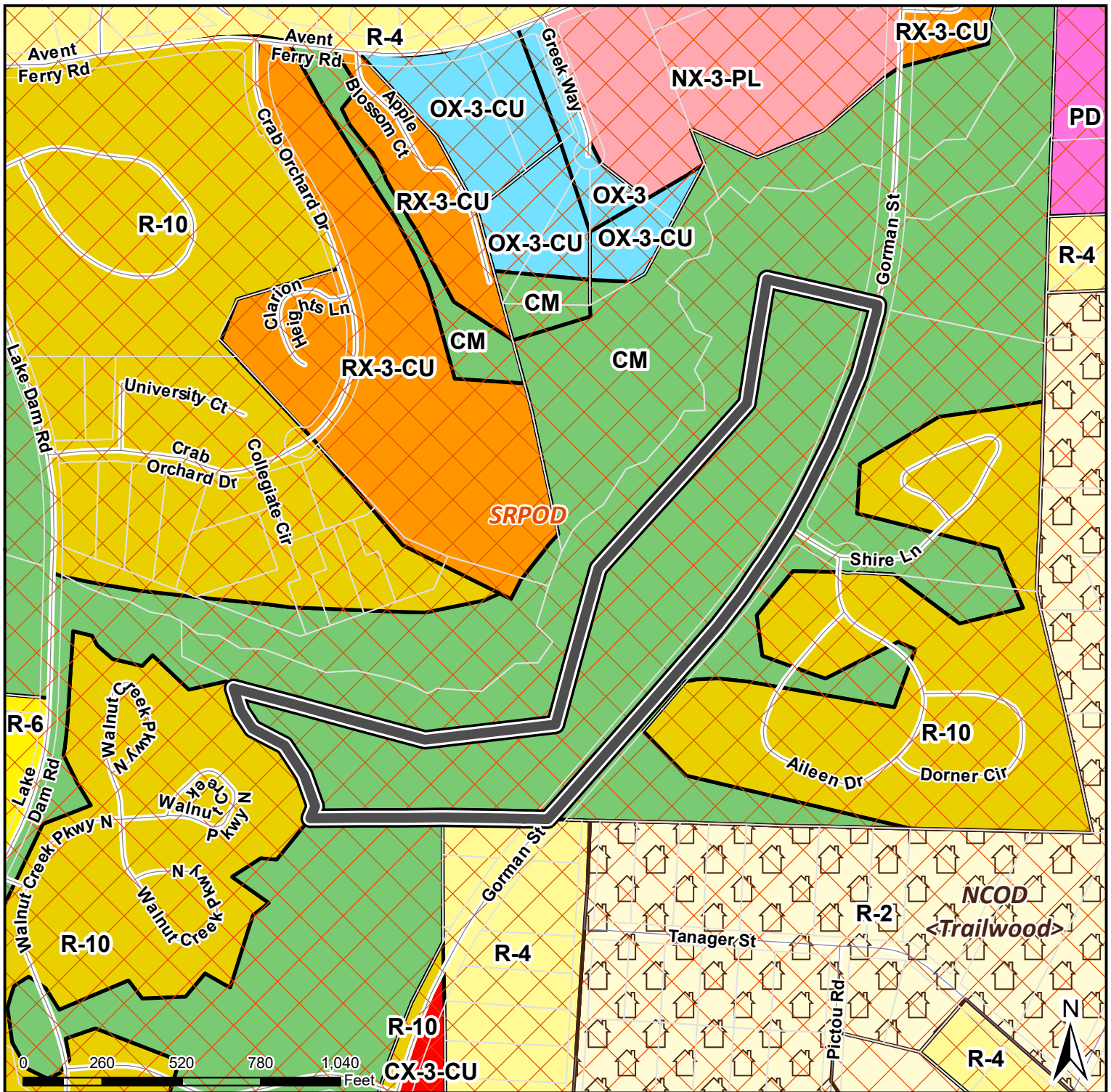
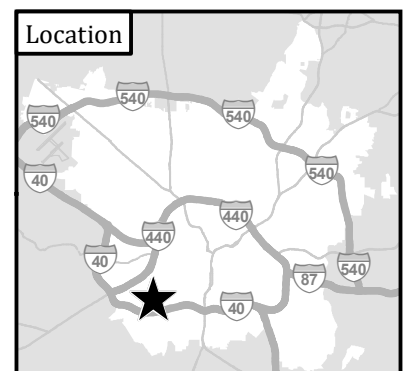


# Existing Zoning

# Z-20-2020



Property	0 Gorman St
Size	17.88 acres
Existing Zoning	CM w/SRPOD
Requested Zoning	R-10-CU w/SRPOD





# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12046

## CASE INFORMATION: Z-20-20 GORMAN STREET

Location	West of the intersection with Shire Ln Address: 0 Gorman Street PINs: 0793023945 <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	CM with SRPOD
Requested Zoning	R-10-CU with SRPOD
Area of Request	17.88 acres
Corporate Limits	The site is inside city limits.
Property Owner	Gorman at 40 LLC
Applicant	David Brown, WithersRavenel
Council District	District D
PC Recommendation Deadline	December 7, 2020

## SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited: Cemetery; Outdoor sports and entertainment facility; Remote parking facility; Telecommunication Tower.
2. No development shall occur within 3 protected areas as defined on Exhibit B.
3. The 100-year floodplain shall remain undisturbed from added fill except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements. No buildings or parking areas shall be located in the 100-year floodplain.
4. Wetlands as defined on Exhibit A shall remain undisturbed except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements.
5. There shall be no more than 35 dwelling units located on the subject property.
6. Residential dwellings are limited to attached, detached, townhome, or cottage court building types. Apartment building type is prohibited.
7. Minimum building and parking setback from Gorman Street shall be 32 feet.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Private Open Space; Public Parks and Open Space
Urban Form	Transit Emphasis Corridor
Consistent Policies	Policy LU 2.2 Compact Development Policy LU 8.9 Open Space in New Development Policy LU 8.11 Development of Vacant Sites Policy EP 4.2 Floodplain Conservation Policy H 1.8 Zoning for Housing
Inconsistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency

## 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
5/20/19; 13 attendees	9/23/20	9/8/20, 10/13/20, 10/27/20	11/4/20

## 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 **Denial** is reasonable and in the public interest because:

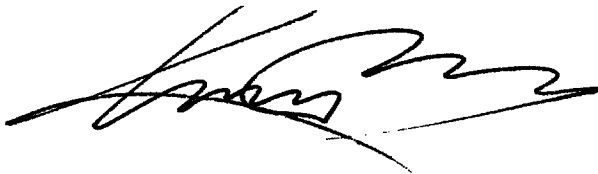
Reasonableness and Public Interest	The request is inconsistent with the Future Land Use Map and there are potential environmental impacts.
Change(s) in Circumstances	N/A

<b>Amendments to the Comprehensive Plan</b>	If approved, the Future Land Use Map will be amended as to the subject parcel only from Private Open Space and Public Parks & Open Space to Low Density Residential and Public Parks & Open Space.
<b>Recommendation</b>	The Planning Commission recommends denial of Z-20-20.
<b>Motion and Vote</b>	Motion: Winters Second: Bennett In Favor: Bennett, Fox, Hicks, McIntosh and Winters Opposed: Lampman, Mann and Miller
<b>Reason for Opposed Vote(s)</b>	The request is consistent with relevant policies in the 2030 Comprehensive Plan and the site could accommodate housing.

## 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.




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Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: 10/27/20

Staff Coordinator: Hannah Reckhow: (919) 996-2622; [Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)





# ZONING STAFF REPORT – CASE Z-20-20

## Conditional Use District

### OVERVIEW

The request is to rezone approximately 17.88 acres located between Lake Johnson and Lake Raleigh and north of I-40 from Conservation Management (CM) to Residential – 10 – Conditional Use (R-10-CU). The rezoning site also has a Special Residential Parking Overlay District (SRPOD), which the request would retain. Proposed conditions would prohibit cemetery, outdoor sports and entertainment, remote parking, and telecommunication tower uses; prohibit buildings and parking areas in the 100-year floodplain; establish three protected areas where no development could occur; specify existing wetlands shall remain undisturbed; and specify no more than 35 dwelling units could be located on the property. The conditions would also prohibit apartment building type and establish a minimum 32-foot building and parking setback from Gorman Street.

The rezoning site is one parcel – 0 Gorman Street – that is currently undeveloped and forested. The parcel is 'J' shaped, with over 2,000 feet of frontage on Gorman Street. The rezoning site is surrounded on three sides by greenway property owned by the City of Raleigh. The exception to this is to the southwest and to the east across Gorman Street, where the subject site is adjacent to apartment complexes.

North of the site is Walnut Creek, and portions of the site contain 100-year floodplain. Blue line streams (per documentation provided by the applicant) cut through the site several times in the south of the parcel and once near the north of the parcel. Wetlands identified in documentation provided by the applicant exist near the northern and western parcel boundaries.

The surrounding area is largely zoned for conservation and residential uses. The greenway properties to the north are zoned CM, as are some privately held properties to the south. Directly to the east and to the southwest are apartment complex properties zoned both CM and R-10. Farther east is a low-density residential area zoned largely R-2. The nearest mixed-use districts are at the corner of Gorman Street and Avent Ferry Road approximately a quarter of mile to the north.

The rezoning request would allow development on the site where it is currently not permitted. The permitted uses would be limited to residential, civic, and open uses. This would include townhouse and apartment type residential units. While residential development in an R-10 district is permitted up to 10 dwelling units per acre, the proposed conditions limit the site to 35 dwelling units or around 2 dwelling units per acre.

The proposed conditions would also leave a significant portion of the site undisturbed. This includes areas in the floodway, floodplain, and an approximately 6-acre portion of the site south of a blue line stream. These conditions go beyond UDO requirements, which permit

development in up to half of the area in the 100-year floodplain. The conditions also restrict development in certain delineated wetlands. These areas account for over half the site as remaining undisturbed with no building or parking areas located there. This set aside of open space is comparable to the Conservation Development Option, which requires a minimum of 40 percent of a site to be open space.

The Future Land Use Map designates the subject site as Private Open Space, with a greenway corridor in the south of the property designated as Public Parks & Open Space. This designation envisions the property as remaining as open space and undeveloped and aligns closest to CM. The request for R-10 would permit residential development on the site and is inconsistent with this designation. Approval of this request would amend the Future Land Use Map to Low Density Residential and Public Parks & Open Space.

Gorman Street is designated as a Transit Emphasis Corridor on the Urban Form Map. This designation recommends application of a frontage. However, the request is for a residential district which cannot apply a frontage.

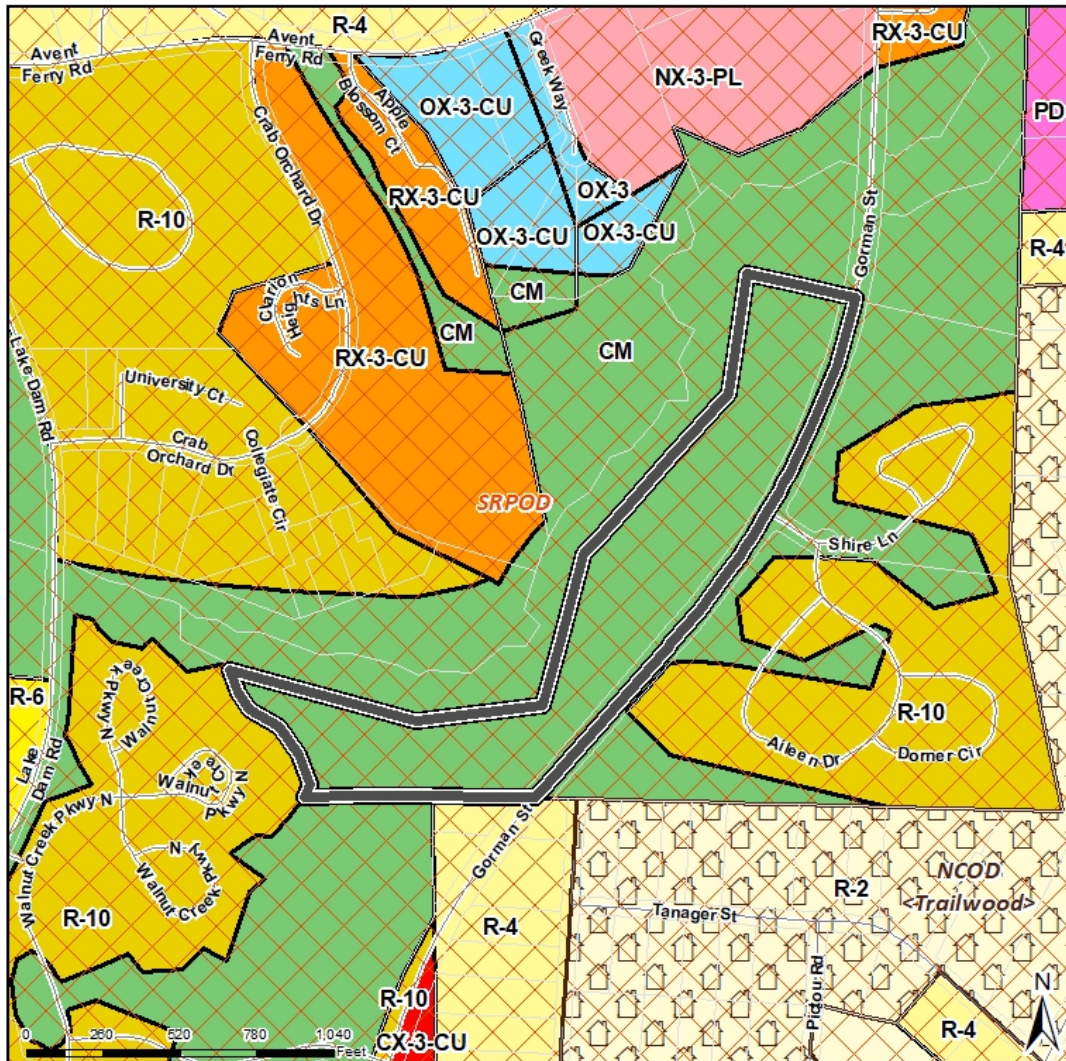
**Update for 10/27/20:** Since the case was last discussed on October 13, 2020, the applicant has revised the zoning conditions. These conditions reduce the maximum number of dwelling units from 100 units to 35 units and prohibit the apartment building type. The conditions also apply a minimum building and parking setback of 32 feet along Gorman Street. The amended conditions do not change consistency with individual policies or with the 2030 Comprehensive Plan overall.

## OUTSTANDING ISSUES

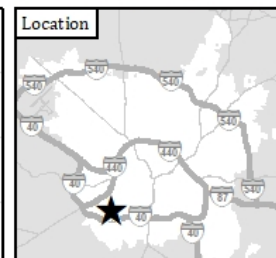
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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## Existing Zoning

Z-20-2020



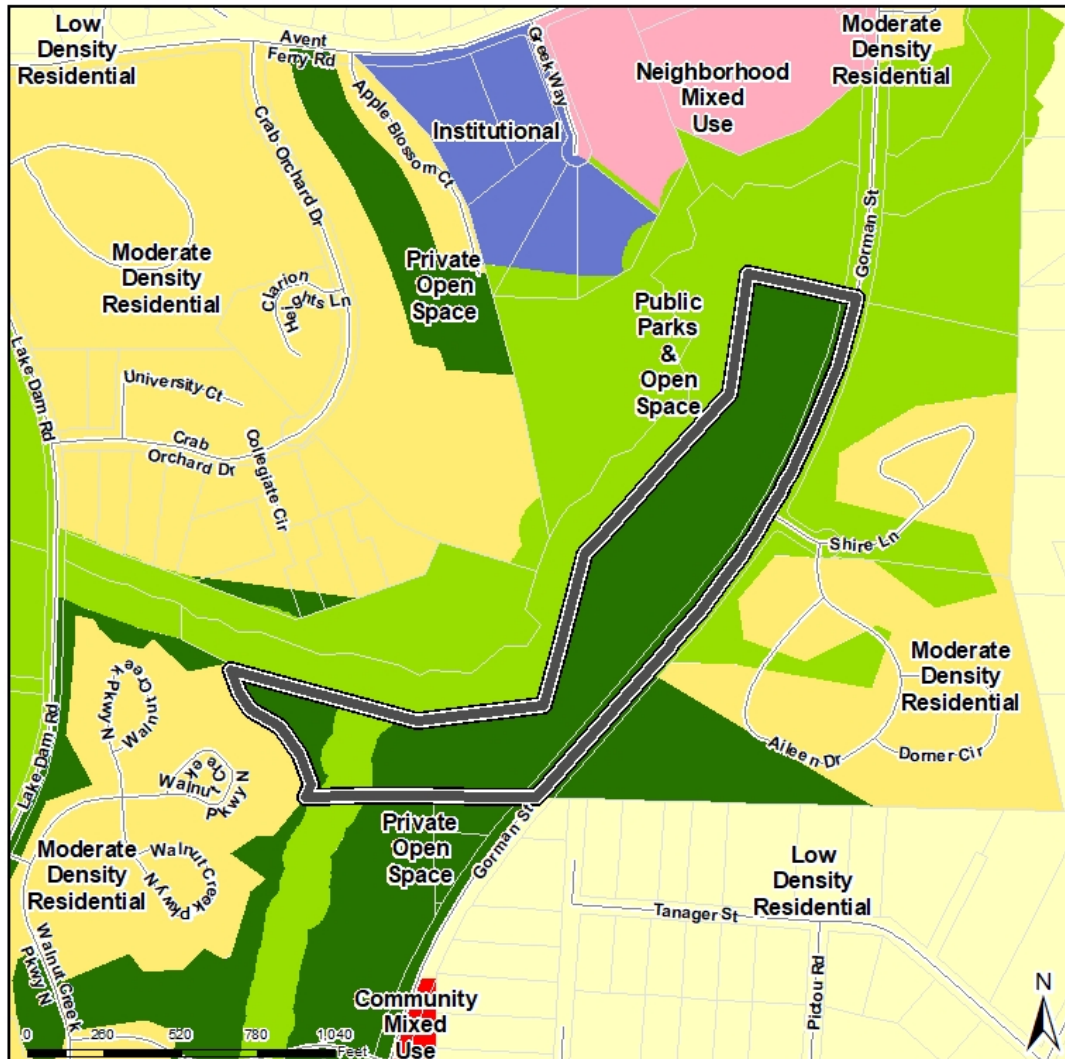
<b>Property</b>	0 Gorman St
<b>Size</b>	17.88 acres
<b>Existing Zoning</b>	CM w/SRPOD
<b>Requested Zoning</b>	R-10-CU w/SRPOD



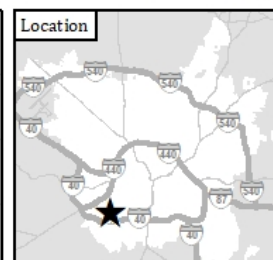
Map by Raleigh Department of City Planning (mansolf); 6/18/2020

# Future Land Use

Z-20-2020



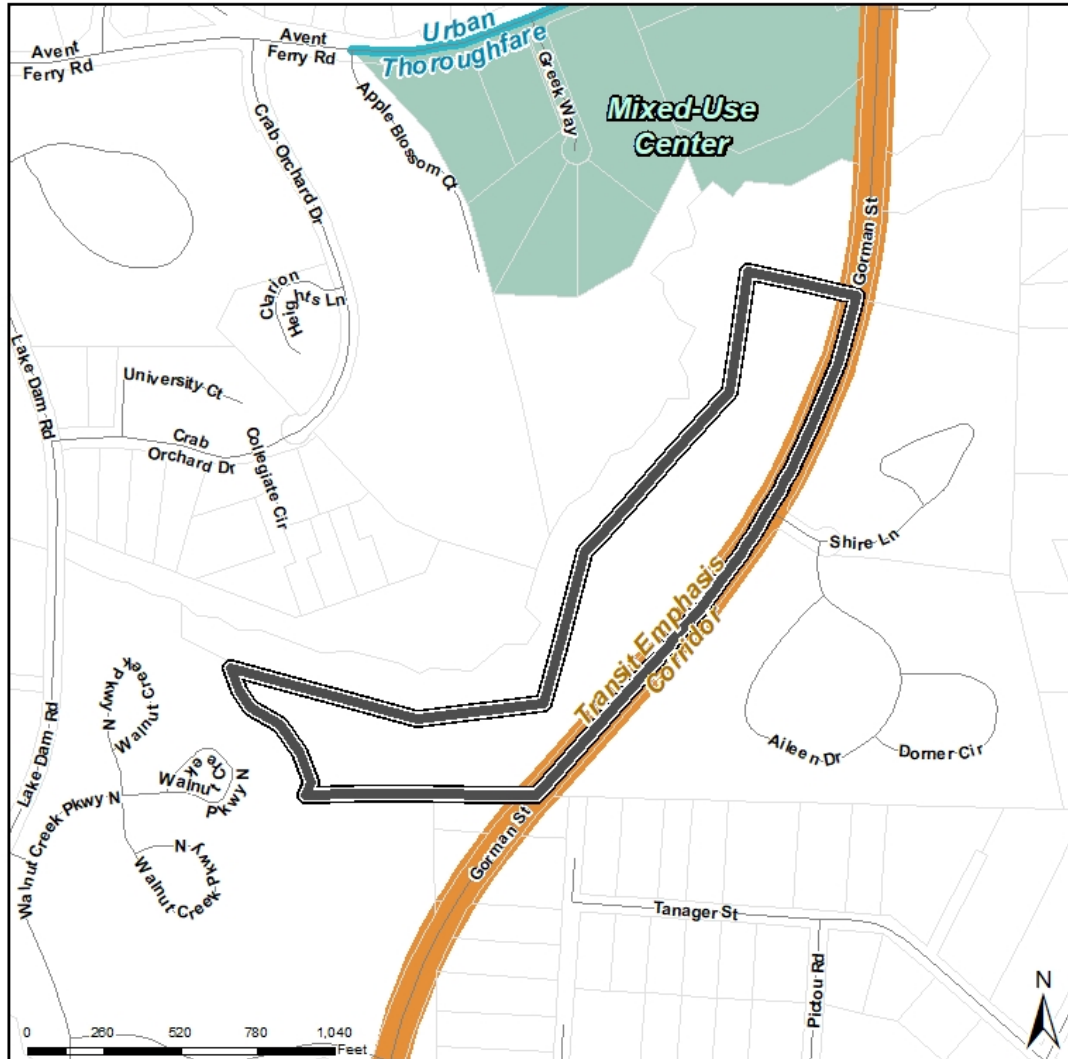
<b>Property</b>	0 Gorman St
<b>Size</b>	17.88 acres
<b>Existing Zoning</b>	CM w/SRPOD
<b>Requested Zoning</b>	R-10-CU w/SRPOD



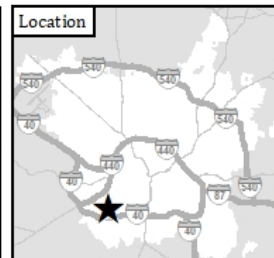
Map by Raleigh Department of City Planning (mansaf): 6/18/2020

# Urban Form

Z-20-2020



<b>Property</b>	0 Gorman St
<b>Size</b>	17.88 acres
<b>Existing Zoning</b>	CM w/SRPOD
<b>Requested Zoning</b>	R-10-CU w/SRPOD



Map by Raleigh Department of City Planning (mansaf): 6/18/2020

# 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?

The proposal is inconsistent with the Future Land Use Map designation of Private Open Space. However, the requested district is consistent with policies in the 2030 Comprehensive Plan, as well as several vision themes - *Expanding Housing Choices*, *Managing Our Growth*, and *Coordinating Land Use and Transportation*. The request would increase potential housing on a site that is located along a major transportation corridor and has proximity to transit and a greenway trail. The proposed conditions would balance growth inside Raleigh's ETJ with environmental protection.

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

No, the Future Land Use Map envisions the property remaining as open space, and the request would permit residential development on part of the property.

- 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?

The proposed use could be established without adversely altering the character of the area. The proposed zoning district would require a significant portion of the site be undisturbed and would result in development that is very similar to the surrounding area. However, the proposed use could not be established without altering the recommended land use of open space.

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

The community facilities and streets appear able to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Private Open Space; Public Parks and Open Space

**The rezoning request is**

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

☒ **Inconsistent**

Areas designated as Private Open Space are intended to be kept undeveloped and aligns with Conservation Management, the district currently applied on the site. The



requested district R-10-CU would permit residential uses and would increase the allowable development on the site.

## Urban Form

**Urban Form designation:** Transit Emphasis Corridor

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other**

The requested district is residential district and a frontage can not be applied. In addition, application of a frontage would supersede tree conservation area requirements along Gorman Street, possibly reducing the tree cover in an environmentally sensitive area.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The surrounding area along Gorman Street is zoned CM and R-10. The requested district R-10-CU would permit the same type of development. Through the proposed conditions, a significant portion of the site would remain undeveloped and undisturbed, in a similar fashion to the nearby R-10 districts. The undisturbed areas would be located adjacent to Walnut Creek and other currently undeveloped areas.

## Public Benefits of the Proposed Rezoning

- The request would permit residential development that is compatible with the surrounding area along a major transportation corridor.

## Detriments of the Proposed Rezoning

- The request would increase development entitlement and potentially increase traffic in the immediate area.



## Policy Guidance

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

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### **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-continuous development.*

- The rezoning request would permit development and increase entitlement on a currently undeveloped parcel that is accessed via a major road corridor.

### **Policy LU 8.9 Open Space in New Development**

*New residential development should be developed with comment usable open space that preserves the natural landscape and the highest quality ecological resources on the site.*

- The proposed conditions would require a significant portion of the site (over 50 percent) be left undisturbed, including the 100-year floodplain and existing wetlands.

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

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

- The requested district R-10-CU would facilitate development on a site with environmental constraints.

### **Policy EP 4.2 Floodplain Conservation**

*Development should be directed away from the 100-year floodplain.*

- Conditions prohibits development in the 100-year floodplain. Under the UDO, up to half the area in the floodplain may be developed.

### **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 with 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 rezoning request would increase the rezoning entitlement of the site, which would allow a variety of housing types. Currently, there is no entitlement for

residential development and the requested district would permit up to 35 units on the site.

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

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

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

- The rezoning site is designated as Private Open Space, which envisions being primarily open space and no development on the site. The requested district would permit up to 35 dwelling units on the site.

**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.*

- While the proposed conditions include those that support some policies in the Comprehensive Plan, they also specify the number of dwelling units that are permitted on the site. The Future Land Use Map does not envision any development on the site.

**Area Plan Policy Guidance**

- There is no area-specify guidance for the rezoning site. The Avent Ferry Corridor Study area is directly north of the site.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	42	Higher than city-wide average
Walk Score	30	28	Lower than city-wide average

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

**Summary:** The rezoning site has a higher Transit Score than the city as a whole, likely because of the proximity to a transit stop at Shire Ln. The Walk Score is lower than city average, as this portion of Gorman Street does not have sidewalks.

## 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 district R-10-CU would permit a variety of housing types, including townhouse. However, the more energy efficient apartment types would not be permitted in the requested district.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	
Is it within walking distance of transit?	Yes	

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

**Summary:** The requested district would add to the housing supply, including a variety of housing types and smaller lot sizes. The site is also across the street from a transit stop. The request does not include any guaranteed subsidized units.

# IMPACT ANALYSIS

## Historic Resources

This 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 contains the Walnut Creek Trib E greenway corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 75-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B). In addition, any portion of the property within 100' of the Walnut Creek will require greenway dedication.
2. Nearest existing park access is provided by Lake Johnston Park (700 feet) and Kentwood Park (1.1 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek greenway Trail which runs immediately adjacent to this site.
4. Current park access level of service in this area is an A letter grade.

**Impact Identified:** None

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	0	44,500
Waste Water	0	0	44,500

**Impact Identified:**

1. The proposed rezoning would add approximately 44,500 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.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any

improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

## Stormwater

<b>Floodplain</b>	FEMA and Flood hazard soils
<b>Drainage Basin</b>	Walnut Creek
<b>Stormwater Management</b>	UDO 9.2 and 9.3
<b>Overlay District</b>	n/a

**Impact Identified:** No downstream structural impacts identified.

## Transit

Wofline and GoRaleigh (routes 11 and 11L) bus service is available approximately ¼ mile north of the site at the intersection of Avent Ferry Road and Gorman Street. GoRaleigh route 11 also stops near the site on Gorman Street. Without additional sidewalk construction, there will be a sidewalk gap 290 feet in length between this site and existing sidewalks that connect to transit stops on Avent Ferry Road.

**Impact Identified:** None

## Transportation

Rezoning Case: Z-20-20

Transportation Review

### **Site Location and Context**

#### *Location*

The Z-20-2020 site is located in southwest Raleigh on Gorman Street, between Avent Ferry Road and Thistledown Way. The Walnut Creek Greenway Trail is on the western edge of the site.

#### *Area Plans*

The Z-20-2020 site is located near the Avent Ferry Corridor Plan. This plan is focused on the development of Avent Ferry as a walkable corridor.

## **Existing and Planned Infrastructure**

### *Streets*

Currently, Gorman Street is designated as a 4-lane divided avenue in map T-1 of the Comprehensive Plan; it is maintained by NCDOT south of Avent Ferry Road. It is built with four lanes and a turn lane into Shire Lane, opposite the Z-20-20 site.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The block perimeter for this site is very large due to Walnut Creek and I-40. The standards of UDO Section 8.3.2 were modified by the text change TC-6-2019. Section 8.3.2 now includes an exemption from crossing a watercourse that has a drainage area greater than one square mile. Walnut Creek meets this criteria. There is no requirement to stub a public street to the west of this site.

### *Pedestrian Facilities*

There are no sidewalks on Gorman Street south of the crossing of the Walnut Creek Greenway Trail.

Development of this site will require streetscape improvements along the site frontage in accordance with UDO Article 8.5. The result may be the creation of sidewalk gap of approximately 290 feet from the north edge of the site to the nearest existing sidewalk. This missing gap is sidewalk that future residents of this site would need in order to walk to transit on Avent Ferry Road. The intervening parcel is owned by the City of Raleigh for open space. It is fully within the floodplain and is undevelopable.

### *Bicycle Facilities*

There are bicycle lanes along Gorman Street in this area. Buffered bicycle lanes were recently installed on Thistledown Drive between Trailwood Drive and Gorman Street. The Walnut Creek Greenway Trail crosses Gorman Street approximately 290 feet north of the site.

### *Greenways*

The Walnut Creek Greenway Trail is on the western edge of the site and crosses Gorman Street approximately 290 feet north of the site. As the case is currently constructed, there is no certainty that future residents of this site will have access to the greenway trail except by walking or biking along Gorman Street, where there are bicycle lanes but not sidewalks. The applicant should consider connections from the existing Walnut Creek Greenway Trail to Gorman Street through development of the site. Such a connection would improve access to the Capital Area Greenway System as well as the completeness of the pedestrian and cycling network. A condition specifying a pedestrian passage (UDO Section 8.4.8.B) or a greenway easement along with trail construction between the trail and Gorman Street would be consistent with Comprehensive Plan Policies regarding transit. The further south on the Z-20-20 site such a connection could be constructed, the more beneficial it would be. If the applicant wishes to offer a condition, specifying location parameters will provide certainty to the public, Planning Commission, and City Council.



## Access

Access to the subject site is Gorman Street.

## Other Projects in the Area

Approximately 0.4 mile north of the site, an improvement to the Walnut Creek Greenway Trail is planned. The project, which will begin construction soon, will upgrade the greenway trail to follow the stream, rather than the sidewalk on Trailwood Drive and Avent Ferry Road. Total length of the project will be less than 1,000 feet.

## TIA Determination

Based on the conditioned Envision results, approval of case Z-20-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from CM w/SRPOD to R-10-CU w/SRPOD is projected to have 16 new trips in the AM peak hour and 20 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-20-20 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-20-20 Current Zoning Entitlements	Daily	AM	PM
CM w/SRPOD	0	0	0
Z-20-20 Proposed Zoning Maximums	Daily	AM	PM
R-10-CU w/SRPOD	256	16	20
Z-20-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>256</b>	<b>16</b>	<b>20</b>

**Impact Identified:** None

## Urban Forestry

**Impact Identified:** None

## Impacts Summary

The rezoning request would have minimal impacts on the site.

## Mitigation of Impacts

No mitigations required at the rezoning stage.

## CONCLUSION

The request would rezone approximately 17.88 acres from CM to R-10-CU. Under the proposed conditions, over half the rezoning site would remain undisturbed and buildings and parking areas could not be located there. These areas include the 100-year floodplain, wetlands, and other areas adjacent to Walnut Creek to the north. On the remaining area, the proposed district would permit up to 35 dwelling units.

The request to add development entitlement to the rezoning site is inconsistent with the Future Land Use Map designation of Private Open Space, which envisions the site as remaining undeveloped. However, the request is consistent with policies regarding compact development, providing open space in larger developments, and encouraging housing development. The request is also consistent with the vision theme of *Expanding Housing Choices*. Overall, the request would permit similar development to the surrounding area and is consistent overall with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
6/15/20	Application submitted	
7/7/20	Initial staff review provided	
9/8/20	Planning Commission review begins	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	CM	CM	CM, R-4, R-2	CM, R-10	R-10
Additional Overlay	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
Future Land Use	Private Open Space	Public Parks & Open Space	Private Open Space; Low Density Residential	Public Parks & Open Space; Moderate Density Residential	Public Parks & Open Space; Moderate Density Residential
Current Land Use	Undeveloped	Open	Open, Residential	Residential	Open, Residential
Urban Form	Transit Emphasis Corridor	-	-	-	-

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	CM	R-10-CU
Total Acreage	17.88	17.88
Setbacks:		
Front	50'	10'
Side	50'	0' or 6'
Rear	50'	20'
Residential Density:	0	1.95
Max. # of Residential Units	Not Permitted	35
Max. Gross Building SF	357	45,500
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	0.0	0.06

\*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-20-20

## OVERVIEW

Approval of this case would cause an amendment to the Future Land Use Map to a designation that recommends commercial uses.

The Future Land Use Map identifies the subject site as Private Open Space and Public Parks and Open Space. The designation of Private Open Space envisions the site remaining as open space.

If approved, the Future Land Use Map would be updated from Private Open Space to Low Density Residential. Areas designated as Private Parks & Open Space would remain. Of the Low Density Residential designation, the 2030 Comprehensive Plan States:

*This category encompasses most of Raleigh’s single-family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but expelling parks within these districts). It also identifies vacant or agricultural lands – in the city and in the county – where single-family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.*

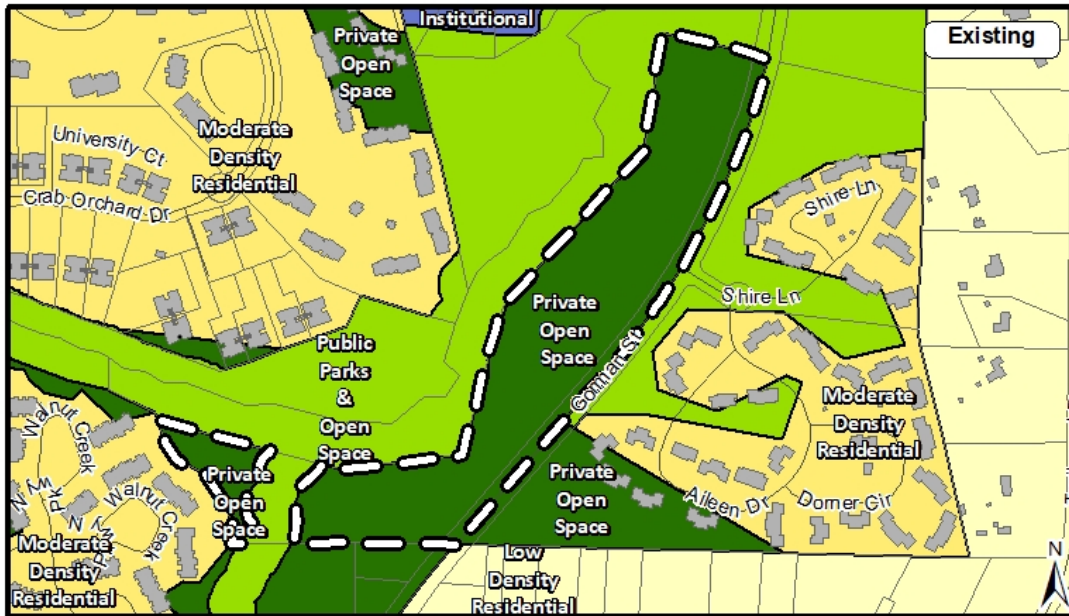
## LIST OF AMENDMENTS

- |  |
|--|
| 1. Amend the Future Land Use map from Private Open Space to Low Density Residential. |
|--|

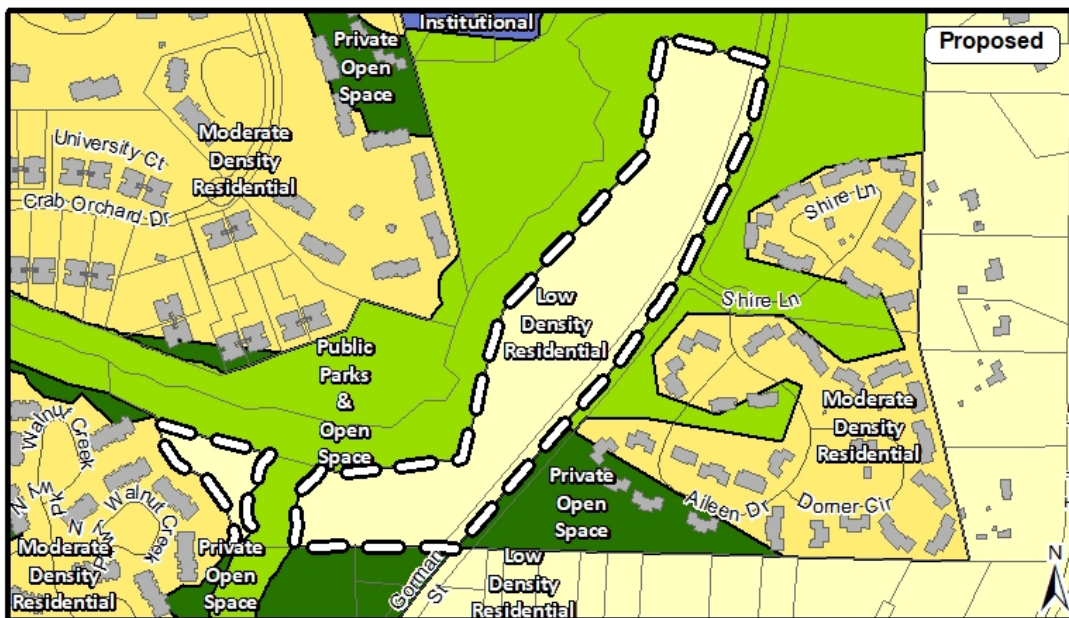
## AMENDED MAPS

### Z-20-2020: Required Amendment to the Future Land Use Map

Existing Designation: Private Open Space



Proposed Designation: Low Density Residential



## **IMPACT ANALYSIS**

Amending the Future Land Use Map to Low Density Residential for the rezoning site would give policy support to zoning districts such as R-2, R-4, and R-6. These districts would allow single-family detached houses and townhouse and apartment types if part of a conservation subdivision.

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

## REZONING REQUEST

☐ General Use    ☐ Conditional Use    ☐ Master Plan

Existing Zoning Base District      Height      Frontage      Overlay(s) \_\_\_\_\_

Proposed Zoning Base District \_\_\_\_\_ Height \_\_\_\_\_ Frontage \_\_\_\_\_ Overlay(s) \_\_\_\_\_

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE  
USE ONLY

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address

Property PIN

Deed Reference (book/page)

Nearest Intersection

Property Size (acres)

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Phone

Fax

Email

Applicant Name/Address

Phone

Fax

Email

Applicant\* Signature(s)

Email

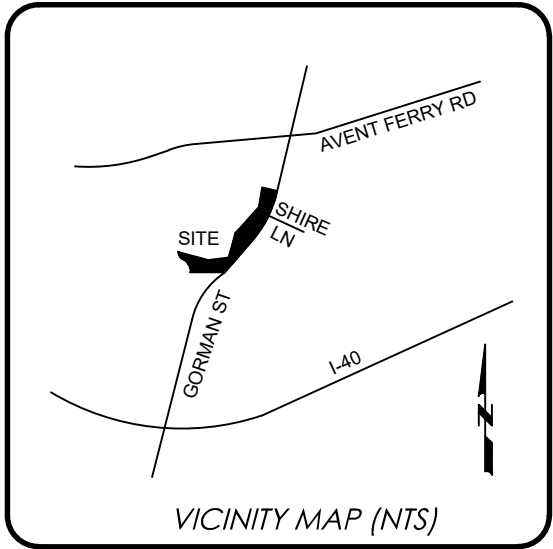
\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY  Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		

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 \_\_\_\_\_



DEED REFERENCE(S):

BEING A PORTION OF THE PROPERTY RECORDED IN D.B. 16757, PG. 244 OF THE WAKE COUNTY REGISTER OF DEEDS.

STREAM SA		
DESCRIPTION	NORTHING	EASTING
SA04	731610.4910	2088885.3790
SA05	731638.9681	2088908.5944
SA06	731670.7610	2088912.4292
SA06-RB	731668.7844	2088921.3215
SA07	731690.2485	2088910.6838
SA08	731708.1750	2088902.6288
SA09	731725.4917	2088891.9711
SA10	731744.8494	2088884.7278
SA11	731770.4466	2088905.3607
SA12	731806.7659	2088930.7926
SA12-RB	731809.0724	2088939.9031
SA13	731851.1610	2088928.5075
SA14	731866.3008	2088933.7502
SA15	731862.2917	2088948.9629
SA16	731875.6539	2088965.1976
SA17	731903.4542	2089008.7874

STREAM SB		
DESCRIPTION	NORTHING	EASTING
SB02	731906.6712	2089464.1536
SB03	731884.9004	2089467.9614
SB04	731844.1816	2089457.6448
SB05	731822.6890	2089461.8291
SB06	731806.3209	2089487.2966
SB07	731769.3165	2089495.5099
SB08	731758.8567	2089524.7641
SB09	731728.7147	2089515.1244
SB10	731689.8386	2089499.5688
SB11-CLVRT	731614.4612	2089501.7165

STREAM SC		
DESCRIPTION	NORTHING	EASTING
SC05	731923.4536	2089564.5112
SC06	731918.4596	2089583.7814
SC06.5	731913.0452	2089597.6035
SC07	731893.0109	2089614.5996
sc08	731882.1252	2089634.0448
SC09	731872.9845	2089635.1613
SC10	731857.0875	2089643.5908
SC10.2	731856.4616	2089650.2620
SC10.5	731873.0998	2089678.7175
SC11	731878.8877	2089704.2949
SC12-CLVRT	731882.2607	2089737.1928

STREAM SD		
DESCRIPTION	NORTHING	EASTING
SD01-CLVRT	732611.4564	2090256.4576
SD01.5	732628.6625	2090226.9653
SD02	732636.6478	2090202.2668
SD03	732636.1645	2090179.0227
SD04-RB	732639.2480	2090160.2752
SD05	732646.5228	2090144.5262
SD06	732658.6580	2090121.0209
SD07	732661.9353	2090115.5691
SD08	732671.3256	2090074.0039
SD09	732688.5637	2090061.2144
SD09.5	732701.1611	2090053.9248
SD10	732717.0589	2090053.2264
SD11	732746.9377	2090046.9355
SD12	732747.9362	2090036.4139
SD13	732802.7531	2090008.6560

WETLAND WA (OUTSIDE OF PROJECT)		
DESCRIPTION	NORTHING	EASTING
WA-02	731908.0831	2089519.2377
WA-03	731913.9209	2089535.9415

WETLAND WB		
DESCRIPTION	NORTHING	EASTING
WB01	732209.5434	2089666.5761
WB02	732171.9134	2089694.1372
WB03	732199.6750	2089726.5473
WB04	732227.1903	2089741.9252
WB05	732260.2410	2089736.3337
WB06	732280.1093	2089762.1947
WB07	732349.5246	2089790.3901
WB08	732391.7740	2089825.5044
WB09	732413.3360	2089823.5032
WB10	732441.6638	2089841.2142
WB11	732508.5692	2089861.9832
WB12	732564.6709	2089884.8370
WB13	732640.5581	2089914.8656
WB14	732713.8510	2089952.9865
WB107	732543.8033	2089806.8504
WB106	732464.8482	2089777.2068
WB105	732404.6052	2089736.0243
WB104	732347.2874	2089709.4320
WB103	732298.5248	2089699.0558
WB102	732234.5920	2089662.0369
WB101	732237.4902	2089630.7679

WETLAND WC		
DESCRIPTION	NORTHING	EASTING
WC01=07	732682.5211	2090031.7663
WC02	732667.8196	2090049.1858
WC03	732670.1227	2090048.3509
WC04	732693.3379	2090055.8311
WC05	732706.1023	2090037.4357
WC06	732696.1261	2090028.8288

WETLAND WD		
DESCRIPTION	NORTHING	EASTING
WD01=15	733142.0132	2090250.3005
WD02	733142.1550	2090254.4958
WD03	733119.9162	2090266.9594
WD04	733133.4119	2090303.2955
WD05	733133.1792	2090371.4319
WD06	733157.3622	2090405.7619
WD07	733208.5152	2090497.1420
WD08	733256.4982	2090526.5380
WD09	733326.4510	2090552.3928
WD10	733289.4448	2090485.0422
WD11	733267.3672	2090440.8554
WD12	733214.9383	2090404.7313
WD13	733190.2727	2090339.5578
WD14	733165.4053	2090299.8030

JURISDICTIONAL BOUNDARY CERTIFICATION:

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT WITHIN THE DESIGNATED INSET AREA, AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. OTHER AREAS OF JURISDICTION MAY BE PRESENT ON THE SITE BUT HAVE NOT BEEN DELINEATED. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

USACE ACTION ID \_\_\_\_\_

(THE ABOVE U.S.A.C.E. SIGNATURE APPLIES TO THE FOLLOWING SHEETS: SHEET 1 THROUGH SHEET 4)

FEMA FLOOD STATEMENT:

A PORTION OF THE AREA REPRESENTED BY THIS PLAT IS LOCATED IN A FLOOD HAZARD BOUNDARY ACCORDING TO FEMA MAP NUMBER(S) 3720078300J & 3720079300J, ZONE(S): X, SHADED X, AE & FLOODWAY, DATED: MAY 2, 2006.

TOTAL ACREAGE

THE TOTAL JURISDICTIONAL WETLAND AREA IS 1.105 ACRES± BY COORDINATE COMPUTATION

SURVEYOR'S CERTIFICATION(S):

Surveyor's disclaimer: No attempt was made to locate any cemeteries, wetlands, hazardous material sites, underground utilities or any other features above, or below ground other than those shown.

I certify that the survey is of another category (Jurisdictional Wetlands, Jurisdictional Streams & Waters of the United States lines of description), such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a subdivision.

I certify that this plat does not meet G.S. 47-30 as amended.

I certify that no project boundaries were surveyed and that they are shown as reference only and were provided by Axiom Environmental, Inc. All jurisdictional wetlands, streams and waters of the United States were field located by K2 Design Group, PA after being marked by Axiom Environmental, Inc. unless otherwise noted.

I certify that the surveying for this project was conducted during June, 2017. The initial survey data was gathered with a Trimble Geo-XH using a Trimble Zephyr 2 external antenna with post processing through Trimble Pathfinder Office Software. Several points for this project were then revisited on different days using a Topcon Hiper SR Receiver and using the NCGS real time network (VRS) with Topcon Magnet Software (V4.1) processing the results.

TOTAL JURISDICTIONAL WETLAND AREAS		
JURISDICTIONAL WETLAND AREAS	ACREAGE (ACRES)	LOCATION
WETLAND WB	0.691	SHEET 3 & 4
WETLAND WC	0.013	SHEET 4
WETLAND WD	0.401	SHEET 4
TOTAL	1.105	

LEGEND

▲ U.S.A.C.E. DATA POINT  
U.S. ARMY CORPS OF ENGINEERS

John  
Rudolph, PLS

Digitally signed by John Rudolph, PLS  
Date: 2017.06.28 18:37:57 -04'00'  
Adobe Acrobat DC version: 2015.023.20070

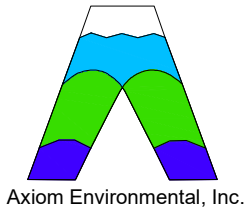
GENERAL NOTES:

- NOTE: NO ABSTRACT TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON (SEE REFERENCES). THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- ALL JURISDICTIONAL WETLAND AREAS AND JURISDICTIONAL STREAM AREAS DETERMINED AND FLAGGED BY AXIOM ENVIRONMENTAL, INC. DURING JUNE, 2017
- ALL HORIZONTAL DISTANCES SHOWN ARE GRID DISTANCES.
- ALL JURISDICTIONAL STREAMS LOCATED INSIDE WETLANDS WERE PROVIDED BY AXIOM ENVIRONMENTAL, INC.

Z-20-20  
Exhibit A

5688 U.S. Hwy. 70 East  
Goldsboro, NC 27534  
919.751.0075  
k2design@suddenlink.net

k2 design group



Project: GORMAN AT 40, LLC  
Wake County, North Carolina  
Title: JURISDICTIONAL WETLAND AREA AND JURISDICTIONAL STREAM AREA PLAT

DRAWN BY: FGR

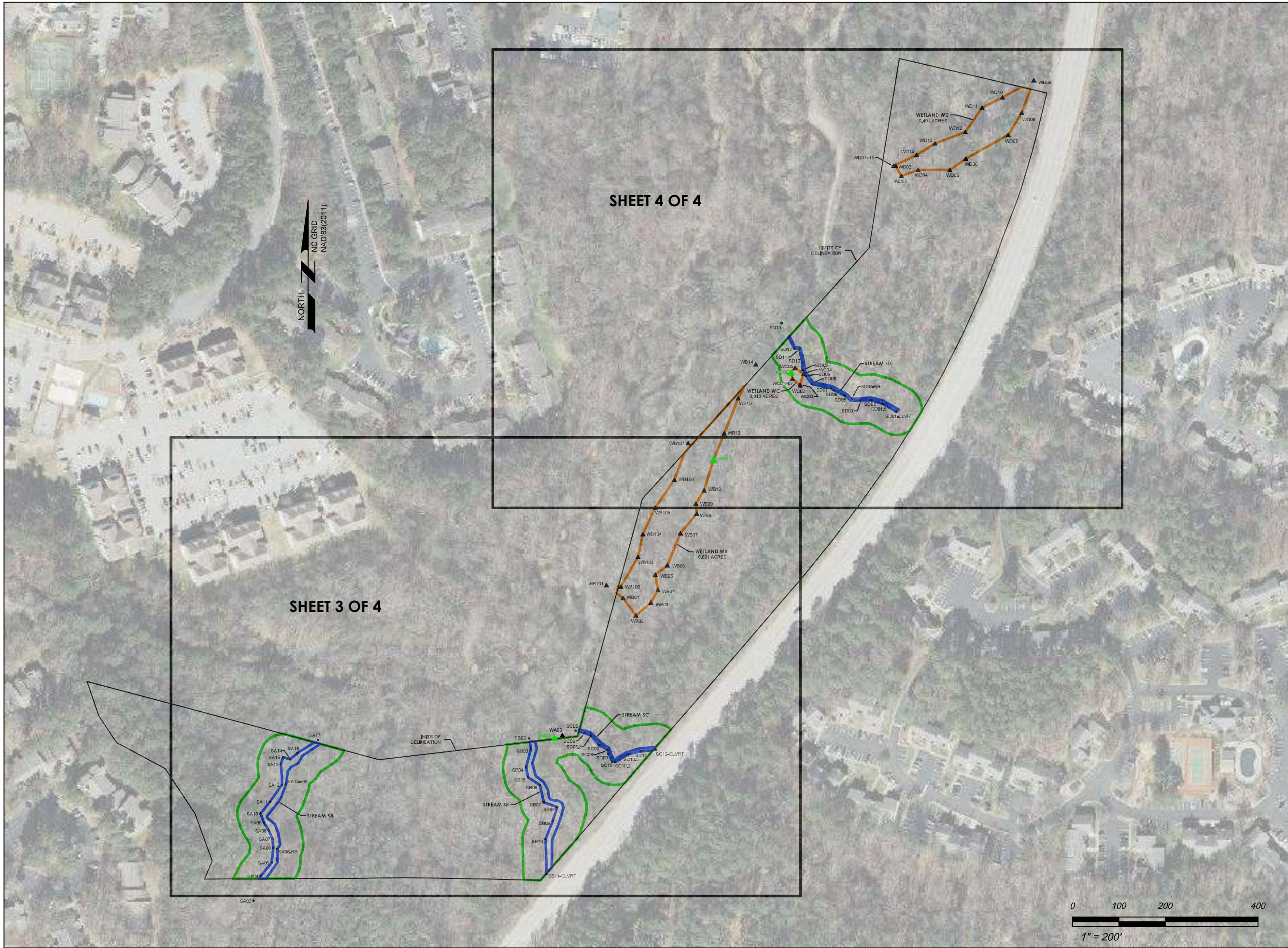
DATE: 06/28/17

SURVEYED BY: J.A.R.

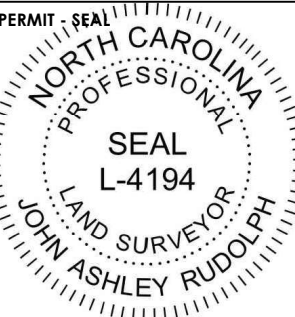
DWG. NO.  
ALS243WL17

SHEET  
1 OF 4

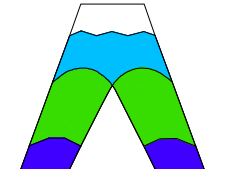




5688 U.S. Hwy. 70 East  
Goldsboro, NC 27534  
919.751.0075  
k2design@suddenlink.net



John Rudolph, PLS  
Digitally signed by John Rudolph, PLS  
Date: 2017.06.28 18:38:43 -0400  
Adobe Acrobat DC version: 2015.023.20070

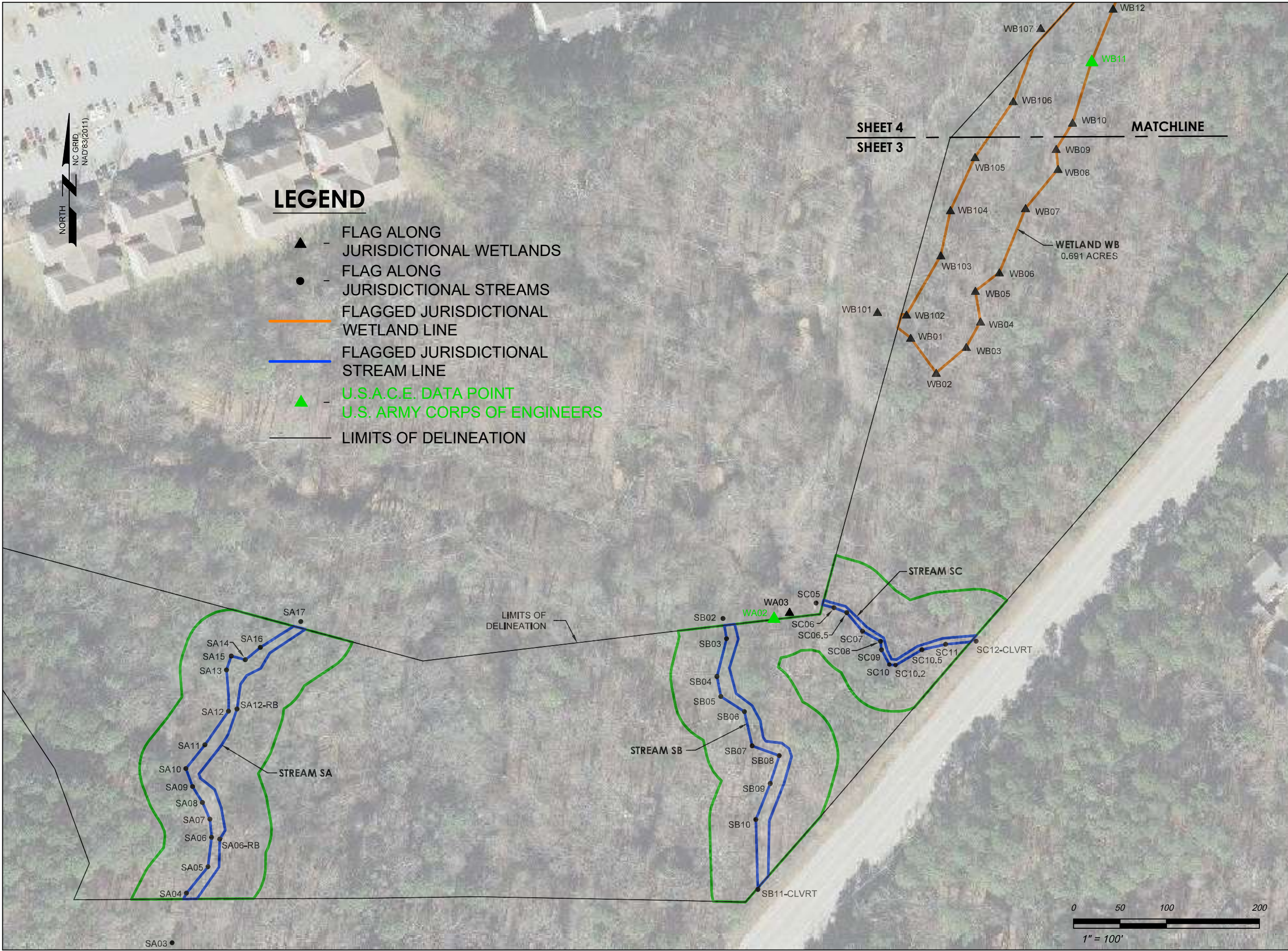


Axiom Environmental, Inc.  
**Z-20-20**  
**Exhibit A**

Project	Title
GORMAN AT 40, LLC Wake County, North Carolina	JURISDICTIONAL WETLAND AREA AND JURISDICTIONAL STREAM AREA PLAT

DRAWN BY:	FGR
DATE:	06/28/17
SURVEYED BY:	J.A.R.
DWG. NO.	ALS243WL17
SHEET	2 OF 4

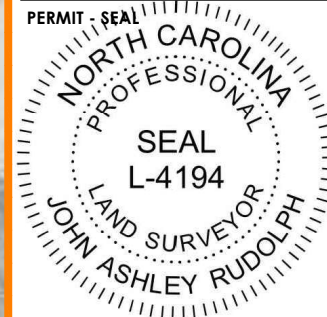




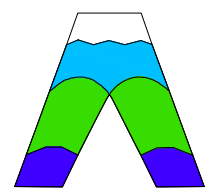
**LEGEND**

- ▲ - FLAG ALONG JURISDICTIONAL WETLANDS
- - FLAG ALONG JURISDICTIONAL STREAMS
- FLAGGED JURISDICTIONAL WETLAND LINE
- FLAGGED JURISDICTIONAL STREAM LINE
- ▲ - U.S.A.C.E. DATA POINT
- U.S. ARMY CORPS OF ENGINEERS
- LIMITS OF DELINEATION

5688 U.S. Hwy. 70 East  
Goldsboro, NC 27534  
919.751.0075  
k2design@suddenlink.net



John Rudolph, PLS  
Digitally signed by John Rudolph,  
PLS  
Date: 2017.06.28 18:39:12 -04'00'  
Adobe Acrobat DC version:  
2015.023.20070



Axiom Environmental, Inc.

**Z-20-20**  
**Exhibit A**

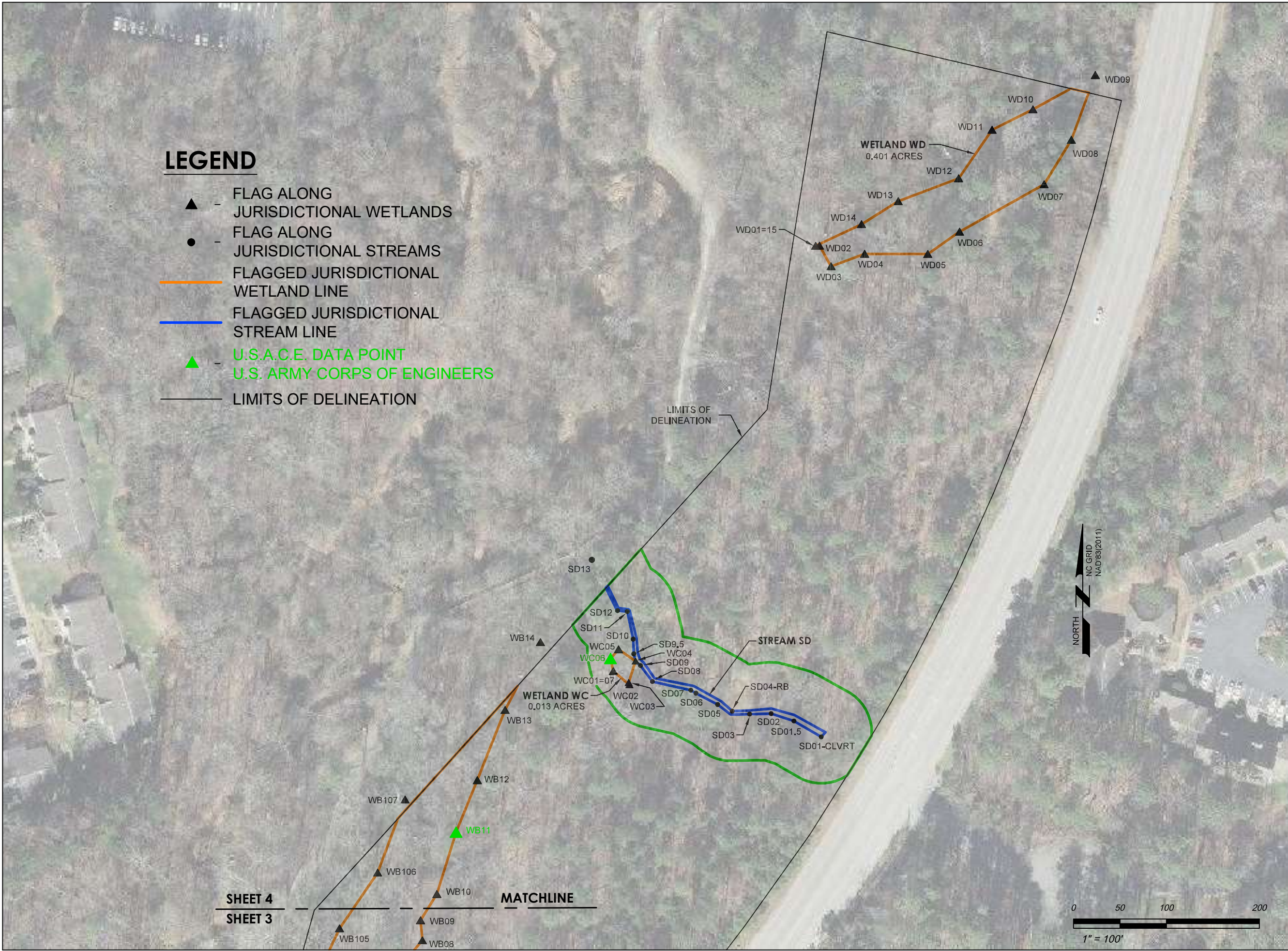
Project	GORMAN AT 40, LLC Wake County, North Carolina	Title	JURISDICTIONAL WETLAND AREA AND JURISDICTIONAL STREAM AREA PLAT

DRAWN BY:	FGR
DATE:	06/28/17
SURVEYED BY:	J.A.R.
DWG. NO.	ALS243WL17
SHEET	3 OF 4



LEGEND

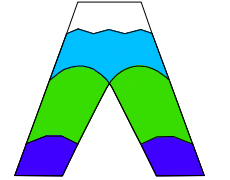
- ▲ - FLAG ALONG JURISDICTIONAL WETLANDS
- - FLAG ALONG JURISDICTIONAL STREAMS
- FLAGGED JURISDICTIONAL WETLAND LINE
- FLAGGED JURISDICTIONAL STREAM LINE
- ▲ - U.S.A.C.E. DATA POINT
- U.S. ARMY CORPS OF ENGINEERS
- LIMITS OF DELINEATION



5688 U.S. Hwy. 70 East  
Goldsboro, NC 27534  
919.751.0075  
k2design@suddenlink.net



John Rudolph, PLS  
Digitally signed by John Rudolph, PLS  
Date: 2017.06.28 18:40:03 -0400  
Adobe Acrobat DC version: 2015.023.20070



**Z-20-20**  
**Exhibit A**

Project	GORMAN AT 40, LLC Wake County, North Carolina	Title	JURISDICTIONAL WETLAND AREA AND JURISDICTIONAL STREAM AREA PLAT

DRAWN BY:	FGR
DATE:	06/28/17
SURVEYED BY:	J.A.R.
DWG. NO.	ALS243WL17
SHEET	4 OF 4







# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **CM** Height **N/A** Frontage **N/A** Overlay(s) **SRPOD**

Proposed Zoning Base District **R-10** Height **N/A** Frontage **N/A** 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.

OFFICE  
USE ONLY

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **0 Gorman Street**

Property PIN **0793-02-3945**

Deed Reference (book/page) **DB16757;Page00244**

Nearest Intersection **Gorman Street/Avent Ferry Road**

Property Size (acres) **17.88**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

**GORMAN AT 40 LLC**  
219 Lochview Drive  
Cary, NC 27518-9620

Phone

Fax

Email

Applicant Name/Address

**David Brown; WithersRavenel**  
137 S. Wilmington Street, Suite 200  
Raleigh, NC 27601

Phone **919.610.7696**

Fax **919.467.6008**

Email **dbrown@withersravenel.com**

Applicant\* Signature(s)

Email **gadoura@icloud.com**

\*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

**OFFICE USE ONLY**

Date Submitted

Rezoning Case #

Existing Zoning **CM/SRPOD** Proposed Zoning **R-10/SRPOD/CU****Narrative of Zoning Conditions Offered**

1. The following land uses shall be prohibited:

- a. Cemetery;
- b. Outdoor Sports and Entertainment Facility;
- c. Remote Parking Parking Facility;
- d. Telecommunication Tower.

2. Due to existing features (stream buffer, floodplain, wetlands) the subject property shall not have to comply with any block perimeter requirement(s) in the Raleigh UDO Section 8.3.2.

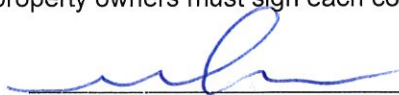
3. The 100-Year Floodplain shall remain undisturbed from added fill except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements. Buildings and parking areas shall not be allowed in the 100-Year Floodplain.

4. Those existing wetlands shown on the attached exhibit, and that have received a jurisdictional determination from the USACOE, shall remain undisturbed except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements.

5. Tree Coverage, as defined by the Raleigh UDO, shall be provided at a rate of no less than thirty percent (30%) of the net land area of the property. The one-fifth (1/5th) dimensional standard described in the UDO shall not apply to this condition.

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

Nabil Qadoura

REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>  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.	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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.	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY  Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

## 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

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

- |           |   |
|-----------|---|
| <b>1.</b> | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p><b>Response:</b></p>   |
| <b>2.</b> | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p><b>Response:</b></p>  |
| <b>3.</b> | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p><b>Response:</b></p>  |
| <b>4.</b> | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p><b>Response:</b></p> |
| <b>5.</b> | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p><b>Response:</b></p>   |
| <b>6.</b> | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p><b>Response:</b></p>   |

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

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

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

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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input 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 type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input 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 <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input 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.

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (Please also provide any relevant details regarding the request.)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at:

(919) 996-2682  
rezoning@raleighnc.gov

Thank you

*At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.*

SUBMITTED DATE: \_\_\_\_\_

## SUMMARY OF ISSUES

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

Summary of Issues:


# ATTENDANCE ROSTER

[illegible]

# Gorman at 40 Rezoning: Virtual Neighborhood Notification Meeting

May 20, 2020 5:30pm-7:30pm

## Project Representatives:

- David Brown – WithersRavenel
- Brendie Vega – WithersRavenel
- Daniel Rauh – WithersRavenel

## Meeting Slides:

- Vicinity Map
- Rezoning process for the City of Raleigh
- Rezoning application
- Zoning conditions offered
- Site Features
  - Stream & Stream Buffer
  - Floodway & Floodplain and the conditions to stay out of them
  - The Thoroughfare tree conservation buffer
  - Tributary Streams
- Conclusion of presentation

## Meeting Recording Link:

<https://www.youtube.com/watch?v=aQPDNVT1sz8&feature=youtu.be>

## Neighbor Questions:

How many entrances are proposed?

- Estimation that Raleigh would require 2 driveways. The city discourages cul-de-sac and dead ends.

Where would driveways be located?

- They would not line up with Shire Ln, they would be 400 feet to the north of that and 400' to the south.

Could you show the floodplain?

- Floodplain was shown with a red marker and depicted more clearly on final slide.

Nearby several 500-year floods have occurred and flood events are being redefined.

- Any proposal brought to the city of Raleigh would have a thorough review.

Do you have data on how high water would be if the Lake Johnson Dam failed?

- We don't have an answer for that at this time.

Would you add a traffic light on Gorman?

- Our guess is no based on experience with NCDOT and City of Raleigh warrants

Would you add a light for pedestrian crossing?

- That would be a mid-block crossing, we will get an answer before the next meeting

How much of this area is developable?

- Haven't gotten into land planning, in estimation it is about 30%; we will provide that answer before the next meeting.

How many cars/ people are expected in the development

- We don't have an answer tonight, we can get some sketches and get that by the next meeting, we don't expect that many units.

How far above the floodplain are the proposed development areas?

- We do not know, but can get answers to that.

How many stories are proposed on the site?

- The zoning category limits this to three stories

How would we connect to the shopping center?

- Connection through greenway may be possible, but we will rely on the sidewalks along Gorman.

How much of that parcel could be developed? Do not understand how you could build that close to the watershed and not impact the streams.

- The caller will be provided a map so he can see, and yes the developable area is quite small after you take out the environmentally sensitive features.

Please go over the rezoning process again

- The rezoning process was re-explained using the second slide.

Who gets the final say?

- The Raleigh City Council

Which staff will review this case?

- We do not have a case planner yet, in our notice you should have the contact for JP Mansolf. He may not be the person assigned to the project, but he will direct you to the correct person

What kind of drainage buffers are being proposed for this site?

- This site will have to conform to the Stormwater Management Ordinance.

Is there a specific program for this parcel? Single-family, multi-family

- There is none at this time.

Tax status for the parcel?

- We will look into this.

Remind us the name of the contract purchaser?

- Marlowe and Moye

Current property owner?

- The owner is Gorman at 40 LLC

Can the City buy this for a park?

- Yes, the city could purchase this land.

Is this a wildlife corridor?

- We do not know if it is designated as one.

Are you aware of any nearby nesting bald eagles?

- We are not aware of any; we would welcome any information on that.
- There are red tail hawk nests in this area; there are two families of red tail hawks in the area.

Is an environmental survey or impact statement required?

- Not for a rezoning.

Neighborhood notification requirements?

- First meeting is 500' second meeting the range is 1000'
- We use a map to capture anyone within 500 feet – post the map on the website

Did all property owners within the enclosed area receive the neighbor meeting notice?

- We prepare the letters and mailing list in cooperation with the city and provide them to the United States Postal Service.

What is the expected traffic generation?

- Due to the developable size of the site, expected traffic generation would be low.

How do you know what zoning would be appropriate or to approve when there is no development plan?



- The rezoning is conducted using the Comprehensive Plan, Urban Form Map, in order to determine what should be developed in the future.

Would there be a limit to vehicles at this development?

- We must provide parking per the requirements of the City's ordinance.

What is the maximum possible number of units that could be proposed?

- Approximately 178 units

Is the land currently for sale?

- Client is currently under contract. We are not privy to the price of the land.

Is the sale contingent on the rezoning of the land?

- We cannot speak to the buyer/seller agreements as we are not involved in those discussions.

In your view, is the city encouraging more development like this?

- We cannot speak to what the city is encouraging.

Are there plans for these units to be developed as Affordable Housing?

- There are no plans for these units to be developed as Affordable Housing?

Will you give us the outline of the planning process in writing at some point?

- Yes, we will provide this information.

This will be a request to change from private open space to residential?

- Yes we would be pursuing a residential use.

### Additional Comments:

Concern about traffic along Avent Ferry, it is already heavy.

Concern about left turn lanes downhill and right turn lanes uphill could be difficult out of the site.

On the other side the right out is downhill which allows them to get up to speed.

Caller against a rezoning, this area already sensitive to flooding and additional impervious nearby will make things worse.

Concern about flooding on Avent Ferry and Trailwood.

Opposed to changing from CM to R-anything due to concerns of flooding, traffic, etc.



Sara Ellis stated that you can go to [raleighnc.gov/development](http://raleighnc.gov/development) for further information.



Date: May 8, 2020

**TO:** Neighboring Property Owners of Subject Property; #0 Gorman Street  
(Wake County Prop ID # 0793-02-3945)  
**RE:** Rezoning Request – Neighbor Notice Meeting, Virtual Meeting Using WEBEX  
**FROM:** David Brown, WithersRavenel

Neighboring Property Owners:

As a property owner within five-hundred feet of the subject property, you are invited to attend a Neighbor Notice Meeting where information on a proposed rezoning request will be provided. Due to the COVID-19 Pandemic, this meeting will be a virtual format where you can join the meeting by telephone, computer or smartphone. This meeting is intended for the immediate neighbors of the property, we have over 150 invitations and we ask that you not forward the invitation to others. This request is to ensure that this first information meeting is tailored to the immediate neighbors. We will host a second meeting for a larger group in the near future.

The Neighbor Notice Meeting will be conducted on WEBEX, and held on the following date:

**DATE:** Wednesday, May 20<sup>th</sup>, 2020.  
**TIME:** 5:30 PM to 7:30 PM

**WebEx Phone Number:** 415-655-0001  
**WebExAccess Code:** 615 838 846

Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WEBEX on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

Attached to this invitation we are including the following materials:

1. Subject Property Location Exhibit;
2. Subject Property Current Zoning Exhibit;
3. A draft of the proposed rezoning application, including proposed zoning conditions.

The purpose of this meeting is to discuss a proposed rezoning of the property located on the west side of Gorman Street, across from Shire Lane. This site is currently zoned Conservation Management (CM) with a Special Residential Parking Overlay District (SRPOD) and is proposed to be rezoned to Residential-10 Conditional Use District (R10-CU) and to retain the SPROD overlay. A specific component of the zoning conditions will be the continued protection of environmentally sensitive features of the subject property.

If you have any comments/questions please email us here: [Gorman40@withersravenel.com](mailto:Gorman40@withersravenel.com)

For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact JP Mansolf at the Raleigh City Planning Department by email at [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov) or by telephone at (919) 996-2180.

Best Regards, David Brown



Subject Property is zoned:  
 \*Conservation Management (CM)  
 \*Special Residential Parking Overlay District (SRPOD)



**WithersRavenel**  
Our People. Your Success.

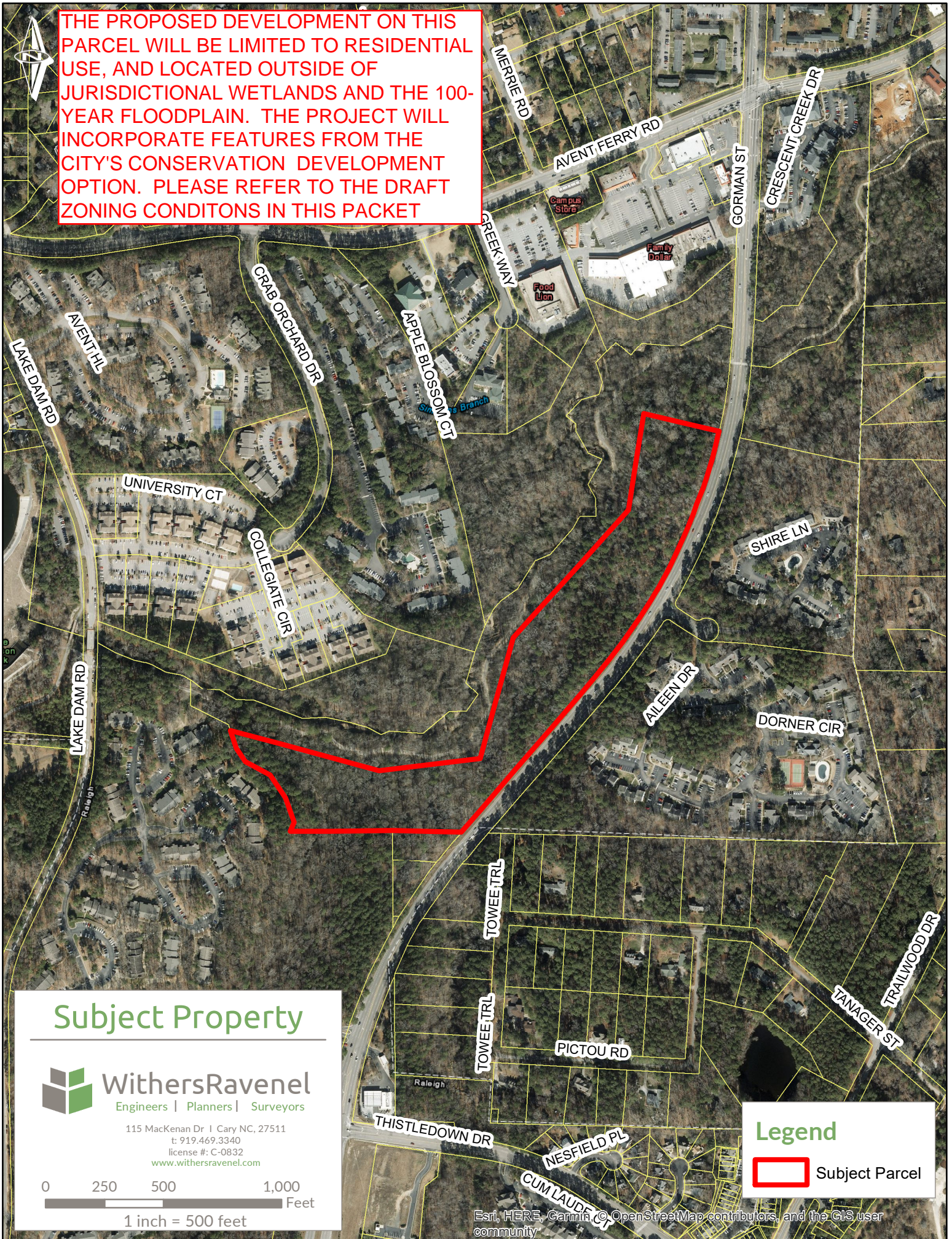


**Disclaimer**  
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THE PROPOSED DEVELOPMENT ON THIS PARCEL WILL BE LIMITED TO RESIDENTIAL USE, AND LOCATED OUTSIDE OF JURISDICTIONAL WETLANDS AND THE 100-YEAR FLOODPLAIN. THE PROJECT WILL INCORPORATE FEATURES FROM THE CITY'S CONSERVATION DEVELOPMENT OPTION. PLEASE REFER TO THE DRAFT ZONING CONDITONS IN THIS PACKET



## Subject Property




**WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Dr | Cary NC, 27511  
t: 919.469.3340  
license #: C-0832  
[www.withersravenel.com](http://www.withersravenel.com)

0 250 500 1,000 Feet  
1 inch = 500 feet

## Legend

 Subject Parcel

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

**DRAFT**

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **CM** Height **N/A** Frontage **N/A** Overlay(s) **SRPOD**

Proposed Zoning Base District **R-10** Height **N/A** Frontage **N/A** 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.

**OFFICE  
USE ONLY**

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **0 Gorman Street**

Property PIN **0793-02-3945**

Deed Reference (book/page) **DB16757;Page00244**

Nearest Intersection **Gorman Street/Avent Ferry Road**

Property Size (acres) **17.88**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

**GORMAN AT 40 LLC  
219 Lochview Drive  
Cary, NC 27518-9620**

Phone

Fax

Email

Applicant Name/Address

**WithersRavenel  
137 S. Wilmington Street, Suite 200  
Raleigh, NC 27601**

Phone **919.610.7696**

Fax **919.467.6008**

Email **dbrown@withersravenel.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.

DRAFT

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**

Date Submitted

**Rezoning Case #**

Existing Zoning **CM/SRPOD** Proposed Zoning **R-10/SRPOD/CU**

**Narrative of Zoning Conditions Offered**

1. The following land uses shall be prohibited:
  - a. Cemetery;
  - b. Outdoor Sports and Entertainment Facility;
  - c. Remote Parking Parking Facility;
  - d. Telecommunication Tower.
2. Due to existing features (stream buffer, floodplain, wetlands) the subject property shall not have to comply with any block perimeter requirement(s) in the Raleigh UDO Section 8.3.2.
3. The 100-Year Floodplain shall remain undisturbed from added fill except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements. Buildings and parking areas shall not be allowed in the 100-Year Floodplain.
4. Those existing wetlands shown on the attached exhibit, and that have received a jurisdictional determination from the USACOE, shall remain undisturbed except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements.
5. Tree Coverage, as defined by the Raleigh UDO, shall be provided at a rate of no less than thirty percent (30%) of the net land area of the property. The one-fifth (1/5th) dimensional standard described in the UDO shall not apply to this condition.

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 \_\_\_\_\_

Attendance Count	First Name	Last Name	Email
1	Steven	Hall	shall5@ncsu.edu
2	Yuri	Yamamoto	yuritakeyama@gmail.com
3	Brendie	Vega	bvega@withersravenel.com
4	Brock	Storrusten	bstorrusten@withersravenel.com
5	Eddie	Staley	estaley@withersravenel.com
6	Sara	Ellis	sara.ellis@raleighnc.gov
7	Chan	Bryant	cbryant@withersravenel.com
8	Howard	Moye	hmoyeiii@gmail.com
9	Howard	Moye	hmoyeiii@gmail.com
10	Daniel	Rauh	drauh@withersravenel.com
11	David	Brown	dbrown@withersravenel.com
12	Call-In User 1	n/a	n/a
13	Call-In User 2	n/a	n/a



**Gorman at 40 Rezoning  
Neighborhood Notice  
List of Owners within 500ft**



**WithersRavenel**  
Our People. Your Success.

Meeting Date: May 20th, 2020  
Meeting Time: 5:30-7:30  
WR Project Number: 09200197.00

PIN	Owner 1	Owner 2	Mail Address 1	Mail Address 2	Site Address
783813206	PRIII RTP8 (WALNUT CREEK) OWNER LLC	PGIM INC	7 GIRALDA FARMS	MADISON NJ 07940-1051	3201 WALNUT CREEK PKWY
783822614	CHEN, HENRY LIN	JIAHONG WANG	3312 OGLE DR	CARY NC 27518-6412	1331 CRAB ORCHARD DR
783822614	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1331 CRAB ORCHARD DR
783822614	GOGOI, DEBOJYOTI JAISWAL, SARIKA		72 HAMILTON HEDGE PL	CARY NC 27519-9102	1331 CRAB ORCHARD DR
783822614	PATEL, KIRITKUMAR PATEL, HANSA		104 WAKEHURST DR	CARY NC 27519-5126	1331 CRAB ORCHARD DR
783822614	NGUYEN, FRANK		1241 UNIVERSITY CT APT 202	RALEIGH NC 27606-4653	1331 CRAB ORCHARD DR
783822614	JOHNSON, ROBERT G		1331 CRAB ORCHARD DR APT 101	RALEIGH NC 27606-4695	1331 CRAB ORCHARD DR
783822614	BOSE, DHIMAN SARKAR, SOMA		556 ABBEY FIELDS LOOP	MORRISVILLE NC 27560-5547	1331 CRAB ORCHARD DR
783822614	LIU, XIU		116 N MARION DR	GOLDSBORO NC 27534-7689	1331 CRAB ORCHARD DR
783822614	FUENLAN INC		1020 HOLLAND BEND DR	CARY NC 27519-8215	1331 CRAB ORCHARD DR
783822614	HSIEH, FRANK F TRUSTEE HSIEH, CHEN-KWAN F TRUSTEE		589 AVENIDA MAJORCA UNIT A	LAGUNA WOODS CA 92637-4100	1331 CRAB ORCHARD DR
783822614	WANG, FEI FEI		1331 CRAB ORCHARD DR APT 304	RALEIGH NC 27606-4695	1331 CRAB ORCHARD DR
783822614	GILES, ROBERT C GILES, JILL M		121 FOX BRIAR LN	CARY NC 27518-8305	1331 CRAB ORCHARD DR
783822614	STIREWALT, KEITH E STIREWALT, ROBIN M		7401 HOLLY SPRINGS RD	RALEIGH NC 27606-4334	1331 CRAB ORCHARD DR
783822614	MAJITHIA, RAJIV PATEL, NAMRATA		10853 ROUND BROOK CIR	RALEIGH NC 27617-7458	1331 CRAB ORCHARD DR
783822614	RATLEDGE, BRIAN P RATLEDGE, STEFANIE		1331 CRAB ORCHARD DR APT 1	RALEIGH NC 27606-4695	1331 CRAB ORCHARD DR
783823529	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1321 CRAB ORCHARD DR
783823529	KOCH, KASSELL		1321 CRAB ORCHARD DR APT 102	RALEIGH NC 27606-4693	1321 CRAB ORCHARD DR
783823529	WANG, JIMING WANG, XIAOYAN YU		1004 OLDHAM FOREST XING	CARY NC 27513-4290	1321 CRAB ORCHARD DR
783823529	JAISWAL, SARIKA GOGOI, DEBOJYOTI		72 HAMILTON HEDGE PL	CARY NC 27519-9102	1321 CRAB ORCHARD DR
783823529	WANG, YUELI QI, CANG CANG RICHARD		503 IVYSHAW RD	CARY NC 27519-1525	1321 CRAB ORCHARD DR
783823529	SUN, SANDY XIA		3206 GRANVILLE DR	FAYETTEVILLE NC 28303-4610	1321 CRAB ORCHARD DR
783823529	GARCIA-BROSA, MARTIN		8862 SW 204TH LN	CUTLER BAY FL 33189-2177	1321 CRAB ORCHARD DR
783823529	MAA PROPERTIES LLC		1524 FURLONG LOOP	CARY NC 27519-9392	1321 CRAB ORCHARD DR
783823529	PATEL, CHETAN G PATEL, JEMINI C		101 SIR WALKER LN	CARY NC 27519-5501	1321 CRAB ORCHARD DR
783823529	JAFRI, SALMA		529 PERRAULT DR	MORRISVILLE NC 27560-8634	1321 CRAB ORCHARD DR
783823529	KHAN, SAAD AKHTAR		4724 FIELDING DR	RALEIGH NC 27606-4559	1321 CRAB ORCHARD DR
783823529	CAI, YAPING XING, WEIBING		259 SAPPHIRE RD	BURLINGTON NC 27215-7425	1321 CRAB ORCHARD DR
783823529	LIU, KOCHENG LIU, CHINCHU		114 STANSBURY CT	CARY NC 27518-9097	1321 CRAB ORCHARD DR
783823529	JANELL LLC		102 HASBROUCK DR	APEX NC 27523-3809	1321 CRAB ORCHARD DR
783823529	SUEN, MING LAM CHIU, PO LEE		1321 CRAB ORCHARD DR APT 1	RALEIGH NC 27606-4693	1321 CRAB ORCHARD DR
783825406	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1410 COLLEGIATE CIR
783825406	CHEN, XI ZHANG, MIN		120 LEVEL RIDGE DR	CARY NC 27519-6502	1410 COLLEGIATE CIR
783825406	DELVES, MILAGROS DELVES, RODNEY		113 NORROSTOWN PL	GARNER NC 27529-7256	1410 COLLEGIATE CIR
783825406	CHU, BRIAN		1410 COLLEGIATE CIR STE 101	RALEIGH NC 27606-4688	1410 COLLEGIATE CIR
783825406	LAU, HO YIK YI, WEI		169 DURANTS NECK LN	MORRISVILLE NC 27560-5847	1410 COLLEGIATE CIR
783825406	CHU, BRIAN		1410 COLLEGIATE CIR APT 204	RALEIGH NC 27606-4688	1410 COLLEGIATE CIR
783825406	LOCH, KASSEL ROBERT		2625 POOLE RD	RALEIGH NC 27610-2821	1410 COLLEGIATE CIR
783825406	LULEWICZ, PATRICK		2681 NOBLEWOOD CIR APT 2438	RALEIGH NC 27604-1878	1410 COLLEGIATE CIR
783825406	KOCH, KASSEL R		2625 POOLE RD	RALEIGH NC 27610-2821	1410 COLLEGIATE CIR
783825406	WANG, YANSHENG		448 METHVEN GROVE DR	CARY NC 27519-0122	1410 COLLEGIATE CIR
783825406	HARRIS, RAYMOND		124 WESCOTT COURT	HOLLY SPRINGS NC 27540	1410 COLLEGIATE CIR
783825406	PRADHAN, MANOJ PRADHAN, SUSHAMA		6445 KIT CREEK RD	MORRISVILLE NC 27560-9356	1410 COLLEGIATE CIR
783825406	BODE, DANIEL N BODE, ANGKANA P		5820 ALLWOOD DR	RALEIGH NC 27606-9457	1410 COLLEGIATE CIR
783825406	SUKARMEE LLC		2012 CASTLEBURG DR	APEX NC 27523-5145	1410 COLLEGIATE CIR
783825406	JUNG, KI		730 BONNIE RIDGE DR NE	LEESBURG VA 20176-3617	1410 COLLEGIATE CIR
783826312	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1420 COLLEGIATE CIR
783826312	GARCIA-BROSA, MARTIN		8862 SW 204TH LN	CUTLER BAY FL 33189-2177	1420 COLLEGIATE CIR
783826312	MILLER, BEAU		5540 W 5TH ST SPC 133	OXNARD CA 93035-4813	1420 COLLEGIATE CIR
783826312	GOLAKIA, HARSHAD GOLAKIA, ASMITABEN		107 VERSYTHIA DR	MORRISVILLE NC 27560-6721	1420 COLLEGIATE CIR
783826312	LAKE PARK PROPERTIES LLC		808 SALEM WOODS DR STE 104	RALEIGH NC 27615-3345	1420 COLLEGIATE CIR
783826312	SHINGVI, SWAPNIL V SHINGVI, HETAL S		104 DEER ISLE CT	CARY NC 27519-6465	1420 COLLEGIATE CIR
783826312	LU, CHAO CAO, JINYAN		1025 HOLLAND BEND DR	CARY NC 27519-8220	1420 COLLEGIATE CIR
783826312	AYDIN PROPERTIES LLC		913 DELARONDE LN	MORRISVILLE NC 27560-7159	1420 COLLEGIATE CIR
783826312	SHI, JIN J SHI, HAIXING		8512 EVANS MILL PL	RALEIGH NC 27613-4433	1420 COLLEGIATE CIR
783826312	MORMAN, TIMOTHY		1420 301 COLLEGIATE CIR	RALEIGH NC 27606-4690	1420 COLLEGIATE CIR
783826312	TRIMBLE, STEPHEN J		1778 ALA MOANA BLVD APT 2902	HONOLULU HI 96815-1618	1420 COLLEGIATE CIR
783826312	HANLON, JOAN MARIE		820 HIDDEN JEWEL LN	WAKE FOREST NC 27587-4248	1420 COLLEGIATE CIR
783826312	SHINGVI, SWAPNIL V SHINGVI, HETAL		1420 COLLEGIATE CIR APT 303	RALEIGH NC 27606-4690	1420 COLLEGIATE CIR

**Gorman at 40 Rezoning  
Neighborhood Notice  
List of Owners within 500ft**



**WithersRavenel**  
Our People. Your Success.

Meeting Date: May 20th, 2020  
Meeting Time: 5:30-7:30  
WR Project Number: 09200197.00

783826312	LAKE PARK PROPERTIES LLC		808 SALEM WOODS DR STE 104	RALEIGH NC 27615-3345	1420 COLLEGIATE CIR
783826312	WARD, BRIAN WARD, MONICA		1420 COLLEGIATE CIR APT 2	RALEIGH NC 27606-4690	1420 COLLEGIATE CIR
783827337	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1430 COLLEGIATE CIR
783827337	SHAH, DIXIT SHAH, SWAPNABEN D AKA SWAPNA D SHAH		1430 COLLEGIATE CIR APT 104	RALEIGH NC 27606-4668	1430 COLLEGIATE CIR
783827337	LAKE PARK PROPERTIES LLC		808 SALEM WOODS DR STE 104	RALEIGH NC 27615-3345	1430 COLLEGIATE CIR
783827337	PULUGURTHA, SANDEEP JOSHIYA, RAHUL S		1430 COLLEGIATE CIR APT 101	RALEIGH NC 27606-4668	1430 COLLEGIATE CIR
783827337	JERNIGAN, JACK W JERNIGAN, JEANNIE E		128 ELDRIDGE LN	STATE ROAD NC 28676-8754	1430 COLLEGIATE CIR
783827337	KIRSCH, DAVID CHRISTOPHER		4927 AMBER CLAY LN	RALEIGH NC 27612-3067	1430 COLLEGIATE CIR
783827337	DEZFOOLYAN, AMIR DELAVARRAFIEE, MARYAM		6350 GALLAL WAY	YORBA LINDA CA 92887-3268	1430 COLLEGIATE CIR
783827337	KHAN, FAZEL MAHMOOD		402 LANTERN RIDGE LN	CARY NC 27519-8850	1430 COLLEGIATE CIR
783827337	RTP CHINA CONNECTION		6350 QUADRANGLE DR STE 320	CHAPEL HILL NC 27517-7803	1430 COLLEGIATE CIR
783827337	LI, MANYU ZHANG, YANMEI		210 OSWEGO CT	MORRISVILLE NC 27560-8662	1430 COLLEGIATE CIR
783827337	SHI, XIN GUO, YUAN		2831 JONES FRANKLIN RD	RALEIGH NC 27606-4007	1430 COLLEGIATE CIR
783827337	MANSKA, JESSE P		1430 COLLEGIATE CIR APT 301	RALEIGH NC 27606-4668	1430 COLLEGIATE CIR
783827337	MIDWOOD METRO LLC		4934 WINDY HILL DR	RALEIGH NC 27609-4930	1430 COLLEGIATE CIR
783828347	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1440 COLLEGIATE CIR
783828347	CHEN, HAN MING LIN, SHU YING		8433 SECRETO DR	RALEIGH NC 27606-0031	1440 COLLEGIATE CIR
783828347	ALI, MUSA G		2917 CHARLESTON OAKS DR	RALEIGH NC 27614-8961	1440 COLLEGIATE CIR
783828347	GHULAMANI, ASIM ANWERALI VALIANI, ANITA		11010 LAKE GROVE BLVD STE 100 # 220	MORRISVILLE NC 27560-7392	1440 COLLEGIATE CIR
783828347	LIU, KEARY EILEEN		4309 LOTTIE LN	PLANO TX 75074-3551	1440 COLLEGIATE CIR
783828347	LIU, RAN HUANG, RONG		2805 BRIGADOON DR APT 24	RALEIGH NC 27606-3052	1440 COLLEGIATE CIR
783828347	LIANG, JIN		606 SUTTER GATE LN	MORRISVILLE NC 27560-7261	1440 COLLEGIATE CIR
783828347	CHEN, XI ZHANG, MIN		120 LEVEL RIDGE DR	CARY NC 27519-6502	1440 COLLEGIATE CIR
783828347	ZOLGHADRI, ALI MOTLAGH, NAZANIN VAZIN		109 DRYSDALE CT	CARY NC 27511-6696	1440 COLLEGIATE CIR
783828347	CHEN, SHUO		3020 BERKELEY SPRINGS PL	RALEIGH NC 27616-6646	1440 COLLEGIATE CIR
783828347	KHAN, FAZEL MAHMOOD		402 LANTERN RIDGE LN	CARY NC 27519-8850	1440 COLLEGIATE CIR
783828347	RUFO, TARA TRUSTEE HEATH, JASON M TRUSTEE		403 ESMERALDA DR	SANTA CRUZ CA 95060-1650	1440 COLLEGIATE CIR
783828347	MIYANI, VIVEK PATEL, VISHAL		2010 ADDENBROCK DR	MORRISVILLE NC 27560-8623	1440 COLLEGIATE CIR
783829441	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1441 COLLEGIATE CIR
783829441	HARDY, ARTHUR THOMAS III		1441 COLLEGIATE CIR APT 103	RALEIGH NC 27606-4658	1441 COLLEGIATE CIR
783829441	WILLIAMS, JOHN C WILLIAMS, DARSEY R		1113 VESTAVIA WOODS DR	RALEIGH NC 27615-4613	1441 COLLEGIATE CIR
783829441	CHIN, JUSTIN		6009 REEDY CREEK RD	RALEIGH NC 27607-6301	1441 COLLEGIATE CIR
783829441	CHEN, YANXIN		3500 IVY COMMONS DR UNIT 202	RALEIGH NC 27606-3028	1441 COLLEGIATE CIR
783829441	STRAG, BENJAMIN STRAG, RENEE		2026 LA DORA DR	HIGH POINT NC 27265-9664	1441 COLLEGIATE CIR
783829441	CAI, QINGSHENG LIU, LI		1441 204 COLLEGIATE CIR	RALEIGH NC 27606-4658	1441 COLLEGIATE CIR
783829441	PEARL DIVER INC		5520 MCNEELY DR STE 100	RALEIGH NC 27612-7640	1441 COLLEGIATE CIR
783829441	HUANG, YUNCHENG		102 POND BLUFF WAY	CARY NC 27513-6027	1441 COLLEGIATE CIR
783829441	HARRIS, JANICE E		1698 NATCHEZ TRCE	GREENSBORO NC 27455-3224	1441 COLLEGIATE CIR
783829441	YANG, MENG LIU, YABIN		2501 VANCASLE WAY APT 201	RALEIGH NC 27617-8524	1441 COLLEGIATE CIR
783829441	TANG, HAO FANG, YANNI		12146 RAGWEED ST	SAN DIEGO CA 92129-4102	1441 COLLEGIATE CIR
783829441	BAI, WENYU NI, YIXUAN		4112 COLLAMER DR	CARY NC 27519-6625	1441 COLLEGIATE CIR
783912213	NORTH CAROLINA AGRICULTURAL FOUNDATION, INC		CAMPUS BOX 7645	RALEIGH NC 27695	0 GORMAN ST
783912452	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	0 TOWEE TRL
783912575	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	0 GORMAN ST
783913188	HALL, STEVEN HALL, REBECCA		1637 PINEVIEW DR	RALEIGH NC 27606-2564	1700 TOWEE TRL
783914015	SHEPHERD, JACOB A SHEPHERD, AMANDA J		808 VESTAVIA WOODS DR	RALEIGH NC 27615-4605	1704 TOWEE TRL
783914392	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	1616 TOWEE TRL
783916511	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	1608 TOWEE TRL
783917048	YAMAMOTO, AKIHIKO YAMAMOTO, YURI T		3221 TANAGER ST	RALEIGH NC 27606-3642	3221 TANAGER ST
783917464	HALL, JOHN N HALL, DONNA R		3224 TANAGER ST	RALEIGH NC 27606-3643	3224 TANAGER ST
783918491	ANDREWS, ADOLPHUS ATKINSON ANDREWS, JOYCE		3220 TANAGER ST	RALEIGH NC 27606-3643	3220 TANAGER ST
783920457	UNIVERSITY COMMONS LAKE PARK CONDO	THE CARILLON TOWER	227 W TRADE ST STE 2200	CHARLOTTE NC 28202-2678	1431 COLLEGIATE CIR
783920457	STEVENS, THOMAS ALFRED STEVENS, ELLEN		1431 102 COLLEGIATE CIR	RALEIGH NC 27606-4656	1431 COLLEGIATE CIR
783920457	GKCK PROPERTIES LLC		5000 CAROLWOOD LN	DURHAM NC 27713-8058	1431 COLLEGIATE CIR
783920457	PATEL, DINESHKUMAR S PATEL, KETAN H		2049 JADEWOOD DR	MORRISVILLE NC 27560-6688	1431 COLLEGIATE CIR
783920457	LAVITZ, M XU, Y		PO BOX 674	CARY NC 27512-0674	1431 COLLEGIATE CIR
783920457	LAVITZ, M XU, Y		PO BOX 674	CARY NC 27512-0674	1431 COLLEGIATE CIR
783920457	MIDWOOD METRO LLC		4934 WINDY HILL DR	RALEIGH NC 27609-4930	1431 COLLEGIATE CIR
783920457	GRYGLEWICZ, JOHN A		11324 COSTIGAN LN	CHARLOTTE NC 28277-3314	1431 COLLEGIATE CIR
783920457	FISH, JULIA DEDON, PATRICK S		1431 COLLEGIATE CIR APT 204	RALEIGH NC 27606-4656	1431 COLLEGIATE CIR

**Gorman at 40 Rezoning  
Neighborhood Notice  
List of Owners within 500ft**



Meeting Date: May 20th, 2020  
Meeting Time: 5:30-7:30  
WR Project Number: 09200197.00

783920457	LAKE PARK PROPERTIES LLC		808 SALEM WOODS DR STE 104	RALEIGH NC 27615-3345	1431 COLLEGIATE CIR
783920457	FENNER, BRIAN J		1431 COLLEGIATE CIR APT 301	RALEIGH NC 27606-4656	1431 COLLEGIATE CIR
783920457	GAO, YUTUAN		1431 COLLEGIATE CIR APT 303	RALEIGH NC 27606-4656	1431 COLLEGIATE CIR
783920457	SINGH, MANJEET MEHMI, SEEMA R		300 GARDEN SQUARE LN	MORRISVILLE NC 27560-5792	1431 COLLEGIATE CIR
783922203	RALEIGH CITY OF		222 W HARGETT ST	RALEIGH NC 27601-1316	1320 LAKE DAM RD
783931167	PRG CLARION CROSSING ASSOCIATES LLC	PRG REAL ESTATE MGMT INC	2701 E LUZERNE ST	PHILADELPHIA PA 19137-1411	1141 CRAB ORCHARD DR
783937062	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	0 AVENT FERRY RD
783937478	NU SIGMA LAND DEVELOPMENT LLC		110 RIDGE LAKE DR	APEX NC 27539-7732	3416 GREEK WAY
783948071	WRI RALEIGH LP		PO BOX 924133	HOUSTON TX 77292-4133	3415 AVENT FERRY RD
793010421	ANDREWS, ADOLPHUS ATKINSON		3220 TANAGER ST	RALEIGH NC 27606-3643	0 TANAGER ST
793011329	ANDREWS, ADOLPHUS ATKINSON		3220 TANAGER ST	RALEIGH NC 27606-3643	0 TANAGER ST
793016967	PRIII RTP8 (WOODLAND COURT) OWNER.LLC	PGIM INC	7 GIRALDA FARMS	MADISON NJ 07940-1051	3137 AILEEN DR
793023945	GORMAN AT 40 LLC		219 LOCHVIEW DR	CARY NC 27518-9620	0 GORMAN ST
793028866	PRIII RTP8 (WOODLAND COURT) OWNER.LLC	PGIM INC	7 GIRALDA FARMS	MADISON NJ 07940-1051	3236 SHIRE LN
793032591	RALEIGH CITY OF		110 S MCDOWELL ST	RALEIGH NC 27601-1330	2504 GORMAN ST
793039445	RALEIGH CITY OF		110 S MCDOWELL ST	RALEIGH NC 27601-1330	2509 GORMAN ST
793039895	RALEIGH CITY OF		PO BOX 590	RALEIGH NC 27602-0590	2329 GORMAN ST
793041078	WRI RALEIGH LP		PO BOX 924133	HOUSTON TX 77292-4133	3215 AVENT FERRY RD
793048395	HRA CENTENNIAL VILLAGE LLC		PO BOX 56607	ATLANTA GA 30343-0607	2310 CRESCENT CREEK DR
n/a	WithersRavenel	Daniel Rauh	424 Gallimore Dairy Road, Ste C	Greensboro, NC 27409	n/a
n/a	WithersRavenel	David Brown	137 S. Wilmington St, Ste 200	Raleigh, NC 27601	n/a
n/a	Marlowe & Moye	Howard Moye	314 W. Millbrook Road, Ste #13	Raleigh, NC 27609	n/a
n/a	Raleigh Department of City Planning	JP Mansolf	PO Box 590	Raleigh, NC 27602	n/a



Date: September 10, 2020

TO: Neighboring Property Owners of Subject Property; 0 Gorman Street – Across from Shire Lane  
(Wake County Prop ID # 0793-02-3945)

RE: Rezoning Request – 2<sup>nd</sup> Neighbor Notice Virtual Meeting

FR: David Brown, WithersRavenel

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 23, 2020 from 5:30pm to 7:30pm. The meeting will be held virtually. Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WebEx on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

Meeting Name: Gorman @ 40 Public Meeting

WebEx Access Code: 171 586 9306

Or call:

WebEx Phone Number: 1-415-655-0001

The purpose of this meeting is to discuss Z-20-20, a requested rezoning of the property located on the west side of Gorman Street, across from Shire Lane. This site is currently zoned Conservation Management (CM) with a Special Residential Parking Overlay District (SRPOD) and is proposed to be rezoned to Residential-10 Conditional Use District (R10-CU) and to retain the SPROD overlay. A specific component of the zoning conditions will be the continued protection of environmentally sensitive features of the subject property. Approximately first percent (50%) of the site is proposed for preservation.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Hannah Reckhow  
Raleigh Planning & Development  
(919)996-2622  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)

If you have any comments/questions, please email us here: [Gorman40@withersravenel.com](mailto:Gorman40@withersravenel.com)

Best Regards,

David Brown

# Gorman @ 40 Rezoning: 2<sup>nd</sup> Virtual Neighborhood Notification Meeting

September 23, 2020 5:30pm-7:30pm

## Project Representatives:

- David Brown – WithersRavenel
- Daniel Rauh – WithersRavenel
- Julie DeCicco – WithersRavenel

## Meeting Slides:

- Rezoning process for the City of Raleigh
- Vicinity Maps
- Site Features
  - Topo, Storm, & Sewer Features
  - Floodway & Floodplain
  - Existing Zoning and Zoning Overlays
  - Future Land Use Map
  - Urban Form Features
- Rezoning application
- Zoning conditions offered
- Wetlands Exhibit
- Protected Areas Exhibit
- Key Findings from City Staff Report

## Meeting Recording Link:

<https://youtu.be/ntXcnplkAIE>

## Neighbor Questions:

Q: How tall are the proposed structures?

A: Building height is capped at 40ft and 3-stories in R-10.

Q: Please explain SPROD overlay.

A: Overlay that applies to parking for single-family and townhome development. Regulates parking in the front yard.

Q: Have you checked First Streets for updated 100-year flood zones?

A: (Team returned to Floodplains Exhibit to discuss floodplains in relationship to the parcel). We are not aware of "First Streets" but will look into it if provided more information. (Attendee provided link: <https://firststreet.org/flood-factor/>. Attendee added that First street updates the FEMA maps to more relevant (and often expanded) flood zones.)

Q: Is there any chance or keeping the proposed area as is? If so, how do I voice support to do so?

A: Yes it is possible. Contact the City of Raleigh Planning staff to voice your concern and attend the City of Raleigh Planning Commission hearing. You can also contact your city council representatives to voice your concern.

Q: Is there a way to turn my audio on to ask my question?

A: (Presentation team was able to utilize audio for questions if Attendee wrote their consent to being called on by name.)

Q: Is there a proposed greenway (connector?) in or through the property?

A: We would like one if the property is rezoned. The greenway is an asset to the site. There are potential opportunities to tie into the greenway on site or via the sidewalk on Gorman Street.

Q: Why should I trust an USACE to designate these as (wetlands) given how this administration is trying to gut all those relevant regulations that would require such a designation?

A: Our firm did not prepare wetlands inventory. Plan were sealed by John Rudolph for the current property owner. We have no reason to believe that Mr. Rudolph or Army Corps of Engineers would approve plans without ensuring their integrity.

Q: Can we have access to this presentation and maps specifically?

A: Yes, the presentation and recording will be provided on the WithersRavenel webpage.

Q: Could you explain water catchment/retention through/ and or on the property?

A: City of Raleigh passed a Comprehensive Stormwater Management Ordinance in 2001. Chapter 9 of UDO. Has clear and direct guidelines for stormwater management that must be adhered to. There are 2 parts: Collection and Retention & Release of Water. We realize this is an environmentally sensitive area and will follow the requirements.

Q: How much runoff will flow into Walnut Creek once you have installed parking lots filled with cars? (By runoff I mean additional sheet runoff and water quality issues with additional pollutants. )

A: We don't have an exact number. We have not designed the site. The requirements that would have to be followed are spelled out clearly in the code.

Q: Can we speak? Can we have a discussion? Can we see who else is participating?

A: (Presentation team was able to utilize audio for questions if Attendee wrote their consent to being called on by name.)

Q: There is currently no USACE wetland designation though, correct?

A: Our understanding is that John Rudolph submitted the wetland delineation plans to the Army Corps of Engineers and received jurisdictional determination.

Q: If this project does not go forward will the R-10 revert to conservation zoning?

A: Yes, it will remain as Conservation Management (CM) if it does not go forward.

Q: Will it be townhomes or apartments?

A: At present, no decision has been made about the dwellings that would go on the property. Client has considered single-family and townhomes. They may have considered apartments as well, however the current leaning is towards single-family and townhomes.

Q: Will you take into account increasing storm intensity events due to climate change when estimating future runoff and flood return intervals?

A: We are not stormwater engineers here tonight. That is outside of our technical expertise.

Q: How many people on the call?

A: 11 Neighbors.

Q: Would improvements on Gorman be necessary?

A: Yes. There are a few ways this would occur. The city can ask the developer to make the improvements or they can request a fee-in-lieu from the developer to pay for the improvements. We have not spoken to the city about this yet. There will definitely be sidewalk added.

Q: How many connectors would there be onto Gorman. Would a light be installed?

A: City policy on Gorman Street is to limit driveway connections. There may likely be two, there could be one, but no more than two. There would not be a traffic light here.

### Neighbor Comments:

C: (User was upset that there was no voice option available at the start of the meeting)

C: (User expressed frustration with typing in questions due to misspelling items)

C: I agree, this platform is very opaque

C: We oppose this also, should remain as conservation

C: Could you show the future land use map again?

C: Format of meeting is unusual. I do not consider this a public community meeting. Trailwood Drive community is in opposition to rezoning. Property has been zoned CM for over 50-years. It has been protected due to its environmentally sensitive nature. Proposed development will harm surrounding environmentally sensitive areas.

C: Tax value is only \$70,000 because there is no development potential.

C: Precedential nature of rezoning a CM parcel is concerning. Just because a property could be developed, does not mean that the parcel should be developed.

C: We have so many runoff issues in Raleigh that will get worse as time goes on. Putting additional impervious surface in an area like this sets a bad precedent.

C: Opposed to ANY development on this lot. Ride the greenway a lot and the topography all slopes towards Walnut Creek. Development will only increase problems on Avent Fairy Road and Gorman Street when flooding occurs.



**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**

Date Submitted

Rezoning Case #

Existing Zoning **CM/SRPOD** Proposed Zoning **R-10/SRPOD/CU****Narrative of Zoning Conditions Offered**

1. The following land uses shall be prohibited:

- a. Cemetery;
- b. Outdoor Sports and Entertainment Facility;
- c. Remote Parking Parking Facility;
- d. Telecommunication Tower.

2. Due to existing features (stream buffer, floodplain, wetlands) the subject property shall not have to comply with any block perimeter requirement(s) in the Raleigh UDO Section 8.3.2.

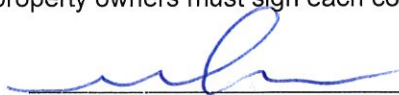
3. The 100-Year Floodplain shall remain undisturbed from added fill except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements. Buildings and parking areas shall not be allowed in the 100-Year Floodplain.

4. Those existing wetlands shown on the attached exhibit, and that have received a jurisdictional determination from the USACOE, shall remain undisturbed except for the permitted installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements.

5. Tree Coverage, as defined by the Raleigh UDO, shall be provided at a rate of no less than thirty percent (30%) of the net land area of the property. The one-fifth (1/5th) dimensional standard described in the UDO shall not apply to this condition.

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

Nabil Qadoura