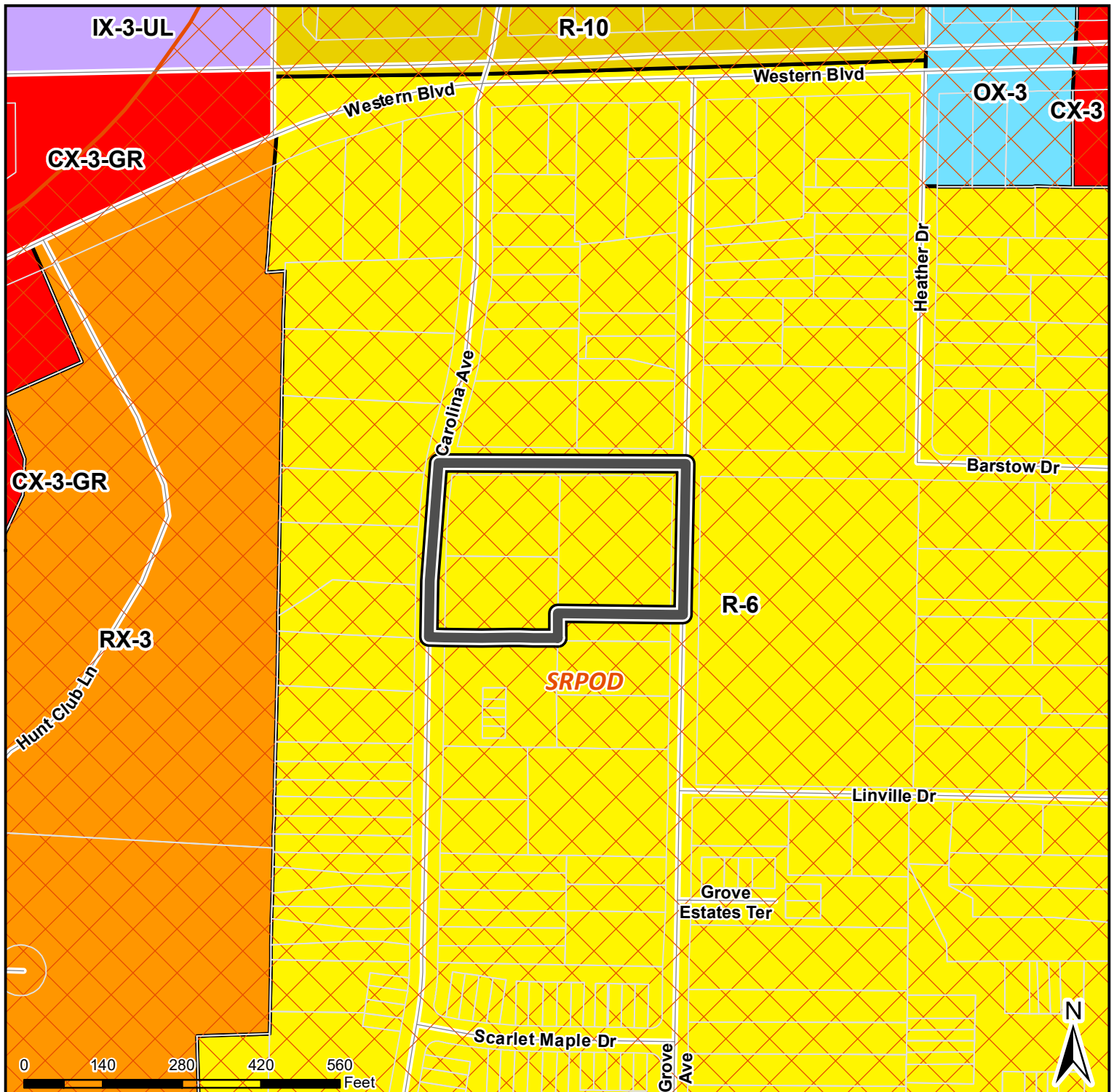


Existing Zoning

Z-15-2020



Property	601 & 605 Carolina Ave; 600 Grove Ave
Size	2.44 acres
Existing Zoning	R-6 w/SRPOD
Requested Zoning	R-10-CU w/SRPOD





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

THRU: Ken Bowers AICP, Deputy Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: September 16, 2020

SUBJECT: City Council agenda item for October 6, 2020 – Z-15-20

On July 7, 2020, the City Council authorized a public hearing for the following item to be held on October 6, 2020:

Z-15-20 Carolina Avenue & Grove Avenue, 650 feet south of Western Boulevard, on the south side of Barstow Drive, being Wake County PINs 0784400468, 0784400354, and 0784402459. Approximately 2.44 acres is requested to be rezoned by Grove Developers LLC from Residential-6 with Special Residential Parking Overlay District (R-6 w/ SRPOD) to Residential-10-Conditional Use with Special Residential Parking Overlay District (R-10-CU w/ SRPOD). Conditions submitted August 28 prohibit the Apartment building type, require a 30-foot principal structure setback with the parcels to the south, require principal structures to have pitched roofs, limit impervious cover to 50% of the site, require 20% of net site area to be open space, and require access to be from Barstow Drive only.

Current zoning: Residential-6 with Special Residential Parking Overlay District (R-6 w/ SRPOD)

Requested zoning: Residential-10-Conditional Use with Special Residential Parking Overlay District (R-10-CU w/ SRPOD)

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

The request is **inconsistent** with the Future and Use Map. Approval of the case will cause the Future Land Use designation for a portion of the site to be amended from Low Density Residential to Moderate Density Residential.

The **Planning Commission** voted 9-2 to recommend approval.

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

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)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12030

CASE INFORMATION: Z-15-20 CAROLINA AVE & GROVE AVE

Location	Carolina Avenue, at the southeast corner of its intersection with Barstow Drive, 650 feet south of Western Boulevard Address: 601 & 605 Carolina Avenue and 600 Grove Avenue PINs: 0784400468, 0784400354, and 0784402459 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-6 w/ SRPOD
Requested Zoning	R-10-CU w/ SRPOD
Area of Request	2.44 acres
Corporate Limits	The site is within Raleigh's corporate limits and ETJ.
Property Owner	Grove Developers LLC PO Box 6356 Raleigh, NC 27628
Applicant	Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Council District	D
PC Recommendation Deadline	September 28, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Prohibits the Apartment building type.
2. Requires a 30-foot principal structure setback from the property to the south.
3. Requires a minimum 4:12 roof pitch for principal structures.
4. Limits impervious cover to 50% of the site.
5. Requires 20% of the net site area to be open space.
6. Requires access to be from Barstow Drive.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential and Moderate Density Residential
Urban Form	Core Transit Area
Consistent Policies	Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 4.7 – Capitalizing on Transit Access Policy LU 5.1 – Reinforcing the Urban Pattern

	Policy LU 5.6 – Buffering Requirements Policy LU 8.10 – Infill Development Policy H 1.8 – Zoning for Housing Policy UD 8.3 – Transit Area Infill
Inconsistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Policy LU 8.12 – Infill Compatibility Policy UD 1.1 – Protecting Neighborhood Identity Policy UD 5.1 – Contextual Design

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

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
1/23/2020 (8 attendees)	Not required	6/30/2020; 8/25/2020; 9/8/2020	

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** 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	The request is consistent policies in the Comprehensive Plan related to compact development, capitalizing on transit investments, coordinating transportation and land use, and contextual design choices.
Change(s) in Circumstances	Enhanced transit service will be available within walking distance of the site.
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel at 600 Grove Ave only from Low Density

	Residential to Moderate Density Residential.
Recommendation	Approve. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Fox Second: Hicks In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, O'Haver, Tomasulo and Winters
Reason for Opposed Vote(s)	Concern with infrastructure sufficiency and housing equity.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment 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.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 9/8/2020

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



ZONING STAFF REPORT – CASE Z-15-20

Conditional Use District

OVERVIEW

The rezoning area is three parcels with a combined area of 2.44 acres located between Carolina Avenue on the west and Grove Avenue on the east. The request is to rezone from Residential-6 (R-6) with the Special Residential Parking Overlay District to Residential-10-Conditional Use (R-10-CU) with the Special Residential Parking Overlay District (SRPOD).

The northern boundary of the site is an unconstructed right-of-way for the extension of Barstow Drive. The right-of-way of Barstow Drive extends from Carolina Avenue to Powell Drive, about 800 feet east of the site. No portion of Barstow Drive is constructed to City of Raleigh standards. The eastern end of the Barstow Drive right-of-way contains a dirt driveway.

Two buildings are present within the rezoning area. A single-family house is located at the northeast corner, and a three-unit townhouse building is located in the northwest corner. The remainder of the site is wooded. The slope of the site is generally downward from northeast to southwest and ranges from 4% to 10%.

The south end of the site is at a lower grade than both Carolina Avenue and Grove Avenue as are the parcels to the south. There is little stormwater infrastructure in the area. An open stream runs from north to south on the west side of Carolina Avenue, passing through front and rear yards of the properties on that side of the street.

To the east of the site across Grove Avenue is an undeveloped City of Raleigh park property of almost five acres. Powell Drive park lies approximately 1,500 feet south of the site. Western Boulevard passes the rezoning parcels 700 feet to the north and intersects with Jones Franklin Road 1,400 feet to the west. Hillsborough Street approaches this area from the north, terminates at Western Boulevard, and then begins again west of Jones Franklin Road. The Interstate 440/US 1 highway passes 3,000 feet to the south.

The development pattern in the area around the rezoning site is residential in character. There is a mix of building types and densities that includes detached houses, attached houses, and townhouses. Density in the area is generally in the range of two to six units per acre. An area of commercial development is centered on the intersection of Powell Drive and Western Boulevard.

The convergence of Western Boulevard, Hillsborough Street, and Jones Franklin Road is also a commercial area, with a Harris Teeter anchoring a large shopping center in the southeast quadrant. Two-story garden apartments occupy the area between the shopping center and the low density residential on Carolina Avenue.

The zoning around the rezoning site matches the existing development. Residential-6 zoning is mapped for the entire surrounding residential area. Western Boulevard at Powell Drive is zoned for mixed-use development including Office Mixed Use, Commercial Mixed Use, and

Industrial Mixed Use. The Western Boulevard and Jones Franklin Road intersection is predominantly zoned for Commercial Mixed Use. An area of Residential Mixed Use is mapped between the Carolina Avenue neighborhood and the Harris Teeter shopping center. The Special Residential Parking Overlay District is applied to much of this area.

The Future Land Use Map aligns with the zoning very closely with the exception of the west side of the neighborhood in which the rezoning is situated. The Powell Drive and Western Boulevard intersection is designated for Neighborhood Mixed Use, the properties around Jones Franklin Road and Western Boulevard have the Community Mixed Use designation, and the garden apartments to the west of the site show the Medium Density Residential designation.

The Carolina Avenue neighborhood is a transition area from the mixed use and higher density residential along Western Boulevard and the low density residential to the south and east. The Moderate Density Residential designation is present to the northwest of the site. Properties east of the site and south of Barstow Drive are recommended to be developed as Low Density Residential. The boundary between the two residential designations runs from north to south through the site and splits the block between Carolina Avenue and Grove Avenue.

The Wake Transit Plan has identified Western Boulevard as a Bus Rapid Transit (BRT) corridor. The Urban Form Map reflects this improved transit infrastructure by applying a Transit Oriented District designation for anticipated station areas and the Core Transit Area designation for areas within walking distance of the planned stations.

The rezoning site is in a Core Transit Area. It is roughly midway between expected station areas at Powell Drive and Hillsborough Street. An ongoing study called Equitable Development Around Transit (EDAT) is likely to produce additional policy guidance for the rezoning site that may include encouraging missing middle housing and walkability.

The rezoning request is to replace the existing R-6 district with a R-10-CU district while retaining the SRPOD. The proposed district includes zoning conditions to prohibit the Apartment building type, require a setback from the property to the south, and require pitched roofs. The impact of the rezoning would be to increase the number of units allowed on the site by roughly 13 and allow the Townhouse building type.

Allowing the townhouses would not depart significantly from the existing character. The density allowed by the proposal would be dissimilar to what is present today. Development of the site to the maximum entitlement of the proposed zoning may also entail buildings with height, bulk, and setbacks that are disparate from what the neighborhood currently exhibits.

Update for August 25: The applicant has submitted revised conditions. In addition to a condition prohibiting apartments, two conditions have been offered which required pitched roofs and require a 30-foot setback from the parcels to the south. This staff report has been revised to reflect the revisions.

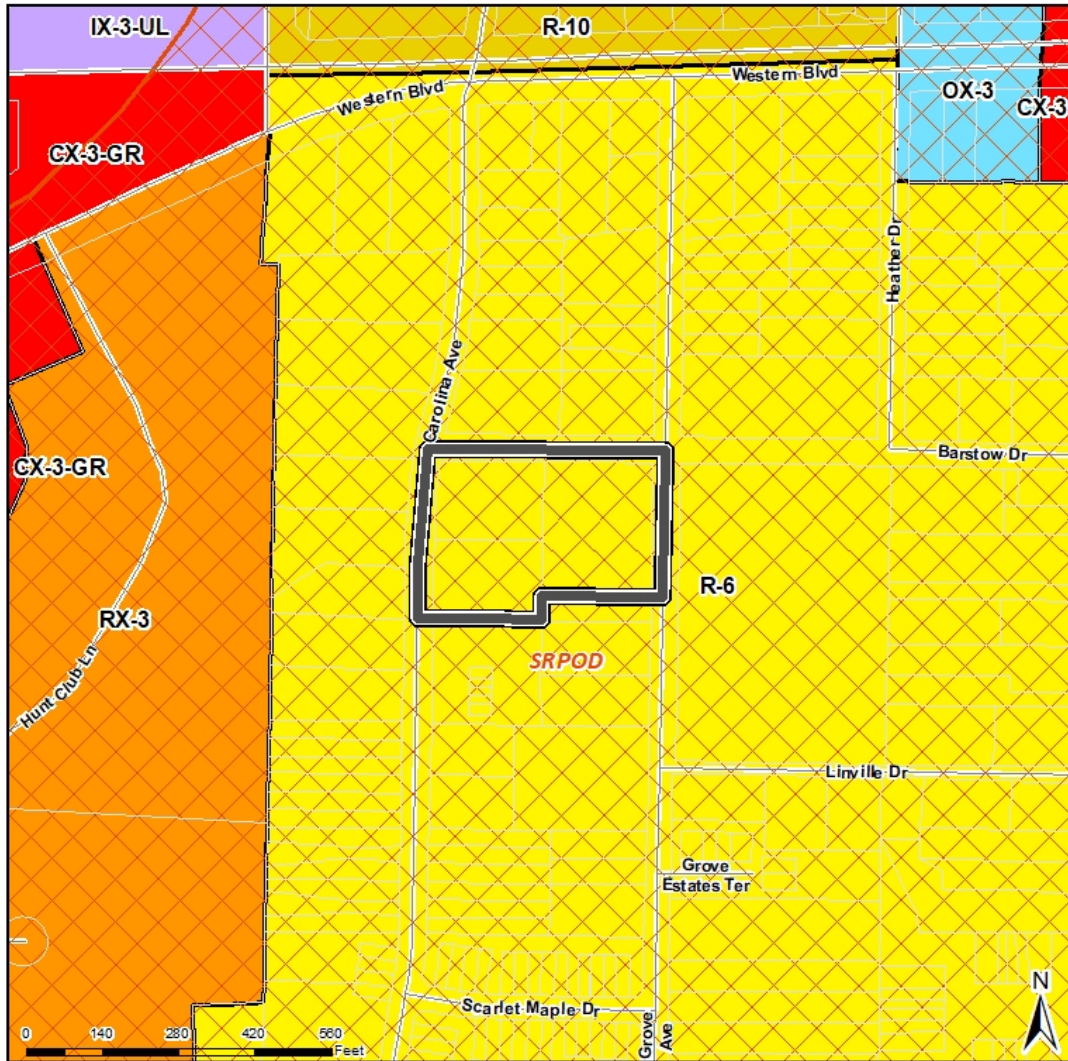
Update for September 8: The applicant has revised the conditions to limit impervious cover, require open space, and limit the location of access points to the site.

OUTSTANDING ISSUES

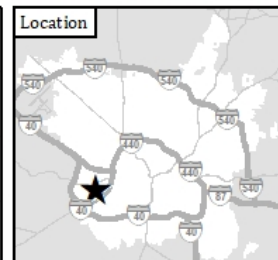
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-15-2020



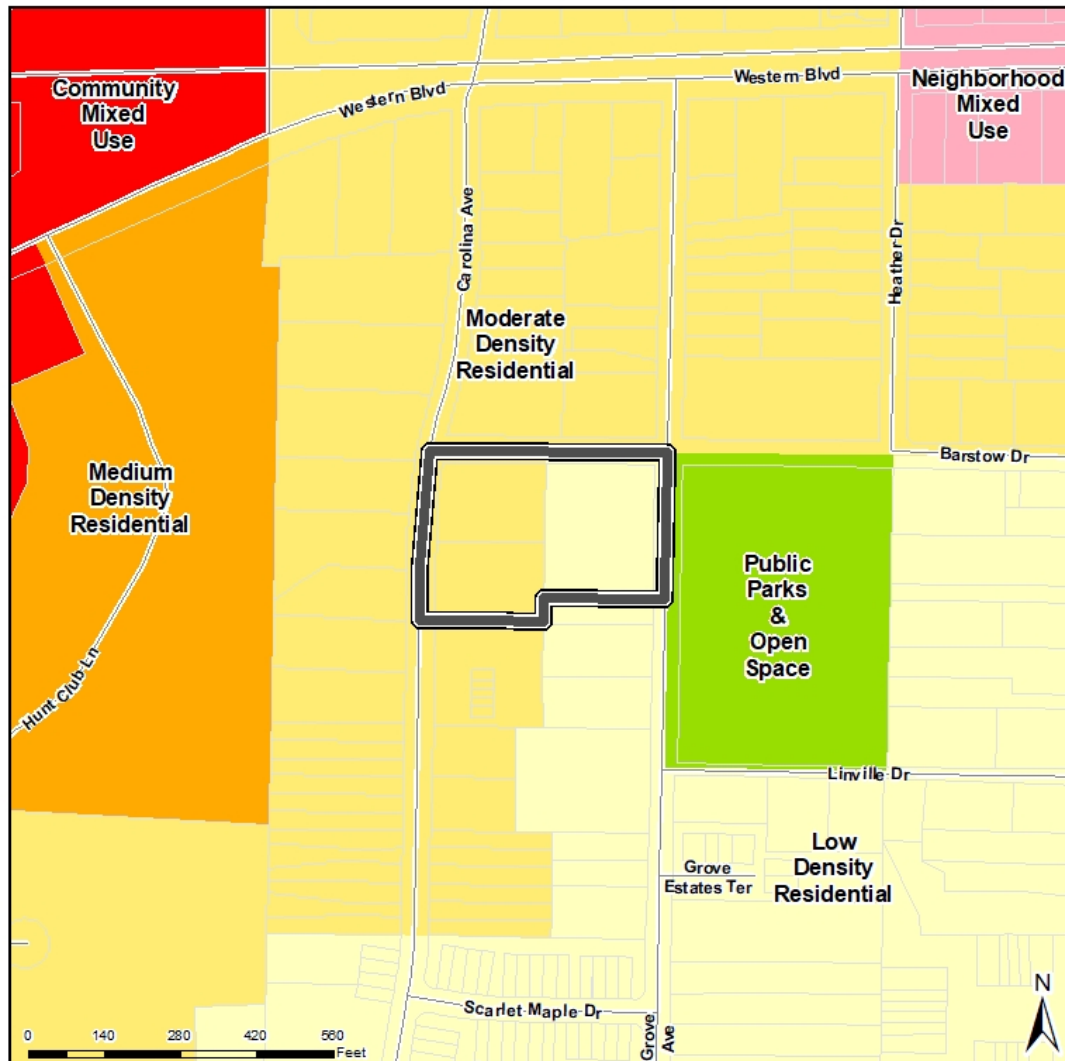
Property	601 & 605 Carolina Ave; 600 Grove Ave
Size	2.44 acres
Existing Zoning	R-6 w/SRPOD
Requested Zoning	R-10-CU w/SRPOD



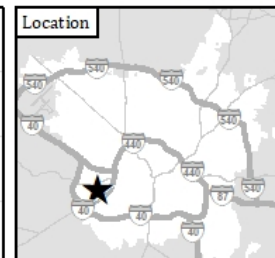
Map by Raleigh Department of City Planning (mansaf); 5/6/2020

Future Land Use

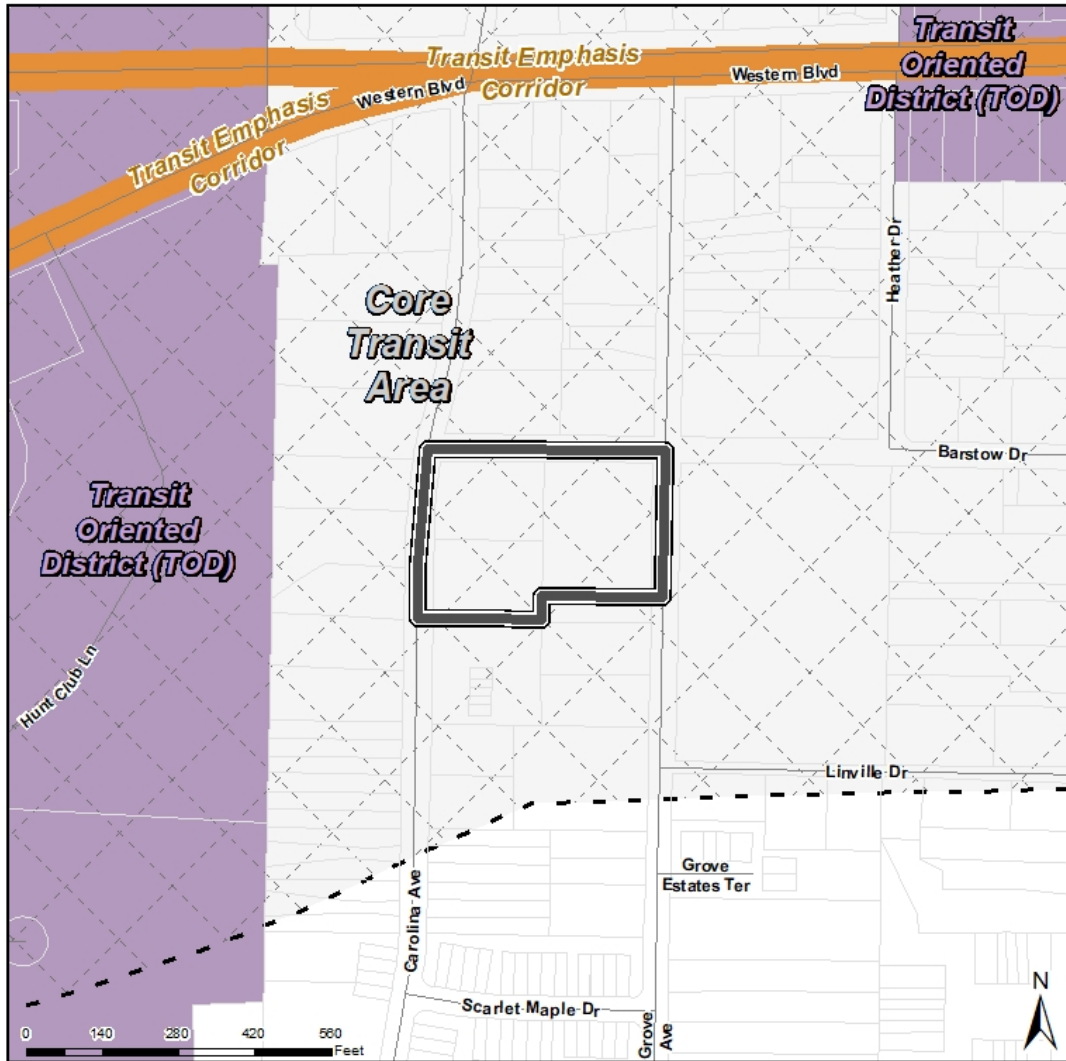
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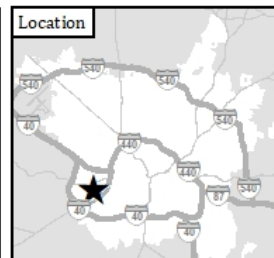
Property	601 & 605 Carolina Ave; 600 Grove Ave
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Map by Raleigh Department of City Planning (mansaf); 5/6/2020



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Existing Zoning	R-6 w/SRPOD
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Map by Raleigh Department of City Planning (mansaf): 5/6/2020

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?

Yes, the request is consistent with the Expanding Housing Choices Vision Theme because it would allow for more housing units in a wider range of building types. This potential outcome is supported by the call for “expanded supply” of housing and “housing opportunities” as the Vision Theme recommends. The Vision Theme of Managing Our Growth is also aligned with the proposal. The proximity of the rezoning site with commercial and employment destinations as well as existing and planned transit service is in keeping with the Vision Theme’s encouragement of “integrated land uses”, “alternative transportation”, and “adequate infrastructure”. Additionally, the rezoning request is supported by the Coordinating Land Use and Transportation Vision Theme in that the access to transit would “support . . . public transit services”.

The proposed zoning district would be somewhat inconsistent with the Growing Successful Neighborhoods and Communities Vision Theme due to the possibility of development that is denser than the prevailing density in the surrounding area. The allowed density may lead to conflicts with the Vision Theme’s recommendation for “careful infill” that “complements existing character”.

Overall, the request is consistent with the 2030 Comprehensive Plan.

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

Yes, in part. The rezoning site is mapped with the Moderate Density Residential designation for a little over half of its area and Low Density Residential for just under half of the land area. The proposed use is consistent with the density and building type recommendations of the Moderate Density Residential designation as the requested R-10 district allows ten dwelling units per acre. This density is below the maximum 14 units per acre recommended in Moderate Density Residential. The request would allow the Townhouse building type, which Moderate Density Residential supports. The Low Density Residential designation recommends a maximum density of six units per acre and does not support townhouse development, both of which would be achievable in the proposed district. While the Future Land Use Map supports the proposal for a slight majority of its area, the significant departure from the Future Land Use recommendations for the remaining area makes the requested district, as a whole, slightly outside the range of uses called for by the Future Land Use Map.

- 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?

Yes, the rezoning site could be developed with townhouses at an overall density of ten units per acre without major impacts on the character of the neighborhood. However, development could occur under the proposal that would have some adverse impacts on the neighborhood character. The requested district could provide greater assurance that it wouldn't alter the existing character by including conditions to emulate the massing and setbacks of the neighborhood. A zoning condition to focus the density on the western portion of the site would also reduce potential adverse impacts.

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

Yes, existing infrastructure is sufficient to serve the type of development enabled by the requested zoning. Stormwater infrastructure in the area is not well-developed. Development of the site will require stormwater control measures.

Future Land Use

Future Land Use designation: Low Density Residential and Moderate Density Residential

The rezoning request is

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

☒ **Inconsistent**

The request is consistent with the Moderate Density Residential designation on the western 1.32 acres of the site. The density of ten units per acre and Townhouse building type allowed by the proposed district are supported by this designation. The eastern 1.12 acres are designated for Low Density Residential, which suggests a maximum density of six units per acre and does not recommend townhouses. The contrast between the proposal and the Low Density Residential designation is significant enough to make the request marginally inconsistent overall with the Future Land Use Map.

Urban Form

Urban Form designation: Core Transit Area

The rezoning request is

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

☐ **Inconsistent**

☒ **Other**

Overview: The site is in a Core Transit Area which recommends an urban or hybrid frontage depending on context. The rezoning request does not include a zoning frontage. The requested zoning district is a residential district. The UDO prohibits zoning frontages from being applied to residential districts.

Impact: The rezoning area abuts two neighborhood streets and the right-of-way of an un-constructed third neighborhood street. Mixed use districts, which would allow a zoning frontage, would not be appropriate for any of these streets with the possible exception of a density-restricted Residential Mixed Use (RX) district along Carolina Avenue. If the site is developed with townhouses under the proposed zoning, the townhouse buildings will have build-to requirements for one or more of the public streets adjacent to the site. The build-to requirements, which would require a Townhouse building to be located within 55 feet of the right-of-way, will provide a degree of visual interest and spatial framing of the public realm. This moderately urban form is supportive of the foot traffic that is desirable in a Core Transit Area while allowing sensitivity to the residential context.

Compatibility: The context of the rezoning site is not well-suited to a zoning frontage. Build-to requirements associated with the Townhouse building type provide an appropriate balance between a pedestrian-friendly urban streetscape and a the detached character of the neighborhood.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The proposed zoning district would allow residential density of up to ten units per acre in the Detached, Attached, and Townhouse building types. The area surrounding the site has a density of roughly two to six units per acre in Detached, Attached, and Townhouse building types. The development that could be achieved with the requested district is compatible with the neighborhood context because it would allow the same building types and slightly higher density.

Public Benefits of the Proposed Rezoning

- The request would enable more housing opportunities by increasing the total number of possible units and the range of housing types.
- The request would enable more housing in area where residents have walkable access to transit, employment, and shopping destinations.

Detriments of the Proposed Rezoning

- The proposal may create additional vehicle trips on nearby roads.
- Stormwater runoff may be increased during certain storm events. Additional runoff may impact nearby properties where stormwater infrastructure is limited.

Policy Guidance

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

Policy LU 1.3 – Conditional Use District Consistency

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

The offered condition to prohibit the Apartment building type increases the likelihood of development under the proposed zoning that is similar to the existing development in the neighborhood. This increases the consistency of the case with Comprehensive Plan policies calling for congruity of character.

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 zoning would allow additional dwelling units in an area that already served by public utilities, public streets, and transit service.

Policy LU 4.7 – Capitalizing on Transit Access

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

A Bus Rapid Transit station is planned on Western Boulevard within walking distance of the site. The request would increase the number of dwelling units that could be built with access to the new transit service. The site is also walkable to a bus stop for existing transit routes.

Policy LU 5.1 – Reinforcing the Urban Pattern

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

The proposal includes an offered zoning condition which requires pitch roofs on principal structures. Many of the existing buildings in the surrounding area feature

pitched roofs. The Apartment building type is prohibited by another condition. While an apartment building can have a similar appearance to a townhouse building, the offered condition encourages the Townhouse building type. Much of the existing nearby development is townhouses and horizontally adjoined apartments. The combination of building type and roof pitch requirements support new development that is related to the extant pattern of development.

Policy LU 5.6 – Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

The Townhouse building type allows a zero-foot side setback. This minimal setback requirement would allow buildings to be placed very close to boundaries with adjacent properties, specifically to the south. An offered condition sets a minimum setback from the southern property boundary of 30 feet. This setback provides a greater buffer than the general R-10 standard, which creates consistency with this policy.

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.

Development enabled by the rezoning request would make use of a vacant lot and two lots developed at one unit per acre in an area where characterized by density of up to six units per acre and a mix of housing types. The proposal is somewhat dense than surrounding development but would not constitute a sharp change in the development pattern.

Policy H 1.8 – Zoning for Housing

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

The request would increase the number of allowed units by about 50% and would allow townhouse units. Housing in the area includes existing townhouses in buildings of up to four and five units. The proposal could be more consistent with this policy by offering a condition to limit the number of units in a Townhouse building.

Policy UD 8.3 – Transit Area Infill

Encourage sensitive densification in areas surrounding transit routes by promoting “missing middle” housing and accessory dwelling units in nearby residential areas, and the retrofit or redevelopment of existing underutilized properties.

The requested zoning would allow for housing that fits the description of “missing middle” such as duplexes and three- and four-unit townhouse buildings.

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

Policy LU 1.2 – Future Land Use Map and Zoning

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The Future Land Use Map designates the western part of the rezoning site for Moderate Density Residential, which calls residential development with density of 6 to 14 dwelling units per acre. The request is consistent with this designation. The eastern part of the site is designated for Low Density Residential. This designation suggests density of one to six units per acre in detached or attached houses. The request would allow more denser development and townhouses, which are not called for in the Low Density Residential designation. The substantial inconsistency of the rezoning with the Low Density Residential designation, which occupies almost one half of the site, is sufficient to make the request generally inconsistent with the Future Land Use Map.

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.

Policy UD 1.1 – Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh’s existing neighborhoods and strengthen the sense of visual order and stability.

Policy UD 5.1 – Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Existing development in the area of the rezoning is predominantly of a detached style. Multi-unit residential buildings in the neighborhood bear resemblance to nearby detached houses due to the presence of pitched roofs, horizontal articulation, varied façade materials, and/or building heights not exceeding two stories. The zoning condition requiring a pitched roof makes the inconsistency with these policies less

significant. The proposal could further improve consistency with the above policies by adding conditions to require other design cues and massing to be similar in nature to the existing development.

Area Plan Policy Guidance

There is no area plan guidance for the rezoning site. The Equitable Development Around Transit (EDAT) study may provide policy guidance for this area when it is adopted.

Housing Affordability & Energy Efficiency Analysis

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	40	Higher than citywide average
Walk Score	30	44	Higher than citywide average

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

Summary: The Walk Score and Transit Score are higher than the citywide average. A stop serving two bus routes is located less than one-quarter mile from the site. There are several retail outlets and a City park within a one-half mile walking distance.

Carbon/Energy Footprint: Housing

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

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

Summary: The requested zoning would allow detached, attached, and townhouse units. Apartments are prohibited by an offered zoning condition. The existing zoning does not allow the townhouse building type.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposed zoning would allow as many as 13 additional housing units compared to the existing zoning.
Does it include any subsidized units?	No	Subsidized units are not required by the proposal.
Does it permit a variety of housing types beyond detached houses?	Yes	Attached houses and townhouses would be allowed by the request.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	Lots for detached houses in the requested district of R-10-CU could be smaller than the citywide average.
Is it within walking distance of transit?	Yes	Two transit routes share a stop that is located within a one-quarter mile walking distance from the site.

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

Summary: The proposed zoning would enable the development of additional housing units in more compact building types in a location that has good access to transit.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Powell Dr. Park (0.8 miles) and Kaplan Dr. Park (1.2 miles). There is an open space park property adjacent to the site located at 6312 Linville Dr (50 ft).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (1.7 miles).
4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	4,750	8,000
Waste Water	0	4,750	8,000

Impact Identified:

1. The proposed rezoning would add approximately 6,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	No
Drainage Basin	Simmons Branch
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: Downstream structural flooding has been identified at 824 Ravenwood Drive. The applicant has provided documentation for exemption to UDO Section 9.2.2.E.3.

Transit

No comments.

Impact Identified: None

Transportation

Site and Location Context

Location

The Z-15-20 Site is in west Raleigh on Carolina Avenue and Grove Avenue, approximately 650 feet from Western Boulevard.

Area Plans

The Z-15-20 site is located within the Raleigh-Cary Rail Crossing (RCRX) Study area. The project studied at-grade railroad crossing and sought to determine how future rail station and road alignments would affect the community. The Powell Drive crossing is the nearest to the subject site. There are no proposed impacts to Carolina or Grove Avenues. The site is also impacted by the ongoing Western Boulevard Corridor Study, which will plan for bus rapid transit in West Raleigh.

Existing and Planned Infrastructure

Streets

Neither Carolina nor Grove Avenues are designated in the Street Plan (Map T-1) in the comprehensive plan. They are maintained by City of Raleigh and built with a curb to curb width of a neighborhood yield street (UDO Section 8.4.4.A). Carolina Avenue stubs to undeveloped property approximately 1/3 mile south of the subject property. There is an approved subdivision for the site (S-11-2019) that will extend Carolina Avenue to connect to Grove Avenue. The northern boundary of the site is a public right-of-way for Barstow Drive, which is currently unimproved.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet. The site is on a block bound by Carolina Avenue, Scarlet Maple Drive, Grove Avenue, and Barstow Drive; its perimeter is approximately 2,700 feet. Construction of Barstow Drive across the site frontage is required for subdivision of the site. No additional streets construction is by the UDO.

Pedestrian Facilities

There are no sidewalks along the Z-15-20 parcel. There is a sidewalk south of the site on the east side of Carolina Avenue that ends approximately 30 feet south of the site. There has been 1 fatal pedestrian crash in 2011 near the intersection of Carolina Avenue and Western Boulevard.

Bicycle Facilities

There are no on-street bicycle facilities on Carolina or Grove Avenues nor are any planned in Map T-3 of the Comprehensive Plan. There is an existing multi-use path on the south side of Western Boulevard. There have been no reported bicycle crashes near the site.

Transit

There are several transit stops located less than ¼ mile from the site along Western Boulevard at Hillsborough Street, Carolina Avenue and Powell Drive. GoTriangle Route 300 provides service every half hour. GoTriangle Routes 301 and 305 provide additional service during peak times. GoRaleigh Route 11L runs every hour in the eastbound on Western Boulevard, and Route 27 runs every half hour during in the westbound direction on Western Boulevard.

Additionally, the subject site is near a planned bus rapid transit station. The City is currently studying transportation and land use planning implications through the Western Boulevard Corridor Study.

Other Projects

The subject site is not located near any existing City nor NCDOT current transportation projects.

TIA Determination

Based on the Envision results, approval of case Z-15-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-6 to R-10 is projected to have 10 new trips in the AM peak hour and 13 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-15-20 Existing Land Use Single Family House	Daily	AM	PM
	9	1	1
Z-15-20 Current Zoning Entitlements Residential (R-6)	Daily	AM	PM
	179	14	19
Z-15-20 Proposed Zoning Maximums Residential (R-10)	Daily	AM	PM
	302	24	32
Z-15-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	123	10	13

Impact Identified: Development allowed by the proposed zoning may increase the number of vehicle trips on nearby streets.

Urban Forestry

No impacts identified.

Impact Identified: None

Impacts Summary

The proposed zoning may increase the number of vehicle trips on surrounding streets. Stormwater infrastructure in the area is somewhat under-developed. New development may lead to additional stormwater runoff during rain events of a certain magnitude. A structural stormwater impact has been reported downstream on Ravenwood Drive. The applicant has provided a basin analysis documenting that the site is less than 5% of the drainage area above the structural impact. The request is exempt from the requirement of a stormwater study at the rezoning phase.

Mitigation of Impacts

The applicant may wish to consider offering a zoning condition to require supplemental stormwater control measures.

CONCLUSION

Zoning case Z-15-20 is a request to rezone 2.44 acres south of Western Boulevard and east of Jones Franklin Road from R-6 to R-10-CU. The offered conditions prohibit the Apartment building type, require a 30-foot setback with the property' southern boundary, and require pitched roofs. The rezoning site is in a residential area with a mix of building types that includes detached houses, attached houses, and townhouses. The surrounding density ranges from two to six units per acre. The Future Land Use Map is split on the rezoning site and this split continues to the south, with Moderate Density Residential on the west and Low Density Residential on the east. A Core Transit Area is mapped around Western Boulevard in the site area. The rezoning parcels fall completely within the Core Transit Area designation.

The zoning proposal would allow an increase in dwelling units of roughly 50%. Townhouse units would be allowed if the zoning is approved. The request is supported by policies in the 2030 Comprehensive Plan that encourage ample supply and diverse types of housing, particularly in areas served by existing infrastructure and high-quality transit service. The Core Transit Area mapped on the site reflects a planned Bus Rapid Transit route on Western Boulevard which will have at least one stop in walking distance of the rezoning area. Three existing bus routes are also accessible from the site.

Other policies that encourage new development to be similar to existing development have mixed consistency with the rezoning. Additionally, the proposal is inconsistent with the Future Land Use Map designation on the eastern portion of the site to a degree that makes the case generally inconsistent, albeit marginally, with the Future Land Use Map. The policy consistency of the request with the housing and transit policies is more substantial than the inconsistencies of the case. It is consistent overall with the 2030 Comprehensive Plan. The proposal could be more consistent with the Comprehensive Plan if conditions were offered to limit density and prohibit townhouses on the east side of the site and to require design elements that reflect the surrounding detached character.

Stormwater impacts have been reported downstream of the site. UDO standards will require future development to control runoff for regular storm events, but drainage issues from larger storm events may be increased by the type of development allowed by the rezoning.

CASE TIMELINE

Date	Action	Notes
1/23/2020	Pre-application neighborhood meeting held.	
6/19/2020	Application complete.	
6/30/2020	Placed on Planning Commission agenda. Deferred to a later meeting.	

8/25/2020	Planning Commission review begins	
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APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	R-6	R-6	R-6	R-6, RX-3
Additional Overlay	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
Future Land Use	Low Density Residential, Moderate Density Residential	Moderate Density Residential	Low Density Residential, Moderate Density Residential	Low Density Residential, Public Parks & Open Space	Moderate Density Residential
Current Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential, Open Space	Low Density Residential
Urban Form	Core Transit Area	Core Transit Area	Core Transit Area	Core Transit Area	Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-6 w/ SRPOD	R-10-CU w/ SRPOD
Total Acreage	2.44	2.44
Setbacks:		
Front	10'	10'
Side	10'	5'
Rear	20'	20'
Residential Density:	7.8	13.1
Max. # of Residential Units	19	32
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-15-20

OVERVIEW

The request is inconsistent with the Future Land Use Map on the site's east side. The request would allow greater density and an additional building type that are not considered appropriate in the Low Density Residential Future Land Use Map designation in that area.

LIST OF AMENDMENTS

1. The Future Land Use Map for 600 Grove Avenue (PIN 0784402459) will be amended to the Moderate Density Residential category if the rezoning is approved.
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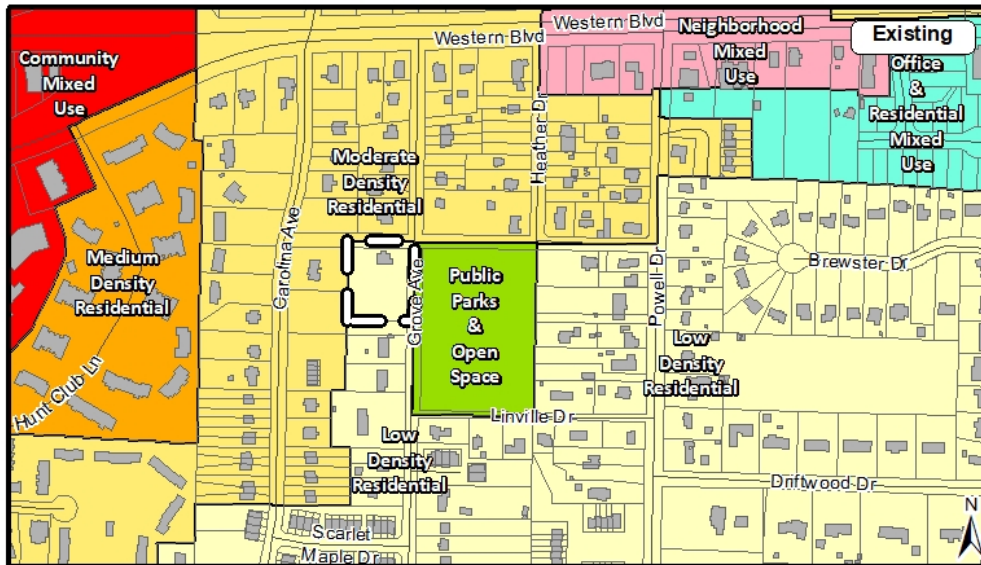
IMPACT ANALYSIS

The required amendment would encourage higher density and more residential building types at 600 Grove Avenue than are currently recommended. This may lead to subsequent rezoning requests for more intense development.

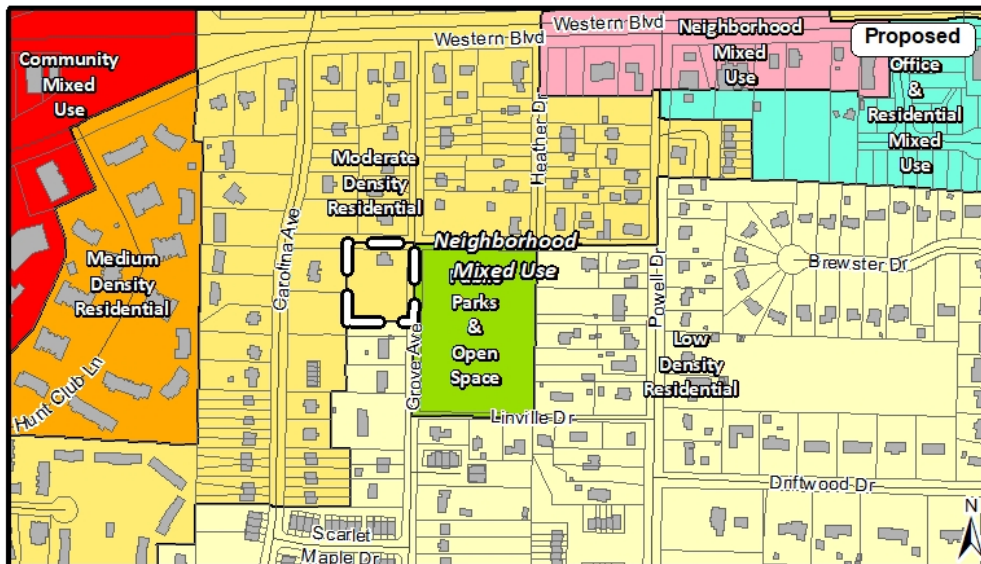
AMENDED MAPS

Z-15-2020: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Moderate Density Residential



June 11, 2020

Mr. J. Worth Mills

Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

RE: Downstream Stormwater Analysis for Z 15-20

This letter is written in response to the comment from Charles Webb, City of Raleigh Stormwater in regard to the requirement for a Downstream Stormwater Analysis to evaluate the issue of structural flooding at 824 Ravenwood Drive, Raleigh, NC. Pursuant to the City of Raleigh UDO Section 9.2.2.E.3.d, if the site is less than 5% of the drainage area, then this analysis shall not be required. The current drainage area was analyzed using the Wake County IMAPS with the stormwater facilities and drainage area turned on. A copy of this map is attached. The drainage area upstream of the structure at 824 Ravenwood Drive is approximately 235 acres. The proposed site is 2.44 acres or 1.04%. Therefore, this site is less than 5% of the drainage area and would not be required to provide a downstream stormwater analysis.

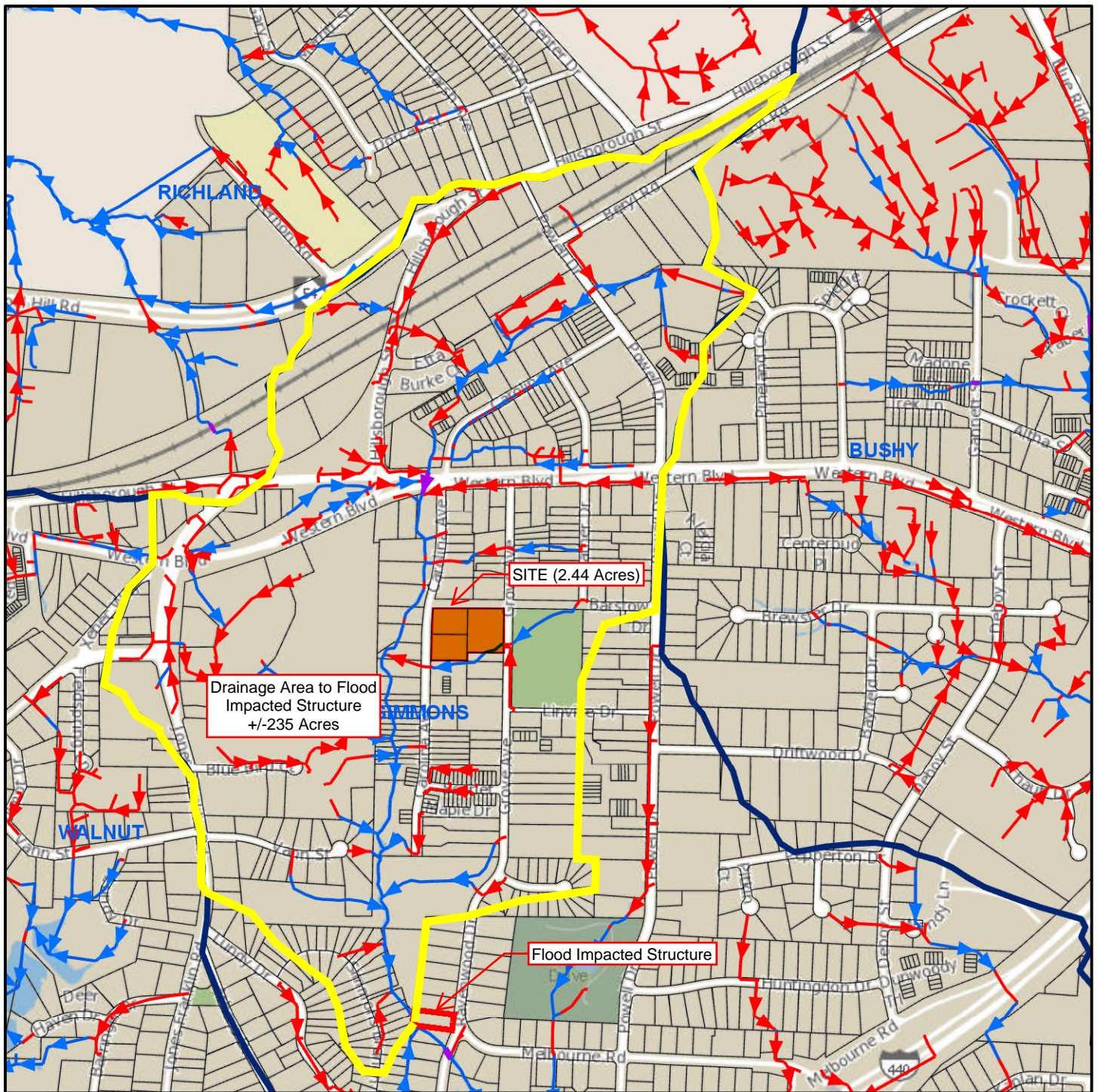
If there are any further questions, please contact Stocks Engineering at 252.459.8196. Thanks!

Sincerely,
Stocks Engineering, P.A.



J. Michael Stocks, PE





0 425 850 1,700 ft
1 inch = 800 feet

Disclaimer

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

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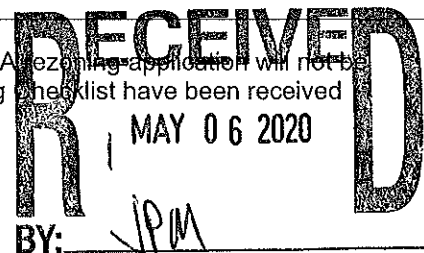
Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	R-6	Height		Frontage
Proposed Zoning Base District	R-10	Height		Frontage
Overlay(s) SRPOD				
Click here 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: Z-18-1960				
GENERAL INFORMATION				
Date	Date Amended (1)	Date Amended (2)		
Property Address 601 & 605 Carolina Avenue, 600 Grove Avenue				
Property PIN 0784-40-0468, 0784-40-0354, 0784-40-2459		Deed Reference (book/page) DB 17381/1892; DB 17249/337		
Nearest Intersection Carolina Avenue and Western Boulevard				
Property Size (acres) 2.44	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address		Phone	Fax	
Grove Developers LLC PO Box 6356 Raleigh, NC 27628		Email		
Applicant Name/Address		Phone 919.645.4317	Fax	
Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Email mbirch@longleaflp.com		
Applicant* Signature(s)		Email		

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number **Z-15-20**

OFFICE USE ONLY

Date Submitted **September 10, 2020**

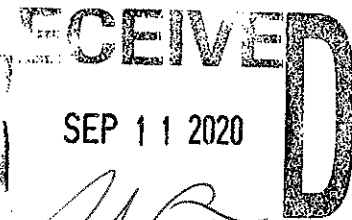
Rezoning Case #

Existing Zoning **R-6**

Proposed Zoning **R-10-CU**

Narrative of Zoning Conditions Offered

1. The Apartment building type shall be prohibited.
2. There shall be a minimum thirty-foot (30') Principal building setback from the shared boundary line with the property described in Deed Book 6310, Page 128, Wake County Registry (PIN 0784-40-1122), and a minimum sixty-foot (60') Principal building setback from the shared boundary lines with the the property described Deed Book 12156, Page 1918, Wake County Registry (PIN 0784-40-2258).
3. All Principal structures shall have a minimum roof pitch of 5:12.
4. The maximum impervious surface coverage for the total development shall not exceed fifty percent (50%).
5. The development shall set aside a minimum twenty percent (20%) of the net site area as Open Space.
6. Subject to site plan approval, all vehicular access shall be from Barstow Drive.



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

Property Owner(s) Signature

Print Name

Ronald Duane Williams

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The Future Land Use Map (FLUM) designates two of the parcels (601 & 605 Carolina Avenue) as Moderate Density Residential and the other (600 Grove Avenue) as Low Density Residential. Moderate Density Residential recommends residential density between 6 and 14 units per acre, with a mix of allowable building types (i.e., Detached, Townhouse and Apartment). Low Density Residential recommends density up to 6 units per acre, primarily with single-family detached housing. Thus, the proposed rezoning is partially consistent with the FLUM.</p> <p>2. The property is located within is located within a Core/Transit Area of the Urban Form Map, which is an area located within a quarter-mile of corridors proposed for bus rapid transit. The City has encouraged development/redevelopment within these areas to capitalize on transit access. Thus, the rezoning request is consistent with the Urban Form Map.</p> <p>3. The rezoning is compatible with surrounding development, which includes two other townhouse developments along Carolina Avenue and another townhouse development along Powell Drive.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The proposed rezoning would increase the community's housing variety.</p> <p>2. The proposed rezoning would add more residential dwelling units within a Core/Transit area, thereby taking advantage of proximity to the proposed bus rapid transit.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY
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.	Rezoning Case #
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.

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

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:

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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purposes of initiating the request, by property owners or third-party applicants.

REZONING OF PROPERTY CONSISTING OF +/- 2.44 ACRES
LOCATED SOUTH OF WESTERN BOULEVARD, BETWEEN CAROLINA AVENUE AND
GROVE AVENUE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JANUARY 23, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Thursday, January 23, at 6:00 p.m. The property considered for this potential rezoning totals approximately 2.44 acres, and is located south of Western Boulevard, between Carolina Avenue and Grove Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 0784-40-0468, 0784-40-0354, and 0784-40-2459. This meeting was held at the Westover United Methodist Church, located at 300 Powell Drive, Raleigh, NC 27606. 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

CITY OF OAKS LAW

2021 Fairview Road
Raleigh, NC 27608

POST OFFICE BOX 6356
RALEIGH, NC 27628-6356
WWW.LAWOFFICEIWA.COM

TELEPHONE: 919-578-3075
FACSIMILE: 919-573-0806
EMAIL: vincent@lawofficeiwa.com

December 30, 2019

Re: Neighborhood Meeting Notification for Potential Rezoning of 601, 605 Carolina Avenue and 600 Grove Avenue

Dear Neighbor:

A neighborhood meeting will be held on January 23, 2019 at 6PM at the Westover United Methodist Church, 300 Powell Drive. The purpose of this meeting is to discuss the proposed rezone of property located at 601 Carolina, 605 Carolina and 600 Grove Avenue. The site is the current location of a three-family residence, a vacant lot, and a single family residence. The proposed rezoning application will petition the City of Raleigh to allow for a change from R-6 zoning to R-10 zoning.

The City of Raleigh requires the applicant to hold a neighborhood meeting with notification to property owners within 500 feet of the property prior to submission of a Rezoning application. The applicant will be available for discussion of the proposed Rezoning request and associated project at this meeting. All neighbors are encouraged to attend this meeting.

If you have any concerns or questions, I can be reached at the information contained in the above letterhead.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919)996-2682 or rezoning@raleighnc.gov

Sincerely,



Vincent J. Nicolsen

EXHIBIT B – NOTICE LIST

783392765 DUTCH VILLAGE CONDOS YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	783392766 HUTTER, RICHARD A HUTTER, DENISE A 145 JONES FRANKLIN RD APT A RALEIGH NC 27606-1539	783392767 FORNEY, TALASHA 145 JONES FRANKLIN RD APT B RALEIGH NC 27606-1539
783392768 HARUN, MOHAMMED BEGUM, NOORJAHAN 8017 REMINGTON HEIGHTS DR RALEIGH NC 27616-9313	783392769 BETHEA, RODNEY BENNETT, SHAMEKA 145 JONES FRANKLIN RD APT D RALEIGH NC 27606-1539	783392770 AMZ HOME SERVICES LLC 4264 VALLONIA DR CARY NC 27519-6704
783392771 CHAVIS, FLOYD CHAVIS, BHAGAWATI 145 JONES FRANKLIN RD APT F RALEIGH NC 27606-1539	783392772 MACKARONIS, GEORGANNE 4706 BLUE BIRD CT APT A RALEIGH NC 27606-1543	783392773 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105
783392774 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105	783392775 COLEMAN, PAUL B COLEMAN, DORIS A 4706 BLUE BIRD CT APT D RALEIGH NC 27606-1543	783392776 GRAHAM, ROSS A 4706 BLUE BIRD CT APT E RALEIGH NC 27606-1543
783392777 STINES, DUBASKA CARIDAD 4706 BLUE BIRD CT APT F RALEIGH NC 27606-1543	783392778 HUBBARD, AMELIA 4706 BLUE BIRD CT APT G RALEIGH NC 27606-7653	783392779 HEAVNER, KEVIN 4706 BLUE BIRD CT APT H RALEIGH NC 27606-7653
783392780 MCELROY, ROBIN MCELROY, REBECCA H 213 GARDNER ST RALEIGH NC 27607-7107	783392781 G&A PROPERTY ONE LLC 4705 BROOK TOP CT RALEIGH NC 27606-3100	783392782 GALLAGHER, PETER B GALLAGHER, MARY B 4704 BLUE BIRD CT APT B RALEIGH NC 27606-1544
783392783 CLEM, ALEC /TR 4704 BLUE BIRD CT APT C RALEIGH NC 27606-1544	783392784 WEHAB HOMES LLC 160 MINE LAKE CT STE 200 RALEIGH NC 27615-6417	783392785 EGAN, KERRI T 4704 BLUE BIRD CT APT E RALEIGH NC 27606-1544
783392786 WHEELER, KATIE M WHEELER, BENJAMIN M 4704 BLUE BIRD CT APT F RALEIGH NC 27606-1544	783392787 STEPHAN, ELIZABETH KATE 4704 BLUE BIRD CT APT G RALEIGH NC 27606-1544	783392788 BECH, MICHAEL BECH, REBECCA 2343 LOCUST GROVE RD EDENTON NC 27932-9451
783392789 TOMICZYK, MICHAEL 837 VALERIE DR RALEIGH NC 27606-2606	783392790 SULLIVAN, KYLIN L 4700 BLUE BIRD CT APT B RALEIGH NC 27606-1542	783392791 SINK, SUSAN B 3305 GLADE SPRING CT RALEIGH NC 27612-4157
783392792 VALENZUELA, CHRISTOPHER J VALENZUELA, JESSICA A 550 VERONA PL HOLLISTER CA 95023-7125	783392793 STAMPER, ROY T 4700 BLUE BIRD CT RALEIGH NC 27606-1878	783392794 MONTOKA, ELEONORA MURILLO 4700 BLUE BIRD CT APT F RALEIGH NC 27606-7654

783392795 EVERETTE, SAMANTHA ALICIA 4700 BLUE BIRD CT APT G RALEIGH NC 27606-7654	783392796 MOHAMMAD, AMANULLAH SHARMIN, SUMONA 6300 MYRA RD RALEIGH NC 27606-1129	783392797 DAVIS, DAVID F 4701 BLUE BIRD CT APT A RALEIGH NC 27606-1545
783392798 PEDERSEN, BRETT L 4701 BLUE BIRD CT APT B RALEIGH NC 27606-1545	783392799 SUAREZ, JOEL MARZANT, EMILY D ALVERIO 149 JONES FRANKLIN RD APT F RALEIGH NC 27606-1540	783392800 BUKHARI, FATIMA 4812 BLUE BIRD CT APT A RALEIGH NC 27606-1549
783392801 YEHULUGATA, GETNET B KASA, BETLEM M 4701 BLUE BIRD CT APT E RALEIGH NC 27606-1545	783392802 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105	783392803 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105
783392804 TROIISI, DANIEL TROIISI, CHRISTOPHER 4436 OAK PARK RD RALEIGH NC 27612-5628	783392805 COVENTRY, ANN 4701 BLUE BIRD CT APT I RALEIGH NC 27606-1545	783392806 BUKHARI, FATIMA 4812 BLUE BIRD CT APT A RALEIGH NC 27606-1549
783392807 STARNES, GREGORY D 4812 BLUE BIRD CT APT B RALEIGH NC 27606-1549	783392808 REYES, ESMERALDA JIMENEZ ROMERO, GABRIEL REYES 4604 MILL BEND DR RALEIGH NC 27616-5013	783392809 YOUSSEF, NIZAM FAIQ 4812 BLUE BIRD CT APT D RALEIGH NC 27606-1549
783392810 KEYES RENTALS, LLC 3408 MORNINGSIDE DR RALEIGH NC 27607-3023	783392811 JARRETT, RHONDA LYNN 4810 BLUE BIRD CT APT B RALEIGH NC 27606-1548	783392812 HEYWARD, CHRISTOPHER HEYWARD, LATIDRA 4810 BLUE BIRD CT APT C RALEIGH NC 27606-1548
783392813 PETERSEN, ANDREW A 4810 BLUE BIRD CT APT D RALEIGH NC 27606-1548	783392814 IRA INNOVATIONS LLC FBO CLAUDE EARL FOX IRA PO BOX 24647 OAKLAND PARK FL 33307-4647	783392815 LUNA, CARLA E 4810 BLUE BIRD CT APT F RALEIGH NC 27606-7682
783392816 GLADIEUX, CLAYTON COOK 809 E HARGETT ST RALEIGH NC 27601-1631	783392817 LEE, ASHLEY FOURIE TRUSTEE THE STEPHEN PAUL FOURIE IRREVOCABLE TRUST 367 BRINKLEY CIR MEBANE NC 27302-9943	783392818 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105
783392819 LITTLE, ELIZABETH LITTLE, NIGEL C J 116 NORMANDALE DR CARY NC 27513-5245	783392820 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105	783392821 BADR, FARIDA ALI ABBAS 4808 BLUE BIRD CT APT F RALEIGH NC 27606-1547
783392822 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105	783392823 BURLESON, CYNTHIA S BURLESON, JERRY L 141 JONES FRANKLIN RD APT B RALEIGH NC 27606-1538	783392824 MROCZKIEWICZ, STEFAN MROCZKIEWICZ, CHRISTY C 7209 CAPULIN CREST DR APEX NC 27539-4105

783392825 HARDISON, PAUL HARDISON, SARAH 141 JONES FRANKLIN RD APT D RALEIGH NC 27606-1538	783392826 BUNCH, DESHARN R BUNCH, ISAAC JR 141 JONES FRANKLIN RD RALEIGH NC 27606-1885	783392827 GUO, CHUNZHI ZHANG, BEIRONG 115 STABLEGATE DR CARY NC 27513-8338
783392828 HARRIS, DE'RAYMES 141 JONES FRANKLIN RD APT G RALEIGH NC 27606-1538	783392829 BLOUNT, RONALD SR 141 JONES FRANKLIN RD APT H RALEIGH NC 27606-1538	783392830 HUNN, CLAUS-PETER HUNN, NICOLE 704 WALCOTT WAY CARY NC 27519-6800
783392831 MCGEE, J ROBERT 4703 BLUE BIRD CT APT B RALEIGH NC 27606-7680	783392832 MILLS, JAMES T 4703 BLUE BIRD CT APT C RALEIGH NC 27606-7680	783392833 AULT, MARJORIE A 4703 BLUE BIRD CT APT D RALEIGH NC 27606-7680
783392834 BEAM, THOMAS L BEAM, MARY W 4703 BLUE BIRD CT APT E RALEIGH NC 27606-1546	783392835 BEAM, THOMAS L BEAM, MARY W 7030 NC HIGHWAY 49 S DENTON NC 27239-8348	783392836 O'REILLY, RICHARD CAVAN 4703 BLUE BIRD CT APT G RALEIGH NC 27606-1546
783392837 RASHED, SHAKH MOHAMMAD MAHAB RUMY, SALMA JAFAR 4703 BLUE BIRD CT APT H RALEIGH NC 27606-1546	783392838 CURRY, MICHAEL T CURRY, JENICE M 201 MUIRFIELD SMITHFIELD VA 23430-6997	783392839 BLACK, AIMEE NICOLE 1200 HARRISON CREEK BLVD APT 2302 PETERSBURG VA 23803-4787
783392840 KISIEL, ALEXANDRA M 4705 BLUE BIRD CT APT B RALEIGH NC 27606-1541	783392841 BEAM, THOMAS L BEAM, MARY 4705 BLUE BIRD CT APT C RALEIGH NC 27606-1541	783392842 HILL, DANIEL CLIFTON 4705 BLUE BIRD CT APT D RALEIGH NC 27606-1541
783392843 VICTORY OF NC LLC PO BOX 105 MORRISVILLE NC 27560-0105	783392844 LAHMIRA, MOHAMMED EZZAHIR, NAJAT 4705 BLUE BIRD CT APT F RALEIGH NC 27606-1541	783392845 FORKNER, MICHAEL D 4705 BLUE BIRD CT APT G RALEIGH NC 27606-1541
783392846 SARSOUR, HISHAM SARSOUR, Wafa MARDI 1126 ASHFORD LN CARY NC 27511-4801	783392847 MOHAMMED, ASLAM 201 FINSBURY ST APT 303 DURHAM NC 27703-8208	783392848 BROCKMAN, MORGAN W 15150 BLANCO RD APT 6311 SAN ANTONIO TX 78232-3324
783392849 PETERSSEN, ROBERT H 115 BRANDYWINE DR RALEIGH NC 27607-4953	783392850 FRIED, IRENE A 710 MIDDLETON AVE CARY NC 27513-4421	783392851 SANTANA, JOHN A SANTANA, MARY L 106 KIMBERLY DR EDENTON NC 27932-1612
783392852 SCHAVIS HOLDINGS LLC 165 W END AVE APT 22M NEW YORK NY 10023-5513	783392853 ROUGHTON, CHANDRA LYNN 4818 BLUE BIRD CT APT D RALEIGH NC 27606-1551	783392854 WINSTON, BARRY WINSTON, KATHLEEN 410 HUDSON CT CARY NC 27511-3565

783392855 IRA INNOVATIONS, LLC CLAUDE EARL FOX IRA PO BOX 24647 OAKLAND PARK FL 33307-4647	783392856 BENJELLOUN, YOUSSEF 4816 BLUE BIRD CT APT C RALEIGH NC 27606-1550	783392857 BUKHARI, FATIMA 4812 BLUE BIRD CT APT A RALEIGH NC 27606-1549
783392858 ALBERTSON, BRETT D ALBERTSON, JENNIFER L 2417 BAILEYS LANDING DR RALEIGH NC 27606-4263	783392859 GOLPOUR, HASSAN 4816 BLUE BIRD CT APT G RALEIGH NC 27606-1550	783392860 DALAL & SHATAGAR REAL ESTATE INVESTMENTS, LLC 5 ACORN DR EDISON NJ 08820-2829
783392861 DUPUIS, RICHARD DUPUIS, MELANIE 4822 BLUE BIRD CT APT B RALEIGH NC 27606-1552	783392862 WALTERS, DANIEL 5407 SIMMONS DR LUMBERTON NC 28360-8225	783392863 O'NEILL, KATHERINE JULES 4822 BLUE BIRD CT APT D RALEIGH NC 27606-1552
783392864 ABDO, BASHAR J ABDO, CARLENE A 149 JONES FRANKLIN RD APT A RALEIGH NC 27606-1540	783392865 DAUBE, JASON DAUBE, JENNIFER 2613 PIZZO PT APEX NC 27502-9651	783392866 HAWKINS, BRANDON G 149 JONES FRANKLIN RD APT C RALEIGH NC 27606-1540
783392867 PARDUE, WILLIAM PAUL 149 JONES FRANKLIN RD APT D RALEIGH NC 27606-1540	783392868 EDENTON ESTATES INC 211 BATTERY POINT PL CARY NC 27513-2209	783392869 SUAREZ, JOEL MARZANT, EMILY D ALVERIO 149 JONES FRANKLIN RD APT F RALEIGH NC 27606-1540
783392870 MYRICK, GENE 149 JONES FRANKLIN RD APT G RALEIGH NC 27606-1540	783392871 EVANS, JAMARI D 149 JONES FRANKLIN RD APT H RALEIGH NC 27606-1540	783392872 BEAMAN, SAMUEL BRET 3807 WOODSIDE RD GARNER NC 27529-2649
783392873 FLYNN, DANIEL J FLYNN, NORA C 505 AMELIA AVE RALEIGH NC 27615-1504	783392874 SANTANA, DANIEL F 6805 MIDDLEBORO DR RALEIGH NC 27612-2670	783392875 PW INVESTMENTS NC LLC 4 REVERE CT PINEHURST NC 28374-8754
783392876 SANTANA, DANIEL F 6805 MIDDLEBORO DR RALEIGH NC 27612-2670	783392877 SANTANA, DANIEL F 6805 MIDDLEBORO DR RALEIGH NC 27612-2670	783392878 STRATUS PROPERTIES LLC 5009 WHITE LEAF CT RALEIGH NC 27610-8106
783392879 BEAMAN, SAMUEL BRET 3807 WOODSIDE RD GARNER NC 27529-2649	783392880 BEAMAN, SAMUEL BRET 3807 WOODSIDE RD GARNER NC 27529-2649	783392881 MARKS, SHUFORD B MARKS, POSEY R PO BOX 55518 SAINT PETERSBURG FL 33732-5518
783392882 MARKS, SHUFORD B MARKS, POSEY R PO BOX 55518 SAINT PETERSBURG FL 33732-5518	783392883 BARKER, WILLIAM T JR BARKER, CAROL C 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173	783392884 SPALTENSTEIN, ANDREW 4105 BREWSTER DR RALEIGH NC 27606-1711

783392885 KRISHNAMURTHY, DINESH 1300 TRIBUTE CENTER DR APT 388 RALEIGH NC 27612-3154	783392886 KRISHNAMURTHY, DINESH 1300 TRIBUTE CENTER DR APT 388 RALEIGH NC 27612-3154	783392887 KNOTTS, JASON C KNOTTS, ANDREA E 6301 GROVE ESTATES TER RALEIGH NC 27606-1691
783392888 KATTA, JANARDHANA R KATTA, MAYA R 13009 GERSHWIN WAY SILVER SPRING MD 20904-6812	783392889 BEST, MICHAEL BEST, LAURA 6311 GROVE ESTATES TER RALEIGH NC 27606-1691	783392890 WHITE, DARRELL JR SINGH, LALITA 6313 GROVE ESTATES TER RALEIGH NC 27606-1691
783392891 JAEGER HOMES INC TERRY L CURETON JR 201 LIME CREEK CT CARY NC 27519-6402	783392892 DAMELIO, MARIA SUSAN 701 GROVE AVE RALEIGH NC 27606-1611	783392893 HOUGHTON, CHARLES PAUL JR 6321 LINVILLE DR RALEIGH NC 27606-1647
783392894 LINVILLE RENTALS LLC 3008 CAMPBELL RD RALEIGH NC 27606-4422	783392895 HUNTERS GLEN II LLC INVESTCORP INTERNATIONAL REALTY INC 280 PARK AVE NEW YORK NY 10017-1274	783392896 STRATUS PROPERTIES LLC 5009 WHITE LEAF CT RALEIGH NC 27610-8106
783392897 P & P PROPERTY GROUP LLC 1221 SOPHIE RD CREEDMOOR NC 27522-8301	783392898 P & P PROPERTY GROUP LLC 1221 SOPHIE RD CREEDMOOR NC 27522-8301	783392899 HASTY, SUSAN C 616 CAROLINA AVE RALEIGH NC 27606-1606
783392900 PRICE, VANEATON JR PRICE, JANET W 431 SHULER CT COLUMBIA SC 29212-8020	783392901 SWIFT, ZACHARY THOMAS SWIFT, KELSEY DIANE 2622 KILGORE AVE RALEIGH NC 27607	783392902 HEATH, JOHN DAMON 604 CAROLINA AVE RALEIGH NC 27606-1606
783392903 KUEHL, JONATHAN KUEHL, NICOLE 836 RUTH CIR FUQUAY VARINA NC 27526-4248	783392904 STACEY, SEAN T STACEY, NORA 5816 SAND PEBBLE PL RALEIGH NC 27613-6092	783392905 1513 S BLOODWORTH LLC 1513 S BLOODWORTH ST RALEIGH NC 27610-3903
783392906 GARBER, RONALD HILL 3316 CHILDERS ST RALEIGH NC 27612-4950	783392907 DIXON, LUCY L 5507 WESTERN BLVD RALEIGH NC 27606-1697	783392908 CALLOWAY, JOHN MCCRIMMON JR 5505 WESTERN BLVD RALEIGH NC 27606-1697
783392909 VIGIL, JOAQUIN K 502 CAROLINA AVE RALEIGH NC 27606-1604	783392910 BARKER, WILLIAM T JR BARKER, CAROL C 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173	783392911 CARR, CAROLE J 1611 BRISBANE WOODS WAY CARY NC 27518-9253
783392912 RODRIGUEZ, MIGUEL 625 CAROLINA AVE RALEIGH NC 27606-1605	783392913 JOHNSON, LARRY D JOHNSON, JOY M 2704 GLEN BURNIE DR RALEIGH NC 27607-3007	783392914 SHUTE, THOMAS R SHUTE, CAROLE A 2109 WEYBRIDGE DR RALEIGH NC 27615-5563

783392915 B FALLON MELVIN JR TRUST 12570 NC 50 HWY N WILLOW SPRING NC 27592-8161	783392916 GROVE DEVELOPERS LLC PO BOX 6356 RALEIGH NC 27628-6356	783392917 GROVE DEVELOPERS LLC 601 CAROLINA AVE RALEIGH NC 27606-5611
783392918 MCMILLAN, JANA 710 POWELL DR APT C RALEIGH NC 27606-1652	783392919 CAROLINA AVE TOWNHOMES HOMEOWNERS 6112 SAINT GILES ST STE 400 RALEIGH NC 27612-7043	783392920 SMITH, BILLIE B SMITH, BETSY T 4574 SPRINGMOOR CT RALEIGH NC 27615-5708
783392921 BELL, KRISTOPHER R BELL, DIANE H 511 CAROLINA AVE RALEIGH NC 27606-1603	783392922 TALHAOUY, LEKBIR TALHAOUY, ATIKA MAYOUR 509 CAROLINA AVE RALEIGH NC 27606-1603	783392923 SIDDIQUI, MOHAMMAD IBRAHIM SIDDIQUI, AHSAN IBRAHIM 505 CAROLINA AVE RALEIGH NC 27606-1603
783392924 SIDDIQUI, IRFAN SIDDIQUI, MUNWWAR 220 SE MAYNARD RD CARY NC 27511-4510	783392925 MCCOLLUM, JULIA T 628 GROVE AVE RALEIGH NC 27606-1610	783392926 SP GROVE LLC 8161 CAMELOT DR HARRISBURG NC 28075-9376
783392927 JOHNSON, CHARLES N PO BOX 27 MORRISVILLE NC 27560-0027	783392928 JOHNSON, CHARLES N PO BOX 27 MORRISVILLE NC 27560-0027	783392929 GROVE DEVELOPERS LLC PO BOX 6356 RALEIGH NC 27628-6356
783392930 MCMILLAN, JANA 710 POWELL DR APT C RALEIGH NC 27606-1652	783392931 MCMILLAN, JANA 710 POWELL DR APT C RALEIGH NC 27606-1652	783392932 BLANTON, THOMAS A 1508 CARR ST RALEIGH NC 27608-2302
783392933 MOUNTAIN, JAMIE MOUNTAIN, BRIAN 313 SHERWEE DR RALEIGH NC 27603-3521	783392934 BLANTON, THOMAS A 1508 CARR ST RALEIGH NC 27608-2302	783392935 STAM, HEATHER D 517 GROVE AVE RALEIGH NC 27606-1607
783392936 SMITH, RYAN SIEFERS, ANDREA 515 GROVE AVE RALEIGH NC 27606-1607	783392937 TEMPLETON, DAVID BASHFORD TEMPLETON, MAGGIE BASHFORD 513 GROVE AVE RALEIGH NC 27606-1607	783392938 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
783392939 HEARN, DAVID CLYDE 311 DEERFIELD RD APEX NC 27523-7375	783392940 OZTALAY, MATTHEW RIESE, MONICA 511 1/2 GROVE AVE RALEIGH NC 27606	783392941 BASHFORD, SARAH G DUNLAP, RUSSELL M 511 GROVE AVE RALEIGH NC 27606-1607
783392942 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719	783392943 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719	783392944 BOLCH, MARY KATHERINE PEELE 7816 MADISON PARK LN RALEIGH NC 27615-3196

783392945 BOLCH, MARY KATHERINE PEELE 7816 MADISON PARK LN RALEIGH NC 27615-3196	783392946 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719	783392947 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719
783392948 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719	783392949 LINVILLE RENTALS LLC 3008 CAMPBELL RD RALEIGH NC 27606-4422	783392950 CAVE, ADAM M R CAVE, CYNTHIA D 612 POWELL DR RALEIGH NC 27606-1624
783392951 DUPREE, JOSEPH EDWARD JR DUPREE, TERESA COSTON 7002 FORDLAND DR RALEIGH NC 27606-4499	783392952 DUPREE, JOSEPH EDWARD JR DUPREE, TERESA COSTON 7002 FORDLAND DR RALEIGH NC 27606-4499	783392953 JANSEN, PAUL STERLING JANSEN, MARY CASHWELL 422 SAINT MARYS ST RALEIGH NC 27605-1734
783392954 VERZAAL, DENNIS L 808 BARSTOW DR RALEIGH NC 27606-1602	783392955 ROBINSON, CLAYTON E ROBINSON, BETTY G 511 HEATHER DR RALEIGH NC 27606-1615	783392956 HIGHSMITH, WALTER R JR HIGHSMITH, BONNIE J 614 POWELL DR RALEIGH NC 27606-1624
783392957 HIGHSMITH, WALTER R JR HIGHSMITH, BONNIE J 614 POWELL DR RALEIGH NC 27606-1624	783392958 TENZING INVESTMENTS LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719	783392959 ROSCIANO, GLEN JAMES 5405 WESTERN BLVD RALEIGH NC 27606-1645
783392960 CORBETT, SPRITE B JR CORBETT, TAMMY J 506 GROVE AVE RALEIGH NC 27606-1608	783392961 MCCLAMROCK, LARRY JOE 5311 WESTERN BLVD RALEIGH NC 27606-1643	783392962 POECKE LLC PO BOX 30653 RALEIGH NC 27622-0653
783392963 A SQUARED LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719		

EXHIBIT C – ITEMS DISCUSSED

1. Will the developer perform a wildlife study prior to construction?
2. Potential for stormwater issues similar to “Build Raleigh”
3. Additional clearing of wetland areas
4. Anticipated number of townhomes
5. Number of bedrooms per townhome
6. Expected price point
7. The purpose of the rezoning
8. The possibility of connecting Barstow Drive
9. Does the developer have concept drawings of townhomes?

EXHIBIT D – MEETING ATTENDEES

1. John Heath
2. Thomas Shute
3. Allison Shackelford
4. Tony Subbero
5. Kris & Diane Bell
6. Zach Swift
7. Mario Damelio
8. Paul Houghton