRIA, ANGEL ALBERTO	1308 WESCOTT DR	RALEIGH NC 27614-8749	
1728193632	BURTON, WILLIAM G BURTON, SUSAN A	1309 WESCOTT DR	RALEIGH NC 27614-8750	
1728194040	FOWLKES, ELIZABETH F	10709 THORNBURY CREST CT	RALEIGH NC 27614-7846	
1728194254	MATHIS, PATRICIA A	1405 KINGS CREST LN	RALEIGH NC 27614-8056	
1728194675	PHELPS, MICHAEL G PHELPS, KAREN J	1313 WESCOTT DR	RALEIGH NC 27614-8750	
1728194759	EWING, ARNOLD DIRKSON EWING, JANA W	1300 COOL SPRING RD	RALEIGH NC 27614-9306	
1729002125	BLANKENSHIP, DEBORAH W BLANKENSHIP, DONALD JR	2204 STONEROSSE CIR	RALEIGH NC 27606-8706	
1729004047	WOODLIEF, JOYCE D WOODLIEF, DOUGLAS E	5117 PURNELL RD	WAKE FOREST NC 27587-7537	
1729005124	WOODLIEF, JOYCE D WOODLIEF, DOUGLAS E	5117 PURNELL RD	WAKE FOREST NC 27587-7537	
1729017042	RAY, HENRY RANDOLPH TRUSTEE HENRY RANDOLPH RAY RVCBLE TRUST	10901 FALLS OF NEUSE RD	RALEIGH NC 27614-9304	
1729100170	BURNSIDE, ROBERT BURNSIDE, VERONICA	10820 FALLS OF NEUSE RD	RALEIGH NC 27614-9303	
1729100231	TSUJIMURA, MASATOSHI TSUJIMURA, NAOMI M	10800 SEPTEMBER CT	RALEIGH NC 27614-9680	
1729100313	MESSINA, CHARLES R MESSINA, KAREN M	10801 SEPTEMBER CT	RALEIGH NC 27614-9680	
1729102220	RYBA, JACQUELINE M	PO BOX 98417	RALEIGH NC 27624-8417	
1728184238	WALTER, CANDACE P	1429 SANDUSKY LN	RALEIGH NC 27614-7514	
1728184293	SMITH, LEAH N	1433 SANDUSKY LN	RALEIGH NC 27614-7514	
1728184733	HAERI, MEHDI HAERI, SHAMIM	1408 MITFORD WOODS CT	RALEIGH NC 27614-7843	
1728184940	LANGER, CHRISTOPHER G LANGER, MARI S	1409 MITFORD WOODS CT	RALEIGH NC 27614-7844	
1728185302	RAVENS RIDGE HOMEOWNERS ASSOC INC	DIANA HOWARD	908 WALKERTOWN DR	RALEIGH NC 27614-7179
1728185454	WRIGHT, CRAIG RUSSELL WRIGHT, SUSAN JEFFERS	10600 THORNBURY CREST CT	RALEIGH NC 27614-7841	
1728174999	RATLIFF, JEFFREY CLAYTON RATLIFF, FRANCES RUTH	1007 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728175901	COLLINS, GREGORY L COLLINS, MEGAN E	1015 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728185015	GREENE, DONALD B GREENE, ROSE K	1001 WALKERTOWN DR	RALEIGH NC 27614-7776	
1728185171	OVERACKER, MARK H	931 WALKERTOWN DR	RALEIGH NC 27614-7177	
1728185571	MITCHELL, JAIME FEREBEE MITCHELL, JAMES HENRY ALEXANDER	10608 THORNBURY CREST CT	RALEIGH NC 27614-7841	
1728185671	CLARK, BERNARD T CLARK, APRYL	10612 THORNBURY CREST CT	RALEIGH NC 27614-7841	
1728185781	LAW, MICHAEL M	10616 THORNBURY CREST CT	RALEIGH NC 27614-7841	
1728185881	DEVULIA, ELIZABETH DEYULIA, THOMAS	10700 THORNBURY CREST CT	RALEIGH NC 27614-7845	
1728185990	FRANK, MICHAEL C FRANK, BRIANA G	10704 THORNBURY CREST CT	RALEIGH NC 27614-7845	
1728186114	RAVENS RIDGE HOMEOWNERS ASSOC INC	DIANA HOWARD	908 WALKERTOWN DR	RALEIGH NC 27614-7179
1728186166	SHOWALTER, JONATHAN M SHOWALTER, REBECCA L	921 WALKERTOWN DR	RALEIGH NC 27614-7177	
1728186301	KATZ, SUSAN M ORGAN, PAUL J	924 WALKERTOWN DR	RALEIGH NC 27614-7179	
1728186371	TURNER, JEFFREY S TURNER, SUZANNE H	920 WALKERTOWN DR	RALEIGH NC 27614-7179	
1728186590	WRIGLEY, GRETCHEN	1400 KINGS BRANCH WAY	RALEIGH NC 27614-8737	



1728187609	FAGAN, JACQUELINE	1405 KINGS BRANCH WAY	RALEIGH NC 27614-8748
1728187992	REEDY, STACY R REEDY, NOLAN R	10705 CRISP DR	RALEIGH NC 27614-8752
1728188705	FELTS, LINWOOD E	1409 KINGS BRANCH WAY	RALEIGH NC 27614-8748
1728194059	LESLIE, CHARLES A JR LESLIE, DEE GREEN	10713 THORNBURY CREST CT	RALEIGH NC 27614-7846
1728196000	MORGAN, FREDERICK ALLAN MORGAN, LANE ELLIS	10708 THORNBURY CREST CT	RALEIGH NC 27614-7845
1728196100	VAUGHAN, DANIEL VAUGHAN, KAREN	10712 THORNBURY CREST CT	RALEIGH NC 27614-7845
1728197004	MEYERS, MITCHELL A MEYERS, ALICE W	10709 CRISP DR	RALEIGH NC 27614-8752
1728195264	OWENS, WILLIAM DAVID CROMPTON-OWENS, SAMANTHA	1409 KINGS CREST LN	RALEIGH NC 27614-8056
1728195411	KOSCAL, KENNETH JEROME KOSCAL, TAMMY MICHELLE	1312 WESCOTT DR	RALEIGH NC 27614-8749
1728196274	WILLIAMS, MICHAEL CHRISTENSEN, MARIBETH ELIAS	1413 KINGS CREST LN	RALEIGH NC 27614-8056
1728196451	CHIKE, GERRY E CHIKE, ERIKA B	1316 WESCOTT DR	RALEIGH NC 27614-8749

## **EXHIBIT C – ITEMS DISCUSSED**

1. Overview of new residential plan
2. View of development from east
3. Location and amount of tree conservation area
4. Impact of development on nearby wells
5. Impact of stormwater facilities on adjacent properties
6. Location of sewer lines and access from adjacent properties
7. Description of topography of site
8. Buffer along east side of property
9. Traffic on Falls of Neuse Road and Raven Ridge Road
10. Types of garages for residential units
11. Use of fence or wall for transition
12. Impact of development on property values
13. Compliance with forestation requirement
14. Location of access points to property
15. Access to Dehijuston Court
16. Impact of lighting on Raven Point
17. Appreciation for all residential plan

## **EXHIBIT D – MEETING ATTENDEES**

1. Jennifer Langdale
2. Elizabeth Fowlkes
3. Jaime Mitchell
4. Denni Haywood
5. Howard and Sandy Sosne
6. Tim Niles
7. George Farthing
8. Erech and Jessica Grunder
9. Liggie Justice
10. William and Ruth Streit
11. Linda Willett
12. Sandra Browning
13. Marjorie Younger
14. Blonnie Justice
15. Calvin Dunn
16. Gretchen Wrigley
17. Sandra August
18. Jonathan Showalter
19. Janice Culver
20. Gerry Golt
21. Dick Stevens
22. Earl Dunn
23. Mike Rundle
24. Bill and Deb Johnston
25. Phillip Martin
26. Marshall Clawson
27. Chris Langer
28. Allan Younger
29. Albert Justice
30. David Hawksworth
31. Mark and Helen Spain
32. Will Owens
33. Matt Davis