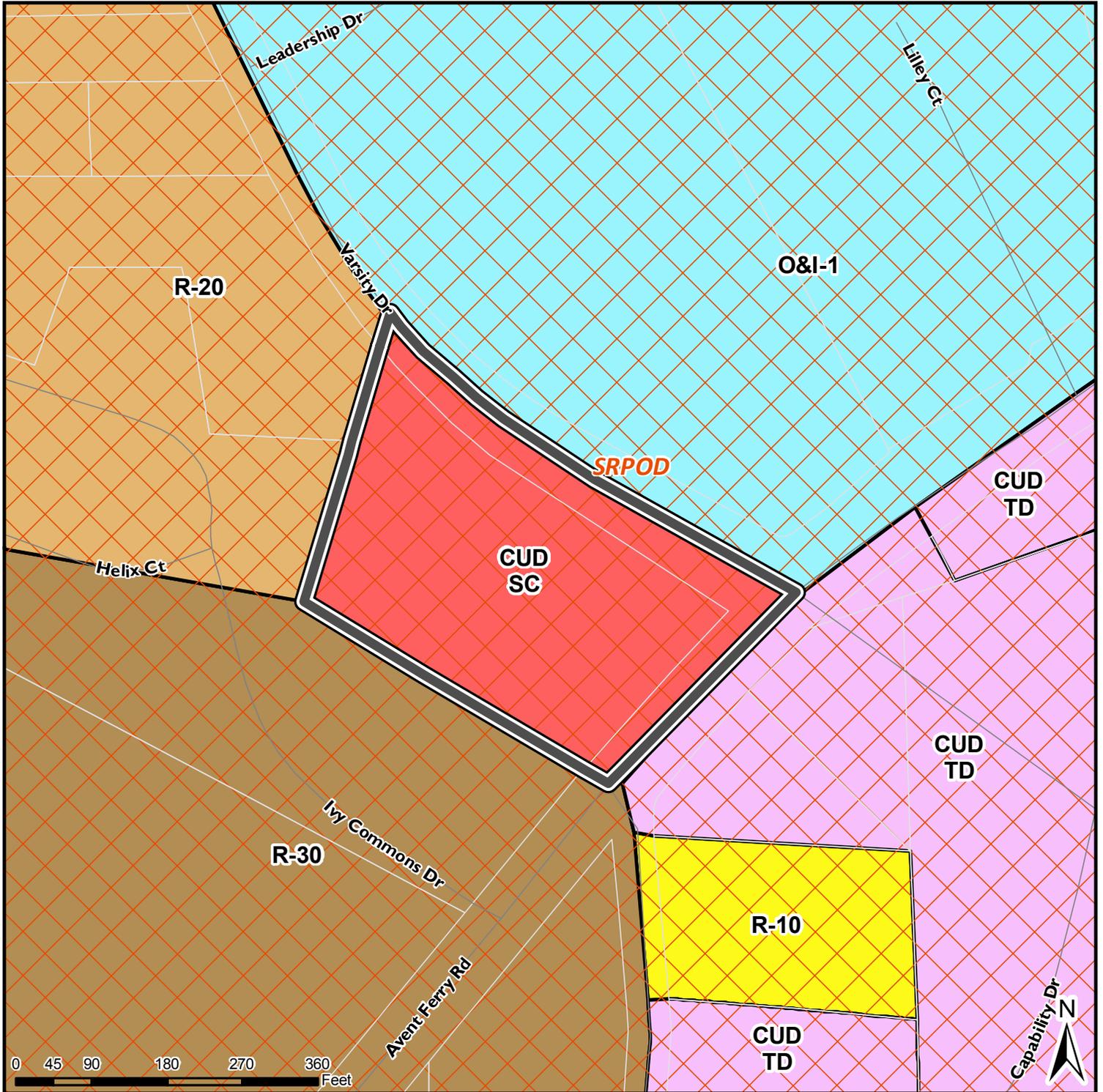


Existing Zoning Map

Z-16-2014



Submittal Date

5/20/2014

Request:

2.86 acres from
CUD SC w/SRPOD
to **RX-5-UL-CU**
w/ **-SRPOD**





Certified Recommendation

Raleigh Planning Commission

CR# 11591

Case Information Z-16-14 Varsity Drive

<i>Location</i>	General location, major crossroads: Southwest Raleigh, southwest corner of the intersection of Avent Ferry Road and Varsity Drive. Address: 1530 Varsity Drive PIN: 0793472384
<i>Request</i>	Rezone property from SC CUD w/SRPOD to RX-5-UL-CU w/SRPOD
<i>Area of Request</i>	2.86 acres
<i>Property Owner</i>	Dobs, Inc. 3939 Glenwood Avenue Suite 166 Raleigh, NC 27612-4739
<i>Applicant</i>	Lacy H. Reaves Smith Anderson law firm P. O. Box 2611 Raleigh, NC 27602-2611
<i>Citizens Advisory Council</i>	West CAC Co-Chairs: Benson Kirkman Benson.Kirkman@att.net Jim Paumier Jopaumier@earthlink.net
<i>PC Recommendation Deadline</i>	October 22, 2014

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Neighborhood Mixed Use
<i>URBAN FORM</i>	Avent Ferry Road is designated a Transit Emphasis Corridor
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.6--Zoning and Infrastructure Impacts Policy LU 6.4--Bus Stop Dedication Policy UD 1.10--Frontage Policy UD 7.3 – Design Guidelines
<i>INCONSISTENT Policies</i>	None noted



Staff Coordinator: James Brantley james.brantley@raleighnc.gov

Zoning Staff Report

Z-16-14 Varsity Drive

Conditional Use District

Staff Coordinator: James Brantley: (919) 996-2651; james.brantley@raleighnc.gov

Case Summary

Overview

The 2.86 acre site is in southwest Raleigh just south of the NCSU main campus. It is located in the southwestern quadrant of the intersection of Varsity Drive and Avent Ferry Road, across Avent Ferry Road from the entrance to Centennial Campus. The site is currently occupied by several one and two story multi-family buildings constructed in 1964 and 1985.

The site is in an area dominated by apartment buildings and the University. Apartment development wraps around the site on the south and west. To the north is the NCSU Varsity Research Building, and to the east is the entrance to NCSU Centennial Campus.

The site is designated for Neighborhood Mixed Use on the Future Land Use Map. Lands to the west and south are designated for Medium Density Residential, and the University properties to the north and east are designated Institutional.

Avent Ferry Road is designated a Transit Emphasis Corridor on the Urban Form Map. The site is to the southwest, near but not in or contiguous with the Mixed Use Center in the Mission Valley area.

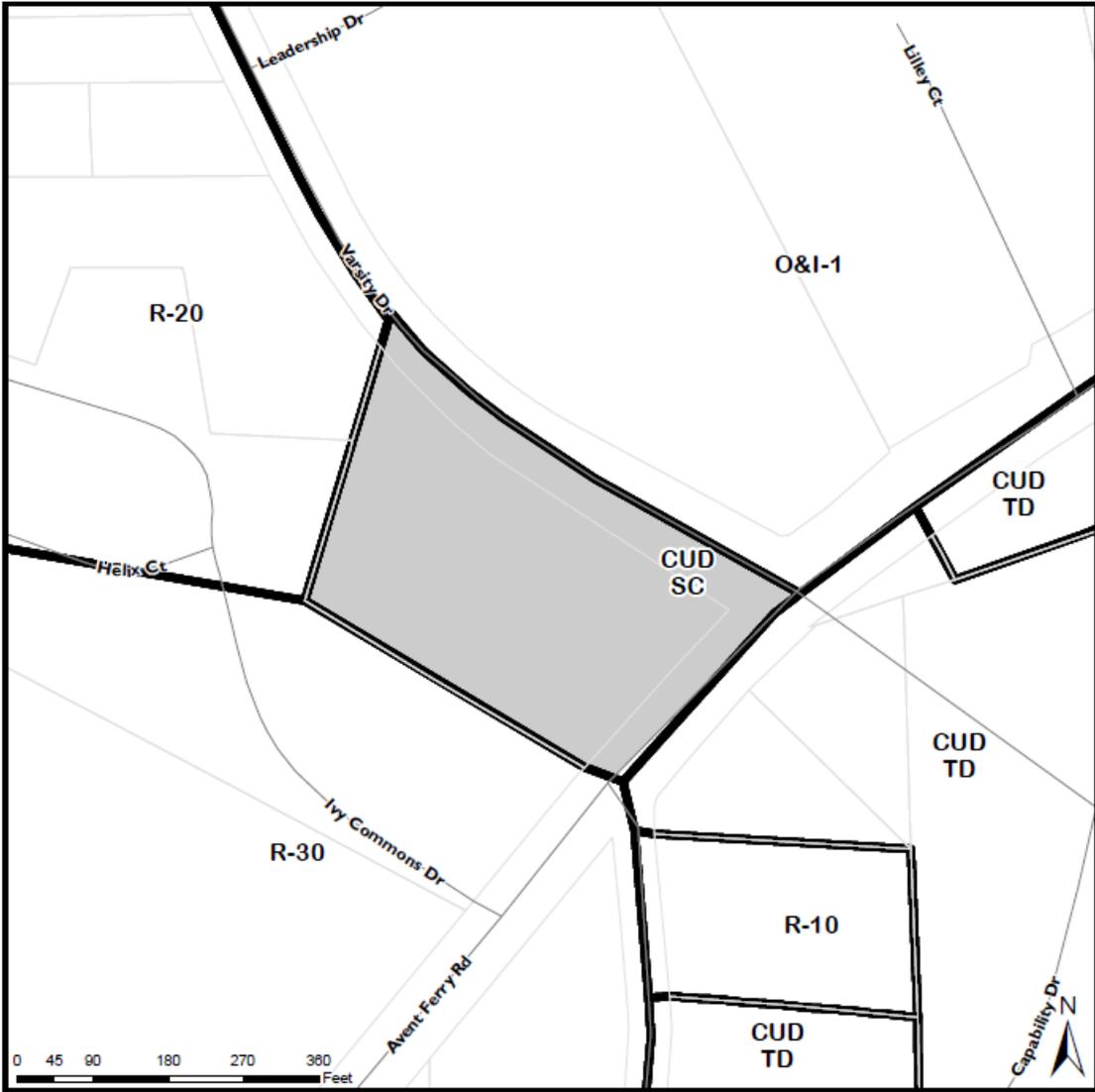
The site is currently zoned SC CUD; the zoning was established by Z-7-06. Current conditions prohibit a number of uses (particularly shopping centers), and generally limit the height of any structure to 4 stories/60'. There are other conditions which deal with site issues, such as signs and lighting. Properties to the south are zoned R-30 and to the west R-20. To the north is O&I-1 zoning and to the east, Centennial Campus is zoned TD CUD.

Outstanding Issues

<i>Outstanding Issues</i>	1. None noted	<i>Suggested Mitigation</i>	1. None suggested
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ZONING REQUEST

Existing Zoning Map Z-16-2014



Submittal Date
5/20/2014

Request:
2.86 acres from
CUD SC w/SRPOD
to **RX-5-UL-CU**
w/ **-SRPOD**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	SC CUD	O&I-1	R-30	TD CUD	R-20
<i>Additional Overlay</i>	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
<i>Future Land Use</i>	Neighborhood Mixed Use	Institutional	Medium Density Residential	Institutional	Medium Density Residential
<i>Current Land Use</i>	Apartments	University office building	Apartments	NCSU	
<i>Urban Form (if applicable)</i>	Avent Ferry Road is a Transit Emphasis Corridor	Avent Ferry Road is a Transit Emphasis Corridor	Avent Ferry Road is a Transit Emphasis Corridor	Avent Ferry Road is a Transit Emphasis Corridor	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	30 dwellings per acre	80 dwellings per acre
<i>Setbacks:</i>		
<i>Front:</i>	20'	5'
<i>Side:</i>	5'	5'
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	Cannot be determined	4,000 square feet*
<i>Office Intensity Permitted:</i>	Cannot be determined	4,000 square feet*

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	2.73	2.73
<i>Zoning</i>	SC CUD w/SRPOD	RX-5-UG-CU w/SRPOD
<i>Max. Gross Building SF (if applicable)</i>	159,000**	Cannot be determined
<i>Max. # of Residential Units</i>	82**	217**
<i>Max. Gross Office SF</i>	86,000**	4,000*
<i>Max. Gross Retail SF</i>	10,000**	4,000*
<i>Max. Gross Industrial SF</i>	Industrial not allowed	Industrial not allowed
<i>Potential F.A.R</i>	1.34	Cannot be determined

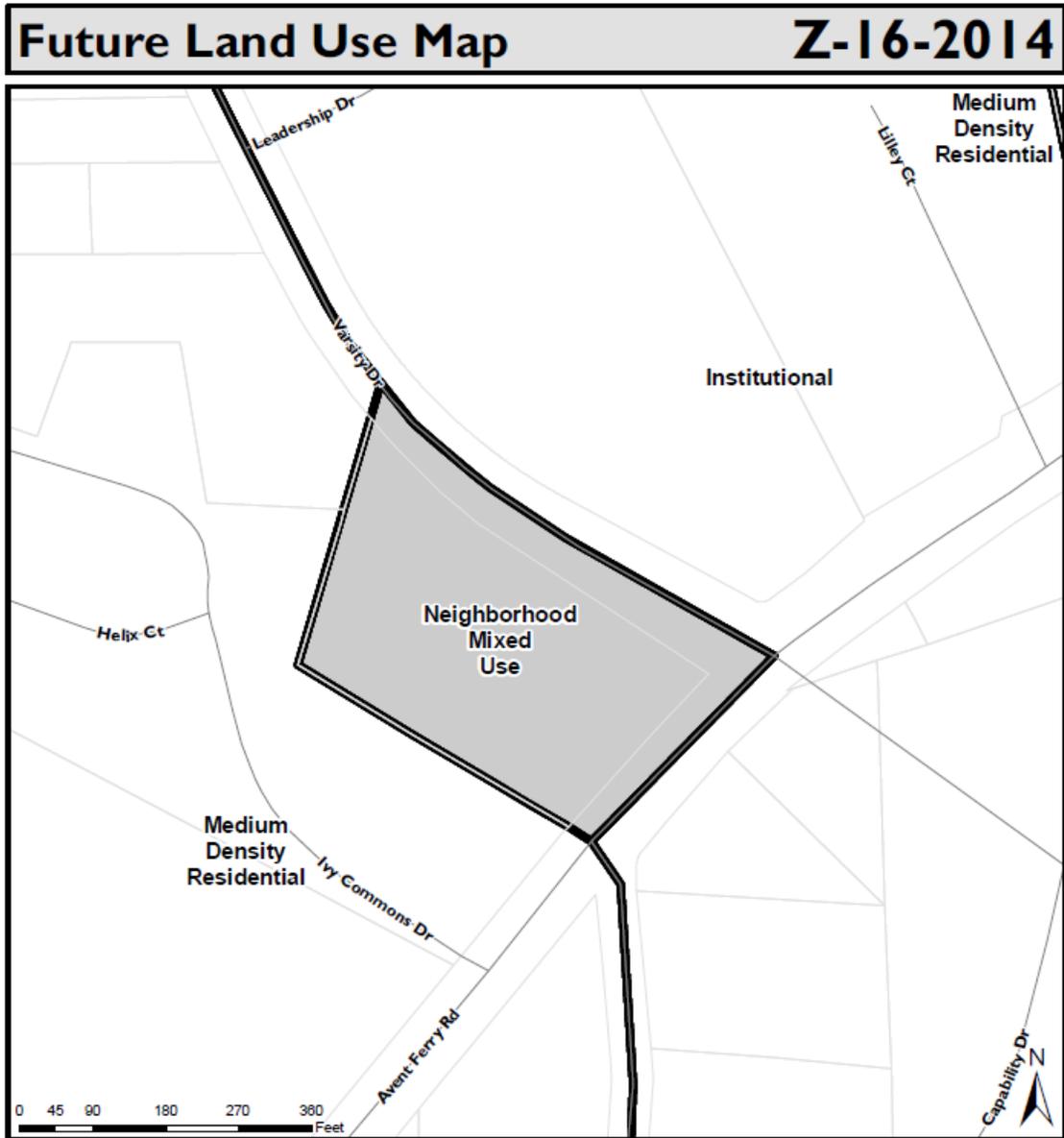
*In RX zoning retail and office uses are restricted to ground floor corners of apartment buildings, maximum 4,000 square feet, and the building corner must face two public streets.

**The development intensities for proposed zoning districts were estimated using the *Envision Tomorrow* impact analysis tool. Reasonable assumptions are factored into the analysis to project the worst case development scenario for the proposed rezoning. The estimates presented in this table are rough estimates intended only to provide guidance for analysis in the absence of F.A.R's and density caps for specific UDO districts.

The proposed rezoning is:

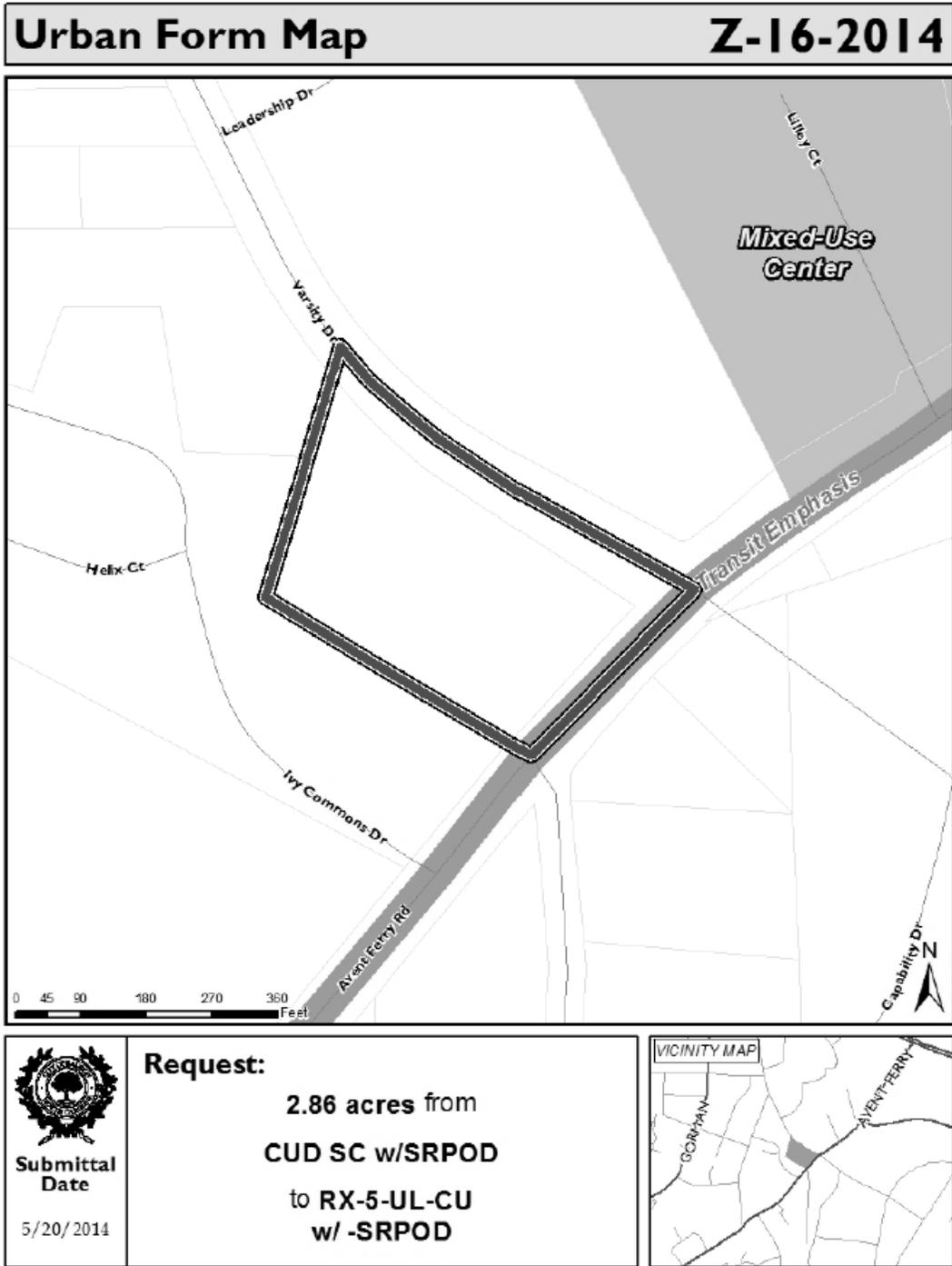
Compatible with the property and surrounding area.

FUTURE LAND USE MAP



 <p>Submittal Date 5/20/2014</p>	<p>Request: 2.86 acres from CUD SC w/SRPOD to RX-5-UL-CU w/ -SRPOD</p>	<p>VICINITY MAP</p> 
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URBAN FORM MAP



2. Comprehensive Plan Consistency Analysis

All rezoning petitions are subject to a four point test for consistency, as per the guidance of Section A.1 of the Comprehensive Plan:

1. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
2. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
3. 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?
4. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Staff finds this case consistent. The proposal is consistent with the Comprehensive Plan, which recommends a maximum of 5 stories for the Neighborhood Mixed Use FLUM designation. Therefore the proposal meets tests 1 and 2. Test 3 is not applicable. The proposal also meets test 4 in that city infrastructure and services are adequate to serve the development. Regarding test 4, the proposed rezoning conditions do not meet Raleigh Street Design Manual thresholds for a traffic analysis report.

2.1 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

2.2 Urban Form

Urban Form designation:

Avent Ferry Road is a Transit Emphasis Corridor.

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent

Analysis of Inconsistency:

Transit Emphasis Corridors: A subset of the Multi-Modal corridors on the Growth Framework Map, these corridors are identified in the Wake County Bus plan and programmed for a much higher level of bus-based service, including frequent buses, amenities at every stop, the completion of the pedestrian network, and potentially traffic signal priority for transit. As these corridors are major streets, a hybrid approach to frontage is recommended.

2.3 Policy Guidance

No policy inconsistencies are noted.

2.4 Area Plan Policy Guidance

Not applicable; no area plan has been prepared that includes this site.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposal would locate student-oriented housing close to the University on a transit emphasis corridor.

3.2 Detriments of the Proposed Rezoning

None noted.

4. Impact Analysis

4.1 Transportation

This site is located at the intersection of an Avenue, 4-Lane, Divided (Avent Ferry Rd) and an Avenue, 2-Lane, Undivided (Varsity Dr). The intersection of Avent Ferry/Varsity is signalized. The required right-of-way along Avent Ferry Rd is one half of 104 feet. The required right-of-way along Varsity Dr is one half of 64 feet. There are no CIP projects adjacent to this site. The proposed rezoning conditions do not meet Raleigh Street Design Manual criteria for a traffic analysis report. In accordance with Section 6.2 of the Raleigh Street Design Manual, the site must provide cross access with abutting properties unless otherwise not required by the Public Works Director. Two access points to the public road system will be required. Access points should be placed as far from the intersection of Avent Ferry/Varsity as practical.

Impact Identified: None

4.2 Transit

This location is currently served by CAT routes 11 Avent Ferry and 11L Buck Jones and the NCSU Wolfline. There are currently stops located in both the outbound and inbound direction

at Avent Ferry Varsity.

Impact Identified: Increased student housing will likely increase demand for transit along this corridor. The condition of a transit easement and shelter helps to offset the increase in ridership.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Article 9 of UDO
<i>Overlay District</i>	None

Impact Identified: Subject to Stormwater Regulations outlined in Article 9 of UDO. No Neuse Buffers or Floodplain exist on the site.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	13,500 gpd	54,000 gpd
<i>Waste Water</i>	13,500 gpd	54,000 gpd

Impact Identified: The proposed rezoning would add approximately 40,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

Verification of available for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required of the developer.

4.5 Parks and Recreation

Recreation services for the proposed site will be provided by Pullen Park. There are no adjacent greenway trails, corridors, or connectors. The nearest access to greenway connectors is .6 miles. Pullen Park is 1.2 miles away.

Impact Identified: None.

4.6 Urban Forestry

Impact Identified:

1. The subject parcel of 1530 Varsity Dr. is 2.8 acres in size which makes it subject to UDO Article 9.1 Tree Conservation when the parcel is re-developed.

2. The proposed re-zoning (RX-5-UG-CU w/SRPOD), if approved, may allow elimination of all potential tree conservation areas on the property, specifically several large trees that appear to be 24" dbh or larger along Varsity Dr.

4.7 Designated Historic Resources

N/A

4.8 Community Development

N/A

4.9 Appearance Commission

N/A

4.10 Impacts Summary

The proposal will have minimal impacts on City infrastructure and services.

4.11 Mitigation of Impacts

None noted.

5. Conclusions

The proposal is consistent with the Comprehensive Plan and the Future Land Use Map.



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification: Shopping Center CUD with SRPOD Proposed Zoning Classification Base District Height 5 Frontage Urban Limited Residential Mixed Use – CU with SRPOD If the property has been previously rezoned, provide the rezoning case number. Z-7-06 _____ Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 388981	Transaction Number

GENERAL INFORMATION		
Property Address: 1530 Varsity Drive		Date August 8, 2014
Property PIN: 0793-47-2384	Deed Reference (Book/Page): Book 6661, Page 628	
Nearest Intersection: Varsity Drive and Avent Ferry Road		Property size (in acres): 2.86
Property Owner/Address: Dobs, Inc. 3939 Glenwood Ave., Ste. 166 Raleigh, NC 27612-4739	Phone N/A	Fax N/A
	Email N/A	
Project Contact Person/Address: Lacy H. Reaves Smith Anderson PO Box 2611 Raleigh, NC 27602-2611	Phone: 919-821-6704	Fax: 919-821-6800
	Email: lreaves@smithlaw.com	
Owner/Agent Signature: Dobs, Inc. By: 	Email N/A	
Lacy H. Reaves, Attorney		

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



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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-16-14		Transaction Number
Date Submitted August <u>12</u> , 2014		
Existing Zoning SC-CUD	Proposed Zoning RX-5	

NARRATIVE OF ZONING CONDITIONS OFFERED: For purposes of the following conditions, Tax Parcel PIN 0793-47-2384 (Deed recorded at Book 6661, Page 628 of the Wake County Registry) is referred to as the "Property."

1. The following uses shall be prohibited upon the Property: boardinghouse; congregate care; fraternity; sorority; life care community; cottage court; emergency shelter Type B; telecommunication tower; and rest home. The number of dwelling units constructed upon the Property shall not exceed 80 dwellings per acre.
2. Upon redevelopment, pedestrian access shall be provided which shall connect the primary entrances of any building upon the Property to the sidewalks along Varsity Drive and Avent Ferry Road. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least eight (8) feet.
3. Upon redevelopment, at least eighty-five percent (85%) of the required off-street parking spaces provided upon the Property shall be contained in a parking structure. Wall enclosures of the parking structure will have openings that provide natural light and ventilation per UDO Article 3.4.2.B.2. These openings will be screened in a manner that diffuses light from light sources within the parking structure. Additionally, screening designs at the openings shall prevent the passage of objects having a diameter greater than three (3) inches.
4. Upon redevelopment there shall be provided no fewer than 24 short term bicycle parking spaces and 150 long term bicycle parking spaces upon the Property.
5. At least thirty-five percent (35%) of each external building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of masonry. An "external building side" shall be a side of any building constructed on the Property that faces a public right-of-way or another parcel of land. EIFS, vinyl (other than for windows, trim, and soffits), and cementitious panels with raised battens at perimeter joints shall not be used on any external building side. However, painted cementitious panels joined at perimeter edges with continuous recessed metal joints may be so utilized.
6. Prior to the issuance of a building permit with respect to the Property, the owner shall offer the City two (2) transit easements; one along Varsity Drive and one along Avent Ferry Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. If requested by the City, with respect to each such easement, the owner shall provide a shelter with electrical service and nighttime lighting provided by the owner, but otherwise in accordance with the City's standard policies. The size of each such shelter, however, shall be increased by at least fifty percent (50%) if allowed by the City's Transit Division. If acceptable to the City's Transit Division, at the owner's election each transit easement and shelter may be located adjacent to and/or incorporated into the façade of any building constructed upon the Property facing the right of way of Avent Ferry Road or Varsity Drive. The location of each easement shall be approved by the Transit Division and the written deed of easement shall be approved by the City Attorney.
7. Any building constructed upon the Property shall be set back a minimum of thirty-five (35) feet from any boundary of the Property that does not abut a public right-of-way. Unless a greater buffer is required by the UDO, along any boundary of the Property that does not abut a public right-of-way, there shall be maintained either (a) a secondary tree conservation area per UDO Article 9.1 a minimum of thirty-two (32) feet in width or (b) in areas not utilized for tree conservation, a Type A2 transitional protective yard a minimum of ten (10) feet in width with a closed fence 6.5 feet in height and landscaped in accordance with Section 7.2.4.A of the Unified Development Ordinance.
8. The size of required street trees along Varsity Drive and Avent Ferry Road shall be increased to a minimum caliper of four (4) inches diameter at breast height (D.B.H.).

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Dobs, Inc. By:  President	Print Name Judy Coggin
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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
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.	Transaction Number Zoning Case Number Z-16-14

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.

1.	The Property is designated Neighborhood Mixed Use in the Future Land Use Map. Multifamily residential uses are appropriate in Neighborhood Mixed Use areas.
2.	The topography of the Property makes it likely that with a lower level parking structure the building constructed on the site will extend five (5) stories above the ground at some points and six (6) stories at others. Therefore, the petitioner has requested a rezoning to RX-7, rather than RX-5. In condition 7, however, height is limited to seventy-two (72) feet, which is within the height parameter of seventy-five (75) feet established for a five (5) story building by Section 3.3.1 of the Unified Development Ordinance. This is consistent with the maximum height guideline recommended in Table LU-2 of the Comprehensive Plan for a Core/Transit site within an area designated Neighborhood Mixed Use in the Future Land Use Map. The Property is at the intersection of two 4-lane Divided Avenues, one of which, Avent Ferry Road, is designated a Transit Emphasis Corridor on the Urban Form Map. The Property is surrounded by a large area characterized by a mix of uses, which include office and research facilities, retail uses, and multifamily residences. Accordingly, it is property considered a Core/Transit site for purposes of Table LU-2.
3.	The proposed rezoning is consistent with the following Comprehensive Plan Policies: LU1.2 "Future Land Use and Zoning Consistency", LU 1.3 "Conditional Use District Consistency", Policy LU 2.2 "Compact Development", Policy LU 4.9 "Corridor Development", Policy LU 5.6 "Buffering Requirements", Policy LU 8.14 "Student-Oriented Housing", Policy H 1.8 "Zoning for Housing".
4.	The Property is located immediately adjacent to NC State University and Centennial Campus without proximity to a single family neighborhood. Therefore, rezoning the Property as proposed for multifamily residential purposes, with a potential for high density utilization, is particularly supportive of Comprehensive Plan Policy LU 8.14 which advocates the encouragement of student-oriented housing.

PUBLIC BENEFITS

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

1.	The proposed rezoning will facilitate the redevelopment of an underutilized parcel now developed with improvements that are more than 50 years old.
2.	The proposed rezoning will facilitate the development of a significant number of new multifamily dwelling units in close proximity to North Carolina State University within a Transit Emphasis Corridor.
3.	The proposed rezoning will facilitate the development of a significant number of student-oriented housing units at a location that does not impact an existing single family neighborhood.



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1.	The Property is designated Neighborhood Mixed Use in the Future Land Use Map. Multifamily residential uses are appropriate in Neighborhood Mixed Use areas.
2.	Table LU-2 of the Comprehensive Plan provides height guidelines for the various types of areas designated in the FLUM. The Table has a column for "Core/Transit Areas" and "General." The height guidelines for Neighborhood Mixed Use areas are a maximum of four stories for "General" and five stories for "Core/Transit Areas." On page 36 of the Plan the definition of "Core/Transit Areas" includes areas "fronting along a corridor programmed for high-capacity frequent bus transit." The Planned Transit Facilities Map on page 86 of the Plan identifies Avent Ferry Road as a "Priority Transit Corridor." Therefore, Avent Ferry Road is "programmed for high-capacity frequent bus transit." The proposed RX-5 zoning of the Property is thus consistent with the height guidelines of Table LU-2.
3.	The proposed rezoning is consistent with the following Comprehensive Plan Policies: LU1.2 "Future Land Use and Zoning Consistency", LU 1.3 "Conditional Use District Consistency", Policy LU 2.2 "Compact Development", Policy LU 4.9 "Corridor Development", Policy LU 5.6 "Buffering Requirements", Policy LU 8.14 "Student-Oriented Housing", Policy H 1.8 "Zoning for Housing".
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URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a “mixed use center” or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

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: Although the property will be developed primarily for residential uses, it is likely that limited goods and services will be available to the residents on the premises.</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: The property does not adjoin a low density neighborhood. The building height is within guidelines established by the Comprehensive Plan. The adjoining parcels are zoned R-20, R-30, O&I-1, and TDCUD, all of which are legacy districts which allow construction to any height (with increased setbacks). A tree conservation area or a landscaped area with a fence will separate the property from the areas to the south and west.</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: No new roads will be constructed with this development.</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: No new roads will be constructed with this development.</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: No new roads will be constructed with this development.</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: Substantially all of the off-street parking will be provided in a parking structure.</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: The building facades will be located within 25 feet of the curb and off-street parking will be primarily in a structure.</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: Substantially all of the off-street parking will be in a parking structure.</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: An outdoor amenity area will be provided in accordance with the UDO.</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: An outdoor amenity area will be provided in accordance with the UDO.</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: An outdoor amenity area will be provided in accordance with the UDO.</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: An outdoor amenity area will be provided in accordance with the UDO.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: Substantially all of the off-street parking will be in a parking structure.</p>
15.	<p><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></p> <p>Response: Substantially all of the off-street parking will be in a parking structure.</p>

**PROPOSED REZONING OF PIN NO. 0793-47-2384
(THE "PROPOSED ZONING CASE")**

Approximately 3.0 Acres – 1530 Varsity Drive

REPORT OF MARCH 12, 2014 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4.D of the Unified Development Ordinance, a neighborhood meeting was held with respect to the Proposed Zoning Case at 6:00 p.m. on Wednesday, March 12, 2014 in the office of the Smith Anderson Law Firm on the 23rd Floor of the Wells Fargo Building in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about February 21, 2014 via First Class U.S. Mail.

Attached as Exhibit C is a list of the persons in attendance at the meeting. Lacy Reaves began the meeting and identified the property proposed for rezoning (the "Property"). He introduced Preston Hart of Phoenix Property Company, the proposed developer. Mr. Hart discussed the current use and zoning of the Property and the characteristics of the multifamily development proposed. He also discussed the nature of the proposed rezoning. Individuals present at the meeting asked questions concerning the design of the building contemplated for the Property, building materials and amenities and buffering from the adjoining Ivy Commons Condominiums.

The issues discussed at the meeting included the proposed use of the Property, the proposed site plan and building design, and setbacks and buffering between the building to be constructed on the Property and Ivy Commons. At this time, there have been no changes to the rezoning petition subsequent to the neighborhood meeting.

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

Respectfully submitted, this 20th day of May, 2014.



Lacy H. Reaves, Attorney

Exhibit A

MAP ID	Property Address	Mailing Address 1	Mailing Address 2	Mailing Address 3	Mailing Address 4	PIN	PIN Extension
1	1530 VARSITY DR	DOBS INC	3939 GLENWOOD AVE STE 166			793472384	
2	2 WATAUGA CLUB DR	NORTH CAROLINA STATE OF OFFICE OF CHAN	HOLLADAY HALL - ROOM A	PO BOX 7008		794507874	0
2	3115 WESTERN BLVD	UNITED STATES OF AMERICA	310 NEW BERN AVE			794507874	800
2	1400 BLUE RIDGE RD	NORTH CAROLINA STATE OF OFFICE OF CHAN	HALLADAY HALL-ROOM A	PO BOX 7008		794507874	801
2	3200 FAUCETTE DR	NCSU OFFICE OF CHANCELLOR	HALLADAY HALL - ROOM A	PO BOX 7008		794507874	801
2	1201 VARSITY DR	NORTH CAROLINA STATE OF OFFICE OF CHAN	HOLLADAY HALL-ROOM A	CAMPUS PO BOX 7008		794507874	802
2	1361 VARSITY DR	WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550		794507874	807
2	3127 LIGON ST	USDA PLANT RESEARCH OFFICE OF CHANCELLOR	HOLLADAY HALL - ROOM A	CAMPUS PO BOX 7008		794507874	808
2	2304 GREEK VILLAGE DR	ETA UPSILON HOUSE CORP OF KAPPA DEL	HAMILTON FINANCIAL	3710 UNIVERSITY DR STE 330		794507874	809
2	2312 GREEK VILLAGE DR	SIGMA NU	NCSU BETA TAU CHAPTER	PO BOX 1869		794507874	810
3	2303 AVENT FERRY ROAD	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST		793479401	
4	2425 AVENT FERRY RD	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST		793477212	
5	2431 AVENT FERRY RD	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST		793476019	
6	801 LAKE RALEIGH RD	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	1321 MAIL SERVICE CTR		793466933	
7	800 LAKE RALEIGH RD	NORTH CAROLINA STATE OF	C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CTR		793463739	
8	1515 CREST RD	BARROW SAFRIT INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	0
8	3504 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	1
8	3504 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665		793378387	2
8	3504 IVY COMMONS DR	KARR, MARK M	3504 IVY COMMONS DR APT 201	RALEIGH NC 27606-3030		793378387	3
8	3530 IVY COMMONS DR	HUTTON, ELIZABETH DICKS	C/O NORA H SHEPARD	2427 GLENWOOD AVE		793378387	4
8	3504 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	5
8	3504 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	6
8	3506 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	7
8	3506 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	8
8	3506 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665		793378387	9
8	3506 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	10
8	3506 IVY COMMONS DR	GREEN, JOSEPH A TRUSTEE GREEN, MARY MC	3425 SHEEP PASTURE RD	SPRING HOPE NC 27882-8026		793378387	11
8	3506 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	12
8	3500 IVY COMMONS DR	GARNER BOROVIINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	13
8	3500 IVY COMMONS DR	SAFRIT, MARY C	2325 RIDGE RD	RALEIGH NC 27612-5112		793378387	14
8	3500 IVY COMMONS DR	TEMPLE, BETTY JO	704 SHOULARS RD	RICH SQUARE NC 27869-9415		793378387	15
8	3500 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665		793378387	16
8	3500 IVY COMMONS DR	NGUYEN, PETER & LYNN K LUU	202 BELLADONNA CIR	ROLESVILLE NC 27571-9312		793378387	17
8	3500 IVY COMMONS DR	LUBKER, ADAM	2708 TRYON PINES DR	RALEIGH NC 27603-6202		793378387	18
8	3502 IVY COMMONS DR	BOST, LARRY G & SHARON V	4100 HIGHWAY 200	CONCORD NC 28025-8164		793378387	19
8	3502 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	20
8	3502 IVY COMMONS DR	DEVANE, KELLY	202 ANNANDALE DR	CARY NC 27511-6504		793378387	21
8	3502 IVY COMMONS DR	HUTTON, ELIZABETH DICKS	C/O NORA H SHEPARD	2427 GLENWOOD AVE		793378387	22
8	3502 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	23
8	3502 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE UNDER WILL OF	NORASARK LLC	PO BOX 6665		793378387	24
8	3510 IVY COMMONS DR	DAVIS, DENNIS HUGH DAVIS, AMY	PO BOX 242	LATTIMORE NC 28089-0242		793378387	25
8	3510 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	26
8	3510 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665		793378387	27
8	3510 IVY COMMONS DR	COUSINS, BRENT L & CYNTHIA B	1308 HUNTWOOD LN	CARY NC 27511-5622		793378387	28
8	3510 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	29
8	3510 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665		793378387	30
8	3512 IVY COMMONS DR	DEVANE, KELLY A	202 ANNANDALE DR	CARY NC 27511-6504		793378387	31

Exhibit A

8	3512 IVY COMMONS DR	ROCKLAND CENTRE LLC	107 ROCKLAND CIR	CARY NC 27519-6185		793378387	32
8	3512 IVY COMMONS DR	SETTLE-SHONTZ LLC	460 SHERIFF WATSON RD	SANFORD NC 27332-6758		793378387	33
8	3512 IVY COMMONS DR	DOG-LEG OAK	318 CUTLER ST	RALEIGH NC 27603-1920		793378387	34
8	3512 IVY COMMONS DR	GARNER BOROVINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	35
8	3512 IVY COMMONS DR	JARVIS OAKS	318 CUTLER ST	RALEIGH NC 27603-1920		793378387	36
8	3511 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	37
8	3511 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	38
8	3511 IVY COMMONS DR	LELON CALVIN ALEXANDER CREDIT SHEL	308 TROON VILLAGE LN	CARY NC 27511-6718		793378387	39
8	3511 IVY COMMONS DR	EZEDIN, RAMI	3117 PURLAND DR	RALEIGH NC 27603-5113		793378387	40
8	3511 IVY COMMONS DR	LUCAS, KENNETH A & DAWN S	7424 CHAPEL HILL RD # 301	RALEIGH NC 27607-5079		793378387	41
8	3511 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	42
8	3513 IVY COMMONS DR	VANEYK, ARIE VANEYK, BERNIE	3513 IVY COMMONS DR APT 101	RALEIGH NC 27606-3025		793378387	43
8	3513 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE SHEPARD, ROBEI	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	44
8	3513 IVY COMMONS DR	DUTTMAN, DANA WILLIAM & LISA	621 ARISTA LN	WENDELL NC 27591-7651		793378387	45
8	3513 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE U/W/O ROBERT	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	46
8	3513 IVY COMMONS DR	STODDARD, CARLA E	5708 TIMBER LN	RALEIGH NC 27606-9485		793378387	47
8	3513 IVY COMMONS DR	CLINE, TERRY A & DEBRA S	114 E BRENTWOOD RD	GREENSBORO NC 27403-1003		793378387	48
8	3515 IVY COMMONS DR	HERRING LIVING TRUST /BY TR	3515 101 IVY COMMONS DR	RALEIGH NC 27606-3026		793378387	49
8	3515 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	50
8	3515 IVY COMMONS DR	COLLIER, TALMADGE W	2621 VALLEY WOODS CT	RALEIGH NC 27613-3557		793378387	51
8	3515 IVY COMMONS DR	SAFRIT, R W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	52
8	3515 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	53
8	3515 IVY COMMONS DR	SAFRIT, MARY C	2325 RIDGE RD	RALEIGH NC 27612-5112		793378387	54
8	3517 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	55
8	3517 IVY COMMONS DR	HUTTON, ELIZABETH DICKS	C/O NORA H SHEPARD	2427 GLENWOOD AVE	RALEIGH NC 27608-1331	793378387	56
8	3517 IVY COMMONS DR	BROWN, ROBERT M & MARIE N	110 CYPRESS BAY	WASHINGTON NC 27889-9272		793378387	57
8	3517 IVY COMMONS DR	LELON CALVIN ALEXANDER CREDIT SHEL	308 TROON VILLAGE LN	CARY NC 27511-6718		793378387	58
8	3517 IVY COMMONS DR	GARNER BOROVINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	59
8	3517 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	60
8	3520 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE SHEPARD, ROBEI	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	61
8	3520 IVY COMMONS DR	HINKLE, BRIAN D & DEIDRE L	2528 MAXTON CREST DR	APEX NC 27539-7479		793378387	62
8	3520 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	63
8	3520 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	64
8	3520 IVY COMMONS DR	ALEXANDER, ROBERT A ALEXANDER, JAMES E	PO BOX 367	WILLOW SPRING NC 27592-0367		793378387	65
8	3520 IVY COMMONS DR	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628-6665		793378387	66
8	3522 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	67
8	3522 IVY COMMONS DR	MCGEE, THOMAS KEYES JR	3522 IVY COMMONS DR APT 201	RALEIGH NC 27606-3077		793378387	68
8	3522 IVY COMMONS DR	JONKHEER, DOUGLAS M	1455 BERKELEY LN NE	ATLANTA GA 30329-3303		793378387	69
8	3522 IVY COMMONS DR	SAFRIT, R W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	70
8	3522 IVY COMMONS DR	ROBERTS EDWARD BRYANT KEMP III	PO BOX 1608	RALEIGH NC 27602-1608		793378387	71
8	3522 IVY COMMONS DR	BEARD, WILLIAM C & DOROTHY D	2524 FORDHAM DR	FAYETTEVILLE NC 28304-3642		793378387	72
8	3601 HELIX CT	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	73
8	3601 HELIX CT	HUTTON, ELIZABETH DICKS	NORA H SHEPARD	2427 GLENWOOD AVE	RALEIGH NC 27608-1331	793378387	74
8	3601 HELIX CT	WONG, LUI Y	100 BIG ROCK CT	CARY NC 27513-2812		793378387	75
8	3601 HELIX CT	PITTMAN, GEORGE E & LOU ANN B	9004 CARRINGTON RIDGE DR	RALEIGH NC 27615-1968		793378387	76
8	3601 HELIX CT	RIBEILL, MARIE CLAIRE	3601 302 HELIX CT	RALEIGH NC 27606-4913		793378387	77
8	3603 HELIX CT	PATAFIO INVESTMENTS 3603-101 LLC	7926 JONES BRANCH DR STE 930	MC LEAN VA 22102-3303		793378387	78
8	3603 HELIX CT	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	79
8	3603 HELIX CT	PATAFIO INVESTMENTS 3603 201 LLC	7926 JONES BRANCH DR STE 930	MC LEAN VA 22102-3303		793378387	80
8	3603 HELIX CT	GREGORY, GLENN & BEVERLY GREGORY, NIKI	PO BOX 27	LILLINGTON NC 27546-0027		793378387	81

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8	3603 HELIX CT	SAFRIT, R W TRUSTEE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	82
8	3603 HELIX CT	LUCAS, KENNETH A	7424 CHAPEL HILL RD	RALEIGH NC 27607-5079		793378387	83
8	3605 HELIX CT	HUNT, CARLA S	3605 HELIX CT APT 101	RALEIGH NC 27606-3082		793378387	84
8	3605 HELIX CT	DEPAUL, ANDRE A & SAMANTHA	1053 WOODLAND CHURCH RD	WAKE FOREST NC 27587-7560		793378387	85
8	3605 HELIX CT	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	86
8	3605 HELIX CT	SAFRIT, ROBERT W TRUSTEE	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	87
8	3605 HELIX CT	GARNER BOROVINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	88
8	3605 HELIX CT	JAMES, GEORGE M & JENNIFER N	1702 INDIAN RIDGE DR	WOODSTOCK GA 30189-6855		793378387	89
8	3607 HELIX CT	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	90
8	3607 HELIX CT	APPLE, JERRY D	5403 E NC HIGHWAY 150	BROWNS SUMMIT NC 27214-9519		793378387	91
8	3607 HELIX CT	BLACK, LARRY J & FLORENCE W	4945 S RIVER SCHOOL RD	WADE NC 28395-8511		793378387	92
8	3607 HELIX CT	NGUYEN, PETER X & LYNN K LUU	202 BELLADONNA CIR	ROLESVILLE NC 27571-9312		793378387	93
8	3607 HELIX CT	BROWN, BARBARA EILEEN	7312 SWEET BAY LN	RALEIGH NC 27615-6225		793378387	94
8	3607 HELIX CT	HUTTON, ELIZABETH HICKS	C/O NORA H SHEPARD	2427 GLENWOOD AVE	RALEIGH NC 27608-1331	793378387	95
8	3521 IVY COMMONS DR	BROWN, BARBARA EILEEN	7312 SWEET BAY LN	RALEIGH NC 27615-6225		793378387	96
8	3521 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	97
8	3521 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	98
8	3521 IVY COMMONS DR	FIRST STATE	PO BOX 1833	SUFFOLK VA 23439-1833		793378387	99
8	3521 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	100
8	3521 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	101
8	3523 IVY COMMONS DR	PATAFIO INVESTMENTS 3523-101 LLC	7926 JONES BRANCH DR STE 930	MC LEAN VA 22102-3303		793378387	102
8	3523 IVY COMMONS DR	MCLAMB, DAVID C & FAYE B	6812 ELEVATION RD	BENSON NC 27504-8179		793378387	103
8	3523 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	104
8	3523 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	105
8	3523 IVY COMMONS DR	ROBERT BOWDEN SHEPARD JR TRUST	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	106
8	3523 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	107
8	3525 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	108
8	3525 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	109
8	3525 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	110
8	3525 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	111
8	3525 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	112
8	3525 IVY COMMONS DR	DEVANE, KELLY A	202 ANNANDALE DR	CARY NC 27511-6504		793378387	113
8	3527 IVY COMMONS DR	ALLEN, DOYLE B & SONJA F	1056 SUMMERFIELD LN	FOREST VA 24551-3999		793378387	114
8	3527 IVY COMMONS DR	PATOW, ERIC J	1221 CAPABILITY DR APT 100	RALEIGH NC 27606-3799		793378387	115
8	3527 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	116
8	3527 IVY COMMONS DR	DOG-LEG OAK LLC	318 CUTLER ST	RALEIGH NC 27603-1920		793378387	117
8	3527 IVY COMMONS DR	HAYES, CLYDE DUKE PACE, KENNETH M	3527 IVY COMMONS DR APT 301	RALEIGH NC 27606-4915		793378387	118
8	3527 IVY COMMONS DR	NGUYEN, PETER X & LYNN K LUU	202 BELLADONNA CIR	ROLESVILLE NC 27571-9312		793378387	119
8	3535 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	120
8	3535 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	121
8	3535 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	122
8	3535 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	123
8	3535 IVY COMMONS DR	LUCAS, KENNETH A	6859 CORNWALLIS RD	GARNER NC 27529-8252		793378387	124
8	3535 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	125
8	3537 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	126
8	3537 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE ITEM VI TRUST L	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	127
8	3537 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	128
8	3537 IVY COMMONS DR	LU BAR PROPERTIES LLC	7424 CHAPEL HILL RD	RALEIGH NC 27607-5079		793378387	129
8	3537 IVY COMMONS DR	SHEPARD SAFRIT	PO BOX 18465	RALEIGH NC 27619-8465		793378387	130
8	3537 IVY COMMONS DR	DEPAUL, ANDRE A & SAMANTHA	1053 WOODLAND CHURCH RD	WAKE FOREST NC 27587-7560		793378387	131

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8	3533 IVY COMMONS DR	GARNER BOROVIINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	132
8	3533 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE UNDER WILL OF	NORASARK LLC	PO BOX 6665	RALEIGH NC 27628	793378387	133
8	3533 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	134
8	3533 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	135
8	3533 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE ESTATE OF ROBE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	136
8	3533 IVY COMMONS DR	DEVANE, KELLY	202 ANNANDALE DR	CARY NC 27511-6504		793378387	137
8	3530 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	138
8	3530 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	139
8	3530 IVY COMMONS DR	SAFRIT, ROBERT W TRUSTEE	AYTHYA LLC	PO BOX 6665	RALEIGH NC 27628	793378387	140
8	3504 IVY COMMONS DR	SEIFCO INC	PO BOX 18465	RALEIGH NC 27619-8465		793378387	141
8	3530 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	142
8	3530 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	143
8	3532 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	144
8	3532 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	145
8	3532 IVY COMMONS DR	SMITH, RICHARD D SR SMITH, JEAN P	3000 SYLVANIA DR	RALEIGH NC 27607-3030		793378387	146
8	3532 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	147
8	3532 IVY COMMONS DR	JONKHEER, DOUGLAS M	1455 BERKELEY LN NE	ATLANTA GA 30329-3303		793378387	148
8	3532 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	149
8	3531 IVY COMMONS DR	LLOYD, JAMES C SR & NANCY D	4905 HILL PL	RALEIGH NC 27613-1000		793378387	150
8	3531 IVY COMMONS DR	ALEXANDER, ROBERT A CARTER, JAMES E JR	PO BOX 367	WILLOW SPRING NC 27592-0367		793378387	151
8	3531 IVY COMMONS DR	LANDRUM, JOHN HAROLD III	3531 IVY COMMONS DR APT 201	RALEIGH NC 27606-4919		793378387	152
8	3531 IVY COMMONS DR	GRAHAM, PHILLIP & CAROLYN	609 COOLIDGE ST	YADKINVILLE NC 27055-7748		793378387	153
8	3531 IVY COMMONS DR	GARNER BOROVIINA PROPERTIES LLC	3056 MONTE SERENO DR	SANTA FE NM 87506-0187		793378387	154
8	3531 IVY COMMONS DR	ROBERTS, SURRY P	120 WOODBURN RD	RALEIGH NC 27605-1617		793378387	155
8	3601 HELIX CT	LANGDON, ROBERT E II LANGDON, JAN L	359 LAKE EVA MARIE DR	RALEIGH NC 27603-7413		793378387	156
9	1527 CREST RD	SCHRADER PROPERTIES LLC	5682 FARINGDON PL STE 1		RALEIGH NC 27609-3931	793378728	

Exhibit B

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L. L. P.

LAWYERS

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February 17, 2014

RE: Proposed Rezoning and Redevelopment of the Carolyn Apartments –
1530 Varsity Drive (PIN 0793-47-2384)

Neighboring Property Owners:

We would like to invite you to attend a neighborhood meeting at 6:00 p.m. on March 12, 2014 concerning the proposed rezoning and redevelopment of the Carolyn Apartments parcel on Varsity Drive. The meeting will be held in the offices of the Smith Anderson Law Firm on the 23rd Floor of the Wells Fargo Building at 150 Fayetteville Street in Raleigh.

Phoenix Property Company (“Phoenix”) proposes to acquire this three (3) acre parcel, rezone it to NX-5 (Neighborhood Mixed Use; 5 story maximum height) Conditional Use District under Raleigh’s new Unified Development Ordinance, and redevelop it for a luxury apartment development. Phoenix is a national multi-family developer based in Dallas. It has developed a number of first-quality apartment communities, many in largely student residential markets. Attached are renderings of developments recently completed by Phoenix in Charlottesville, Virginia and Austin, Texas.

Phoenix proposes to redevelop the Carolyn Apartments site with a four (4) or five (5) story multi-family building that will completely surround a multi-level parking garage. There will be approximately 180 residential units consisting of 1, 2, and 4 bedroom dwellings. Amenities will include landscaped courtyards, private study rooms, and indoor fitness and recreational facilities.

Please call me if there are questions.

Very truly yours,

Lacy H. Reaves

LHR: kjr
Enclosure

404 RIO GRANDE
Austin, Texas



GRANDMARC AT THE CORNER
University of Virginia



GrandMarc
AT THE CORNER

Exhibit C

INDIVIDUALS IN ATTENDANCE
AT THE MEETING
Phoenix Property Company
1530 Varisty Drive
March 12, 2014

Robert Safrit
Molly Safrit
Tanya Amatori
Deidre L. Hinkle
David Brown
Chris Dobek
Mark Schrader
Nancy Lloyd
Preston Hart
Lacy Reaves