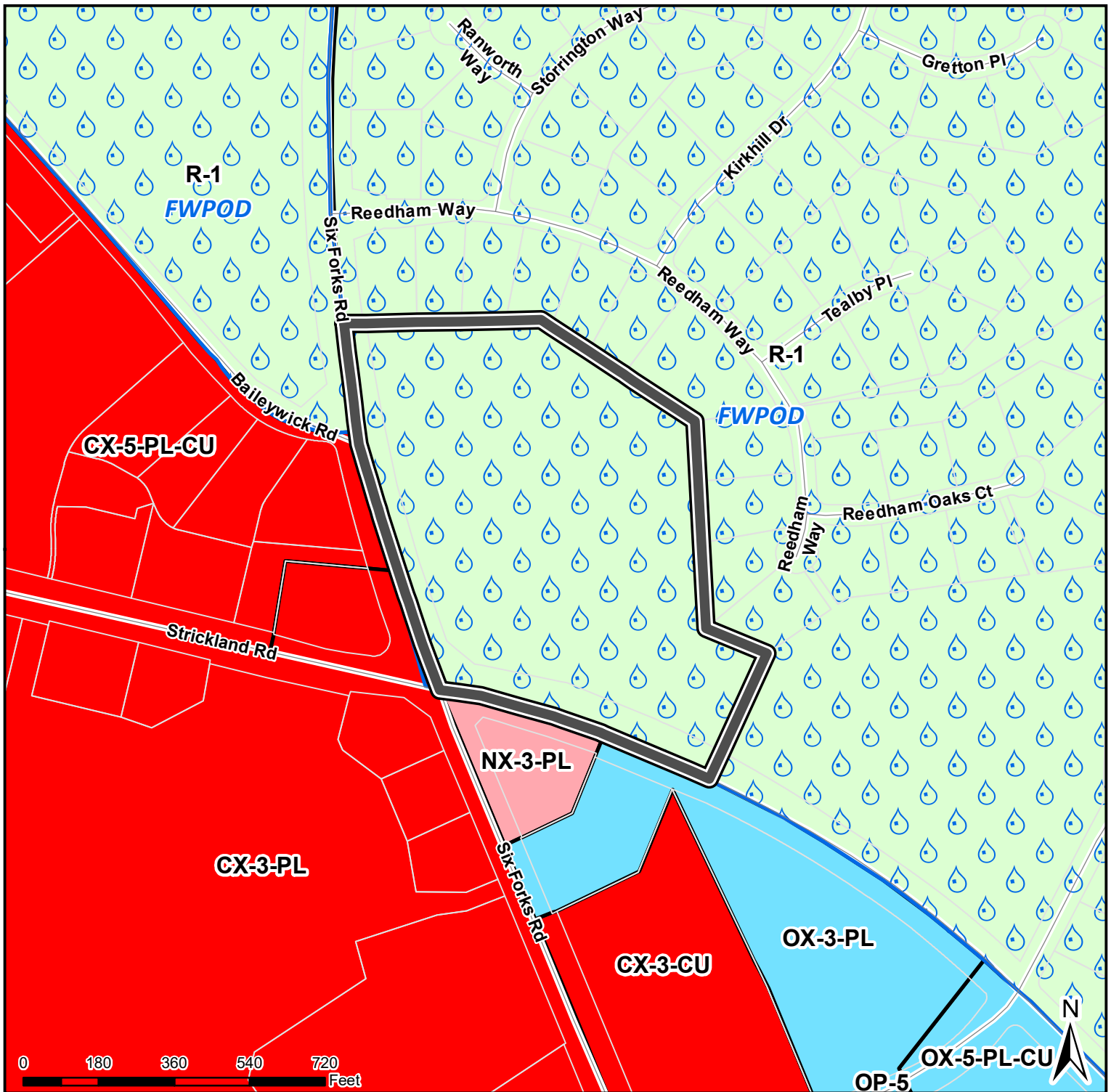
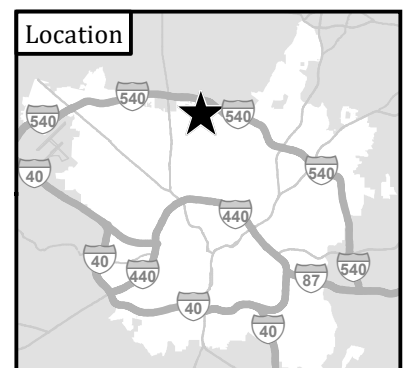


Existing Zoning

Z-21-2021



Property	8916 Six Forks Rd
Size	13.84 acres
Existing Zoning	R-1 w/FWPOD
Requested Zoning	RX-5-CU w/FWPOD



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

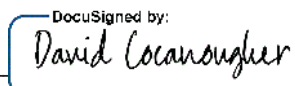
Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-1	Height: N/A	Frontage: N/A	Overlay(s): FWPOD
Proposed zoning base district:	RX	Height: 5	Frontage: N/A	Overlay(s): FWPOD
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: April 22, 2021	Date amended (1):	Date amended (2):
Property address: 8916 Six Forks Road		
Property PIN: 1708333316		
Deed reference (book/page): 016407/02101		
Nearest intersection: Six Forks Road and Strickland Road		Property size (acres): 13.84 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: LG 8916 Six Forks Road, LLC, 3500 Maple Ave. Ste. 1600, Dallas, TX 75219		
Property owner email: smilke@leoncapitalgroup.com		
Property owner phone: 407-467-3889		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: (919) 835-4663		
Applicant signature(s):	DocuSigned by: <i>David Cocanougher</i>	
Additional email(s): N/A	A05A1AA253EC427...	

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1	Proposed zoning: RX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse; dormitory, fraternity, sorority; school; health club; medical: office; outdoor sports or entertainment facility; and remote parking facility.</p> <p>2. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from adjacent residentially zoned lots. Any freestanding light poles shall not exceed twenty-five feet (25') in height.</p> <p>3. Buffers between the developed area on the Property and the following adjacent properties containing detached houses, identified by Parcel No. and Deed Book/Reference Page: 1708248060 (DB018036/PG02062); 1708249092 (DB006698/PG00773); 1708341012 (DB001399/PG00-E); 1708342040 (DB016976/PG01081); 1708333956 (DB010826/PG01757); 1708334971 (DB006119/PG00898); 1708336736 (DB015365/PG00590); 1708337620 (DB017233/PG00837); 1708337415 (DB015705/PG01838); 1708337301 (DB007404/PG00154); 1708338212 (DB007702/PG00884) (the "Adjacent Residential Parcels") shall be no less than one hundred feet (100') in width. No site improvements other than new landscaping, fences, walls, utilities, stormwater facilities, pervious paths, and cross access improvements may be located in this buffer area. No buildings are allowed within this one hundred feet (100') buffer.</p> <p>4. Maximum building height shall be three (3) stories and fifty feet (50') within one hundred and fifty feet (150') of the Adjacent Residential Parcels.</p> <p>5. In addition to the plantings required by UDO Section 3.5.3 for protective yards, 60 shrubs per 100 lineal feet shall be provided along the edge of the built area facing the Adjacent Residential Parcels. These shrubs shall be a minimum of 5' feet in height at planting.</p> <p>6. There shall be a maximum of 225 residential units.</p> <p>7. In addition to the requirements of UDO Section 9.5.2.B.1, which limit maximum built area to thirty percent (30%) of the site area, maximum impervious surface coverage shall be twenty eight percent (28%) of the site area, and two percent (2%) of the site area shall consists of Green Stormwater Infrastructure such as pervious paver systems designed in accordance with the NCDEQ Stormwater manual.</p> <p>8. In addition to the requirements of UDO Section 9.5.2.C.3, which require that runoff from the entire development site be controlled on a runoff volume basis such that the post-development volume of stormwater leaving the site is equal to or less than the pre-development volume of stormwater leaving the site based on the 90th percentile storm (1.41 inches), the development shall control the post-development volume of the 1-year/24-hour storm event (2.88 inches). This includes the provision of UDO Section 9.5.2.C.3.a that the pre-development land cover must be assumed to be forested for the entire development site.</p> <p>9. Runoff limitation for development of the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year and 100-year storms in addition to the 2-year and 10-year storms.</p> <p>10. A maximum of two (2) bays of on-site parking with a single drive aisle is permitted between buildings and the street.</p> <p>11. Principal building(s) shall include a primary street-facing entrance.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, 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:  _____
DocuSigned by: David Cocanougher
A05A1AA253EC427...

Printed Name: David Cocanougher

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
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.	
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.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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: Transit Emphasis Corridor and Urban Thoroughfare

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

1

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.

Response:

See attached

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

See attached

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

See attached

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

See attached

5

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.

Response:

See attached

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

See attached

7	<p>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.</p> <p>Response: See attached</p>
8	<p>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.</p> <p>Response: See attached</p>
9	<p>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.</p> <p>Response: See attached</p>
10	<p>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.</p> <p>Response: See attached</p>
11	<p>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.</p> <p>Response: See attached</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: See attached</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: See attached</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: See attached</p>
15	<p>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.</p> <p>Response: See attached</p>
16	<p>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.</p> <p>Response: See attached</p>
17	<p>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.</p> <p>Response: See attached</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: See attached</p>
19	<p>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.</p> <p>Response: See attached</p>
20	<p>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.</p> <p>Response: See attached</p>

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

April 1, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on April 15, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 8916 Six Forks Road (PIN 1708333316). The site is currently zoned R-1 and is proposed to be rezoned to RX-5-CU w/ FWPOD. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	831 9435 5303
Enter the following password:	608741

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	831 9435 5303 #
Enter the Participant ID:	#
Enter the Meeting password:	608741

The City of Raleigh requires a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. This notice has been mailed to the property owners within 1,000 feet of the area requested for rezoning and any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919)996-2235
Carmen.Kuan@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

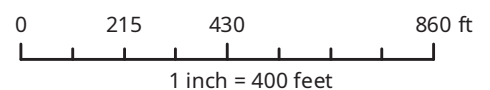
Thank you,

Collier Marsh



8916 Six Forks Road

Aerial Map



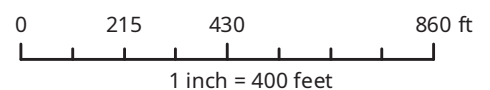
Disclaimer

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



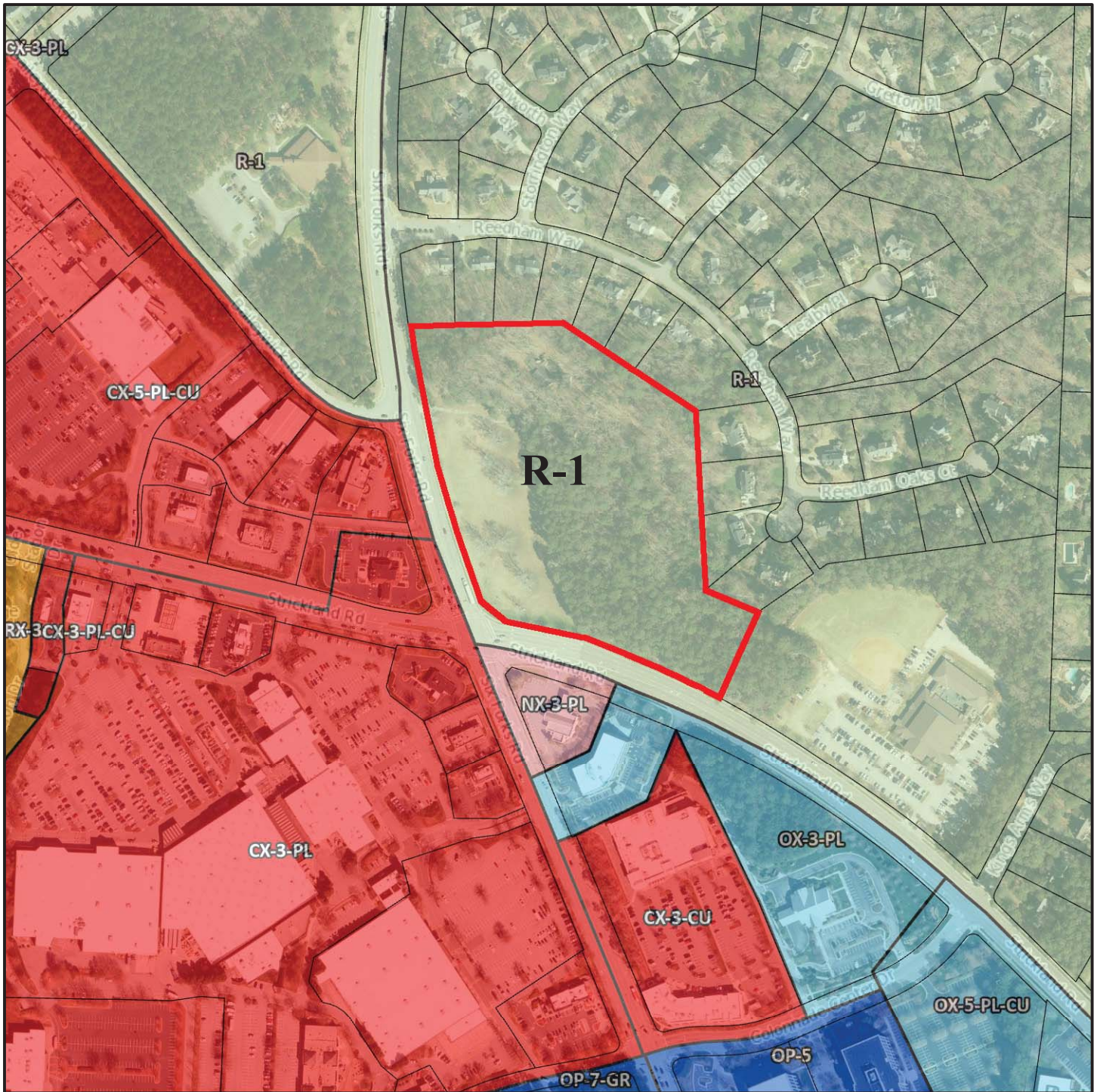
8916 Six Forks Road

Vicinity Map



Disclaimer

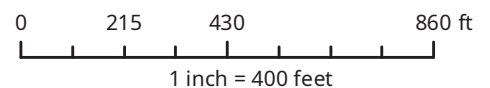
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



8916 Six Forks Road

Zoning Map

Current Zoning: R-1



Disclaimer

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Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-1		Height: N/A	Frontage: N/A	Overlay(s): FWPOD
Proposed zoning base district: RX		Height: 5	Frontage: N/A	Overlay(s): FWPOD
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 8916 Six Forks Road		
Property PIN: 1708333316		
Deed reference (book/page): 016407/02101		
Nearest intersection: Six Forks Road and Strickland Road		Property size (acres): 13.84 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: LG 8916 Six Forks Road, LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: (919) 835-4663		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1	Proposed zoning: RX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. Uses shall be limited to residential and accessory uses.</p> <p>2. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from adjacent residentially zoned lots. Any freestanding light poles shall not exceed twenty-five feet (25') in height.</p> <p>3. Buffers between the developed area on the Property and the following adjacent properties containing detached houses, identified by Parcel No. and Deed Book/Reference Page: 1708248060 (DB018036/PG02062); 1708249092 (DB006698/PG00773); 1708341012 (DB001399/PG00-E); 1708342040 (DB016976/PG01081); 1708333956 (DB010826/PG01757); 1708334971 (DB006119/PG00898); 1708336736 (DB015365/PG00590); 1708337620 (DB017233/PG00837); 1708337415 (DB015705/PG01838); 1708337301 (DB007404/PG00154); 1708338212 (DB007702/PG00884) (the "Adjacent Residential Parcels") shall be no less than one hundred feet (100') in width. No site improvements other than new landscaping, fences, walls, utilities, stormwater facilities, and cross access improvements may be located in this buffer area. No buildings are allowed within this one hundred feet (100') buffer.</p> <p>4. Maximum building height shall be three (3) stories and fifty feet (50') within one hundred and fifty feet (150') of the Adjacent Residential Parcels.</p> <p>5. In addition to the plantings required by UDO Section 3.5.3 for protective yards, 60 shrubs per 100 lineal feet shall be provided along the edge of site improvements facing the Adjacent Residential Parcels. These shrubs shall be a minimum of 5' feet in height at planting.</p> <p>6. There shall be a maximum of 225 residential units.</p> <p>7. In addition to the requirements of UDO Section 9.5.2.B.1, which limit maximum built area to thirty percent (30%) of the net site area, maximum impervious surface coverage shall be twenty eight percent (28%) of the net site area, and two percent (2%) of the net site area shall consists of Green Stormwater Infrastructure such as pervious paver systems designed in accordance with the NCDEQ Stormwater manual.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, 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: _____

Printed Name: _____

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1	Proposed zoning: RX-5-CU	

Narrative of Zoning Conditions Offered
<p>8. In addition to the requirements of UDO Section 9.5.2.C.3, which require that runoff from the entire development site be controlled on a runoff volume basis such that the post-development volume of stormwater leaving the site is equal to or less than the pre-development volume of stormwater leaving the site based on the 90th percentile storm (1.41 inches), the development shall control the post-development volume of the 1-year/24-hour storm event (2.88 inches).</p> <p>9. Runoff limitation for development of the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year and 100-year storms in addition to the 2-year and 10-year storms.</p> <p>10. A maximum of two (2) bays of on-site parking with a single drive aisle is permitted between buildings and the street.</p> <p>11. Principal building(s) shall include a primary street-facing entrance.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, 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: _____

Printed Name: _____

Page 2 of 15

REVISION 10.27.20

raleighnc.gov

SUMMARY OF ISSUES

A neighborhood meeting was held on April 15, 2021 (date) to discuss a potential rezoning located at 8916 Six Forks Road (property address).
The neighborhood meeting was held at via Zoom (location).
There were approximately 29 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Presentation of proposed rezoning, zoning conditions, and FWPOD requirements
Discussion of enhanced buffer and stormwater conditions, and comparable UDO requirements
Discussion of traffic impacts of development, site access, and parking
Discussion of existing buildings on site and recent observation of trespassing on site
Discussion of site constraints and conceptual location of site development
Discussion of inclusion of commercial uses, resident amenities, and walking trails on site
Discussion of proposed height designation, residential density, and height transitions
Discussion of previous rezoning cases and differences from proposal

ATTENDANCE ROSTER	
NAME	ADDRESS
Andre Mann	9105 Kirkhill Dr
Jace McMahon	304 Reedham Way
Suzanne and Ben Allaire	Address not provided
Peter Goldenberg	Address not provided
Bill and Sharon Conley	Address not provided
Jill Gurak	212 Grosvenor Dr
Nancy Rooth	9108 Kirkhill Dr
Josh and Sarah Snotherly	408 Reedham Way
Anita and Paul Adelson	204 Reedham Way
Jonathan Hinkle	9105 Tealby Place
Bill and Sharon Conley	9204 Ranworth
David and Carrie Hay	404 Reedham Way
Todd and Becca Jane Cody	9101 Tealby Place
David Ward	Address not provided
Matt Sigmon (Imago Dei Church)	9200 Strickland Road
Jack Huisman	Address not provided
Jim Judy	Address not provided
Joe Schneider	Address not provided
Suzanne Allaire	Address not provided
Stan Scarano	Address not provided
Sara Ellis	City of Raleigh Planning and Development Department

8916 Six Forks Road
Rezoning Application Addendum

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.

The subject property is currently zoned R-1, is within the Falls Watershed Protection Overlay District, and is designated as “Institutional” in the Future Land Use Map (FLUM). The Institutional designation is described as “land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions.” The Institutional category encourages the development of uses that result in higher trip generation and similar impervious surface coverage as compared to the proposed Development. Although the proposed residential use does not qualify as institutional as defined in the FLUM, the proposal seeks a level of development and intensity similar to, or even below, this category and is consistent overall.

In addition, the FLUM designates the land located at the other three corners of the intersection of Six Forks Road and Strickland Road as Community Mixed Use. Community Mixed Use envisions commercial uses and residential uses, as well as heights in the three to five story range. Thus, the Institutional designation is a relative outlier, and the proposed use will be more consistent with the remainder of the intersection and the actual uses thereon.

The proposed rezoning will facilitate the redevelopment of an existing, low density residential use that is no longer appropriate at the intersection of Six Forks Road and Strickland Road. The site is large, at over 13 acres, and has frontage along Six Forks Road (a transit emphasis corridor) and Strickland Road (an urban thoroughfare). Therefore, greater building heights are appropriate provided that adjacent uses are not adversely impacted. This request ensures that adjacent uses will not be adversely impacted through conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

The Proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

Policy LU 1.3 Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The applicant’s proposed conditions ensure greater consistency with the Comprehensive plan. The proposal includes eleven conditions that, among other things limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, require enhanced buffers including added landscaping between development on the site and adjacent uses, require enhanced stormwater controls, and prohibit uses that are not compatible with the surrounding neighborhood.

Policy LU 2.1 Placemaking. *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* The applicant intends to develop a high quality multifamily community that will bring housing variety to the area, which is made up of mostly single family homes. The units will provide homes for Raleigh’s growing population in a format available to renters at all stages of life.

Policy LU 2.2 Compact Development. *New Development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.* The proposed rezoning seeks to facilitate the redevelopment of an existing, low density residential use into a higher density residential use. The proposal will deliver a more compact land use pattern to reduce the negative impacts of low intensity development at a site located on both a transit emphasis corridor and an urban thoroughfare. The proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%. The applicant’s proposed conditions further limit impervious surface coverage to 28% of the site area.

Policy LU 4.4 - Reducing VMT Through Mixed Use, *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled.* The proposed rezoning provides for a residential development in close proximity to nearby commercial uses at the other three corners of the intersection of Six Forks Road and Strickland Road

Policy LU 4.10 - Development at Freeway Interchanges, *Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mixture of uses. Development should be encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.* The proposed rezoning would allow for the development of a mixture of uses at the intersection of Six Forks Road and Strickland Road, and in close proximity to the more significant interchange between I-540 and Six Forks Road.

Policy LU 5.1 Reinforcing the Urban Pattern. *New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* While the site is not in an urban center, the applicant has proposed conditions to ensure appropriate transitions to adjacent single family properties. The request also includes a condition prohibiting uses that are less compatible with the surrounding area.

Policy LU 5.4 Density Transitions. *Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.* The proposed rezoning includes conditions that ensure enhanced transitions between uses including conditions

that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

Policy LU 5.5 Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* The proposed rezoning will allow for the infill development of a largely vacant site between two major streets and a single family residential neighborhood. The multi-family residential use will provide a buffer and appropriate transition between Six Forks, and Strickland Road, and the single family residential neighborhood to the north and east. The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

Policy LU 5.6 Buffering Requirements. *New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.* The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

Policy LU 7.3 Single-family Lots on Major Streets. *No new single family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.* The proposed rezoning seeks to replace an existing single family residential use fronting Six Forks Road and Strickland Road with a more appropriate residential mixed use development.

Policy LU 8.1 Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will accommodate growth by redeveloping a site along two major corridors from low density residential into mixed-use residential in an area where residential uses are generally limited to single family residential, therefore providing a greater variety of housing types.

Policy LU 8.10 Infill Development. *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* The proposed rezoning will allow for the infill development of a largely vacant site between two major streets and a single family residential neighborhood. The proposed multi-family residential use will provide a buffer and appropriate transition between Six Forks Road and Strickland Road, and the single family residential neighborhood to the east.

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.* Historically, the subject property has been difficult to develop for several reasons including conflicting comprehensive plan policies guiding the development of the site. The proposed rezoning balances the conflicting comprehensive plan policies and, if approved, will facilitate development of this challenging, mostly vacant site located at the intersection of two major streets. The applicant's proposal will allow for appropriate transitions from high-intensity uses along Six Forks Road to lower density single-family developments north and east of the site.

Policy LU 8.12 Infill Compatibility. *Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.* The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

Policy H 1.8 – Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows for multifamily residential uses that will provide needed housing supply in an area where residential uses are generally limited to single family detached. The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

Policy EP 2.3 - Open Space Preservation, *Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.* The proposed rezoning will maintain the existing Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

Policy EP 3.3 - Water Supply Protection, *Protect major water supply overlay districts through open space conservation, community programs that promote tree coverage, floodplain preservation, and limits to impervious surface cover.* The proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%. The applicant's proposed conditions further limit impervious surface coverage to 28% of the site area. The applicant's proposed conditions also include enhanced stormwater controls that will improve the current site conditions, and minimize any impacts of the

development on neighboring properties and City resources. The proposal also includes enhanced buffers between the proposed use and adjacent single family residential properties.

Policy EP 3.12 - Mitigating Stormwater Impacts, *Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the rate of runoff so as to avoid erosion of stream banks, inundation of natural waterways and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties and City infrastructure.* The proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%. The applicant's proposed conditions also include enhanced stormwater controls that will improve the current site conditions, and minimize any impacts of the development on neighboring properties and City resources. The proposal also includes enhanced buffers between the proposed use and adjacent single family residential properties.

Policy UD 2.4 - Transitions in Building Intensity, *Establish gradual transitions between large-scale and small-scale development. The relationship can be improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the adjacent properties planned for lower density.* The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

The subject property falls within the Falls Lake Small Area Plan ("AP-FL") of the 2030 Comprehensive Plan. The zoning request is also consistent with the following applicable AP-FL policies:

Policy AP-FL 1 – Falls Lake Secondary Watershed Zoning, *In the Falls lake Secondary Watershed Protection Area, no new non-residential zoning or land uses should be permitted.* The applicant's proposal allows for residential development and land uses consistent with this policy.

Policy AP-FL 3 – Falls Lake Secondary Watershed Impervious Surface, *In the Secondary Watershed Protection Area, impervious surfaces should be limited to 12 percent, unless public utilities are available, in which case a 30 percent maximum may be allowed.* Public utilities are available at the subject property. The proposed rezoning includes a condition restricting impervious surface to a maximum of 28%.

Policy AP-FL 9 – Falls Lake Watershed Effluent Retention Facilities, *In the event of sewer system failure, development should provide adequate retention facilities to capture effluent in addition to stormwater retention facilities that are necessary to protect water quality in Falls Lake.* The applicant will work with Stormwater staff at site plan to ensure adequate retention facilities are included in the development of the subject property.

Policy AP-FL 10 - Falls Lake Watershed Street Design, *Streets in the Falls Lake watershed should be designed to sensitive area standards.* The applicant will work with transportation staff to ensure that streets on the subject property comply with the applicable UDO requirements.

PUBLIC BENEFITS

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

The applicant intends to make more productive use of the subject property with a high quality residential development that will add to the value of the existing neighborhoods. This use will serve as a buffer between Six Forks Road and Strickland Road and single family homes to the east. Development of the site under the applicant's proposal, which requires enhanced stormwater controls, in addition to compliance with the City's stormwater regulations, will improve the current sheet flow drainage of the site. The proposed development will also add a significant number of residential units to the City's housing supply. Despite several challenging site constraints, the applicant intends to develop a quality residential community that will add to the character of the surrounding neighborhood while meeting the City of Raleigh's growing housing demand.

URBAN DESIGN GUIDELINES

1. 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.

Response: The applicant's proposal allows for a residential mixed use development that is also in close proximity to nearby commercial uses at the other corners of the intersection of Six Forks Road and Strickland Road.

2. Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response: The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit building heights to three stories within 150 feet of adjacent single family detached properties, prohibit buildings within 100 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping between development on the site and adjacent uses.

3. A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.

Response: The applicant's proposal allows for a residential mixed use development that is also in close proximity to nearby commercial uses at the other corners of the intersection of Six Forks Road and Strickland Road. The applicant anticipates that access to the site will be provided on Six Forks Road and Strickland Road, providing convenient access to the nearby commercial developments. The applicant will work with Transportation staff to ensure appropriate street connections are provided.

4. *Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*

Response: The applicant will work with Transportation staff to ensure that there is adequate connectivity to the adjacent road network of the surrounding community where possible, given the site's topography, visibility, and adjacent uses.

5. *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.*

Response: The applicant will work with transportation staff to ensure that there is adequate connectivity to the adjacent road network of the surrounding community.

6. *A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*

Response: The applicant's proposal includes conditions requiring substantial buffers at the rear of the site. These buffers ensure that development of the site will be in close proximity to Six Forks and Strickland Road. Site constraints and the Falls Watershed Protection Overlay District requirements make application of a specific frontage infeasible, but the proposal includes conditions requiring the elements of Parking Limited frontage that can be achieved at the site.

7. *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.*

Response: The applicant's proposal includes conditions requiring substantial buffers at the rear of the site. These buffers ensure that development of the site will be in close proximity to Six Forks and Strickland Road. Site constraints and the Falls Watershed Protection Overlay District requirements make application of a specific frontage infeasible, but the proposal includes conditions requiring the elements of Parking Limited frontage that can be achieved at the site.

8. *If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.*

Response: The applicant's proposal includes conditions requiring substantial buffers at the rear of the site. These buffers ensure that development of the site will be in close proximity to Six Forks and Strickland Road. Site constraints and the Falls Watershed Protection Overlay District requirements make application of a specific frontage infeasible, but the proposal includes conditions requiring the elements of Parking Limited frontage that can be achieved at the site.

9. *To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*

Response: The applicant's proposal does not include urban open spaces. However, the proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

10. *New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*

Response: The applicant's proposal does not include urban open spaces. However, the proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

11. *The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*

Response: The applicant's proposal does not include urban open spaces. However, the proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

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

Response: The applicant's proposal does not include urban open spaces. However, the proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

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

Response: The applicant's proposal does not include urban open spaces. However, the proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

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

Response: The applicant's proposal includes conditions requiring substantial buffers at the rear of the site. These buffers ensure that development of the site will be in close

proximity to Six Forks and Strickland Road. Site constraints and the Falls Watershed Protection Overlay District requirements make application of a specific frontage infeasible, but the proposal includes conditions requiring the elements of Parking Limited frontage that can be achieved at the site.

15. *Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*

Response: The applicant's proposal includes conditions requiring substantial buffers at the rear of the site. These buffers ensure that development of the site will be in close proximity to Six Forks and Strickland Road. Site constraints and the Falls Watershed Protection Overlay District requirements make application of a specific frontage infeasible, but the proposal includes conditions requiring the elements of Parking Limited frontage that can be achieved at the site.

16. *Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.*

Response: The applicant does not anticipate including parking structures in the development of the site.

17. *Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.*

Response: The proposed development is within walking distance to a transit stop at the intersection of Six Forks Road and Strickland Road.

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

Response: The applicant will work with Transportation staff to ensure there is adequate pedestrian connectivity to nearby transit stops. The proposed rezoning also requires primary street facing entrances on principal buildings.

19. *All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.*

Response: The proposed rezoning will maintain the Falls Watershed Protection Overlay District which requires a minimum of 40% forested area and limits built area to 30%.

20. *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.*

Response: The applicant will maintain and improve the existing sidewalks along the site, consistent with the applicable UDO standards.

21. *Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.*

Response: The applicant will maintain and improve the existing sidewalks along the site, consistent with the applicable UDO standards.

22. *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.*

Response: The applicant will maintain and improve the existing streets consistent with the applicable UDO standards.

23. *Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.*

Response: The applicant will explore treatment of buildings and the possibility of additional design commitments.

24. *The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.*

Response: The applicant's proposed conditions require primary street-facing entrances on principal buildings.

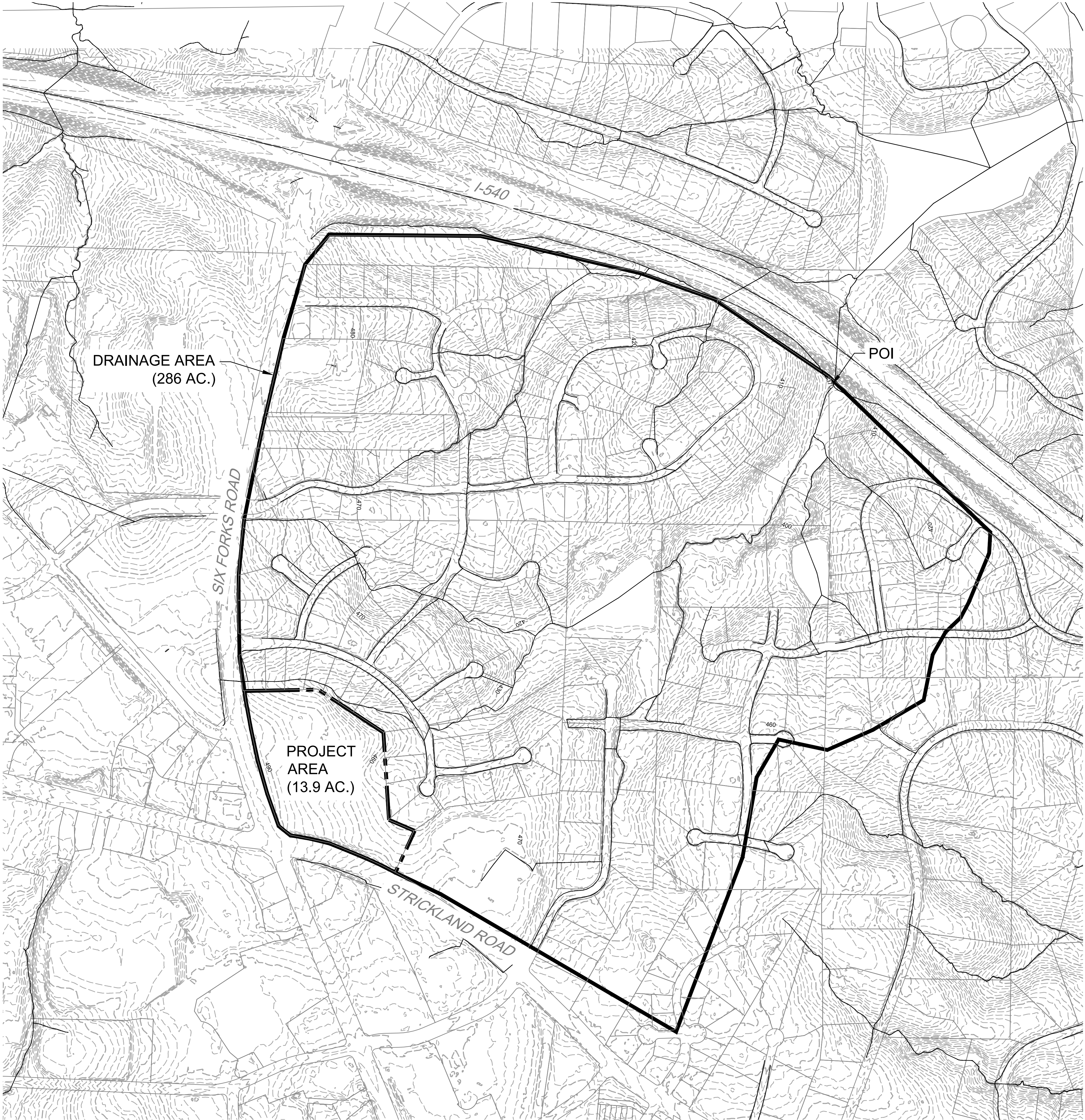
25. *The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.*

Response: The applicant will explore treatment of buildings and the possibility of additional design commitments.

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

Response: The applicant will maintain and improve the existing streets consistent with the applicable UDO standards.

U:\Accounts\LCGRP\LCGRP2001 - Six Forks - Proposed Multi-Family Development - Drainage Area\LCGRP2001 - Drainage Exhibit.dwg PLOTTED: 4/20/2014 1:23 PM BY: David Ragsdale PLOTTED: 4/20/2014 1:23 PM BY: David Ragsdale PROJECT EXHIBIT



SUMMARY:
PROJECT SITE - 13.8 AC
DRAINAGE AREA TO POI = 286 AC +/-
PROJECT AREA ~ 4.83% OF
DOWNSTREAM DRAINAGE AREA
SHOWN



NOT FOR CONSTRUCTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

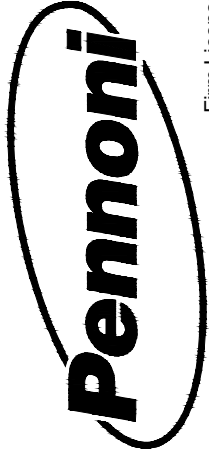
PROPOSED MULTI-FAMILY DEVELOPMENT
8916 SIX FORKS ROAD
RALEIGH, NC

DRAINAGE AREA EXHIBIT

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210

PROJECT	LCGRP2001
DATE	2021-09-08
DRAWING SCALE	1"=300'
DRAWN BY	DTR
APPROVED BY	ESM

EX-1
SHEET 1 OF 1



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