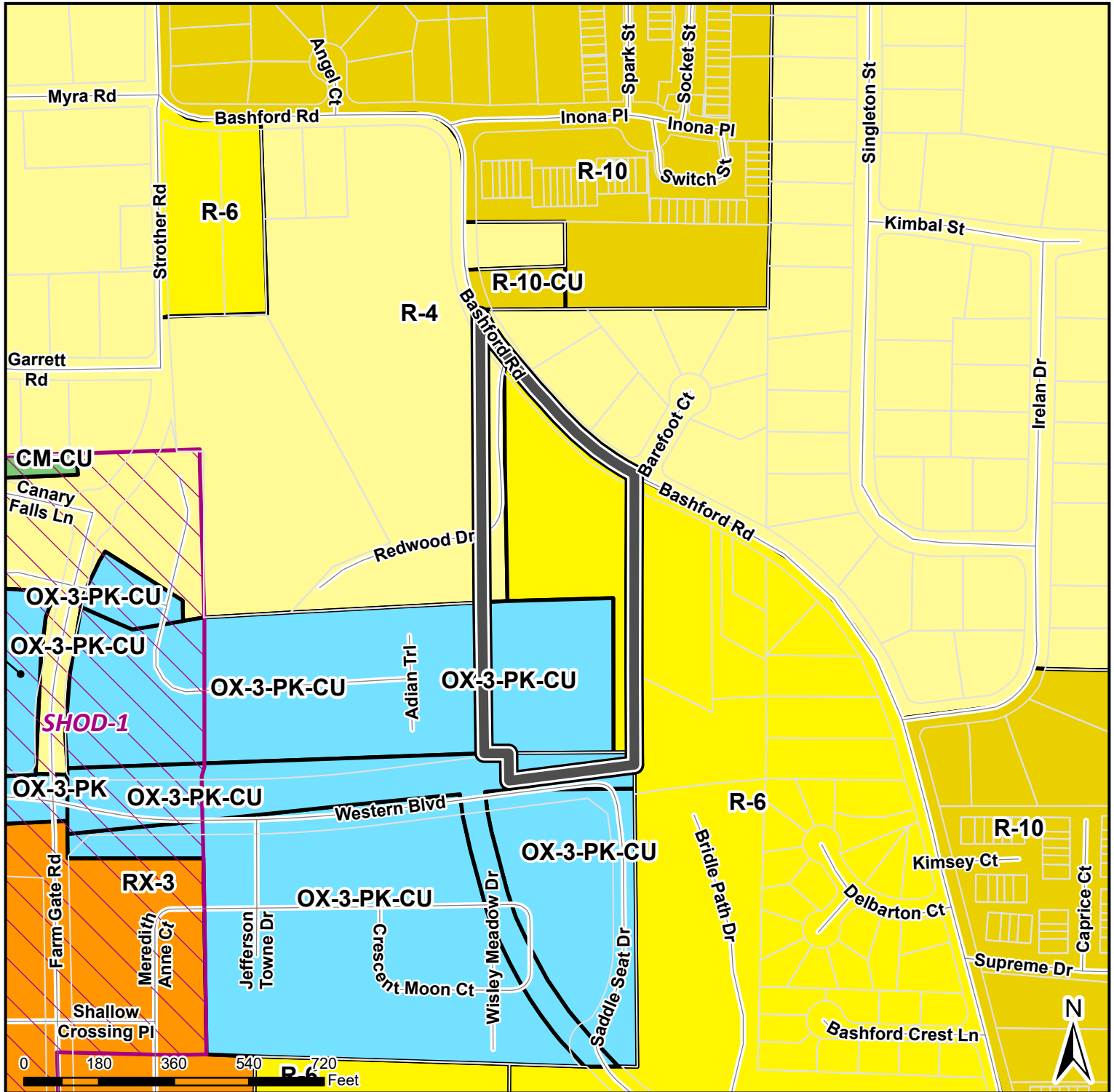
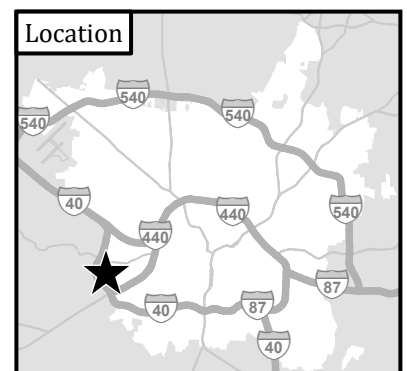


Existing Zoning

Z-23-2022



Property	308 Bashford Rd
Size	6.63 acres
Existing Zoning	R-6, R-4, OX-3-PK-CU
Requested Zoning	RX-5-CU



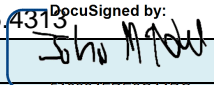


Rezoning Application and Checklist

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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4, R-4C		Height: 3	Frontage: PK
Proposed zoning base district: RX		Height: 5	Frontage:
			Overlay(s):
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: Z-35-1996			

General Information		
Date: March 7, 2022	Date amended (1):	Date amended (2):
Property address: 308 Bashford Road		
Property PIN: 0773-79-2744		
Deed reference (book/page): 9637 / 1561		
Nearest intersection: Bashford Road and Redwood Drive		Property size (acres): 6.63
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Liberty Healthcare Properties of North Carolina, LLC; 2334 41st St, Wilmington, NC 28403		
Property owner email: TMoore@libertyseniorliving.com		
Property owner phone:		
Applicant name and address: Worth Mills, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafllp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):  JOHN A. MCNEILL, JR.		
Additional email(s): 510334FDE0C44DC...		

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By Sarah Shaughnessy at 11:49 am, Mar 17, 2022

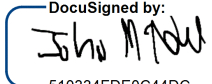
Conditional Use District Zoning Conditions

Zoning case #: TBD	Date submitted: March 7, 2022	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4, R-6, and OX-3-PK-CU	Proposed zoning: RX-5-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the RX- district shall be prohibited: (i) Dormitory, fraternity, sorority; and (ii) School, public or private (K-12).
2. No public street shall be dedicated on the Property as otherwise required per UDO Section 8.3.2.

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:  _____
510334FDE0C44DC...

Printed Name: JOHN A. MCNEILL, JR.

RECEIVED*By Sarah Shaughnessy at 11:49 am, Mar 17, 2022*

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

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.

OFFICE USE ONLY

Rezoning case #

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map identifies the Property as Office and Residential Mixed Use, which applies to areas where low density residential use are no longer appropriate. It encourages a mix of residential and office uses. The proposed rezoning to RX-5-CU provides for denser residential development, and is consistent with the FLUM recommendations.
2. The Urban Form Map includes a portion of the Property within a Transit Station Area, and the entire Property is within the Core Transit Area. The Urban Form Map recommends increased density near BRT routes and proposed transit stops. The rezoning to RX-5-CU would increase allowable density and is consistent with this policy guidance.
3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 2.2 "Compact Development"; LU 2.5 "Healthy Communities"; LU 4.7 "Capitalizing Transit Access"; LU 4.8 "Station Area Land Uses"; LU 5.4 "Density Transitions"; LU 8.1 "Housing Variety"; and LU 8.10 "Infill Development".

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The proposed rezoning would bring housing variety to the immediate community, specifically for those adults looking to downsize from traditional housing types.
2. The proposed rezoning would increase residential density near I-40, which allows future residents easy access to a Major Access Thoroughfare.
3. The proposed rezoning brings additional within a Core Transit Area and near a Transit Station Area, which will capitalize on planned BRT routes.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY

Rezoning case #

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no known historic resources located on the property.

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.

Urban Design Guidelines Addendum

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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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

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

Urban Form Designation:

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 uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response:

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:

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 street. Preferred and discouraged street networks.

Response:

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 Street Plan. Streets should connect adjacent developments.

Response:

5	New development should be composed 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:
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:
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:
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response:
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:
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:
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:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response:

13	New public spaces should provide seating opportunities.
	Response:
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
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:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.
	Response:
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:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response:
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:
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response:

21	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:
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response:
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree canopy, which shadows both the street and sidewalk and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response:
24	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:
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response:
26	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:
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response:

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By Sarah Shaughnessy at 11:50 am, Mar 17, 2022

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 type="checkbox"/>	<input checked="" 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"/>

REZONING OF PROPERTY CONSISTING OF +/- 6.63 ACRES,
LOCATED ON THE WESTERN SIDE OF BASHFORD ROAD, NORTH OF WESTERN
BOULEVARD, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 8, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, February 8, 2022, at 5:30 p.m. The property considered for this potential rezoning totals approximately 6.63 acres, and is located on the western side of Bashford Road, north of Western Boulevard, in the City of Raleigh, having Wake County Parcel Identification Number 0773-79-2744. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: January 27, 2022
Re: Neighborhood Meeting for Rezoning of 308 Bashford Road

You are invited to attend an informational meeting to discuss the proposed rezoning of 308 Bashford Road (with Property Identification Number (PIN) 0773-79-2744). The meeting will be held on **Tuesday, February 8, 2022 from 5:30 PM until 6:30 PM**, at the following location:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 852 9336 0908
Password: 055854

To Join by Telephone:

+1 646 558 8656
Meeting ID: 852 9336 0908
Password: 055854

The purpose of this meeting is to discuss the proposed rezoning of 308 Bashford (with Property Identification Number (PIN) 0773-79-2744). The properties total approximately 6.63 acres in size, and is located on the western side of Bashford Road, north of Western Boulevard.

The property is currently zoned: (i) Residential 6 units per acre (R-6), (ii) Residential 4 units per acre (R-4), and (iii) Office Mixed Use with a three-story height limit and parkway frontage (OX-3-PK-CU). The proposed zoning designation is Residential Mixed Use with a 5-story height limit and the Parking Limited frontage (RX-5-PL-CU). The rezoning is intended to facilitate an age-restricted / congregate care community.

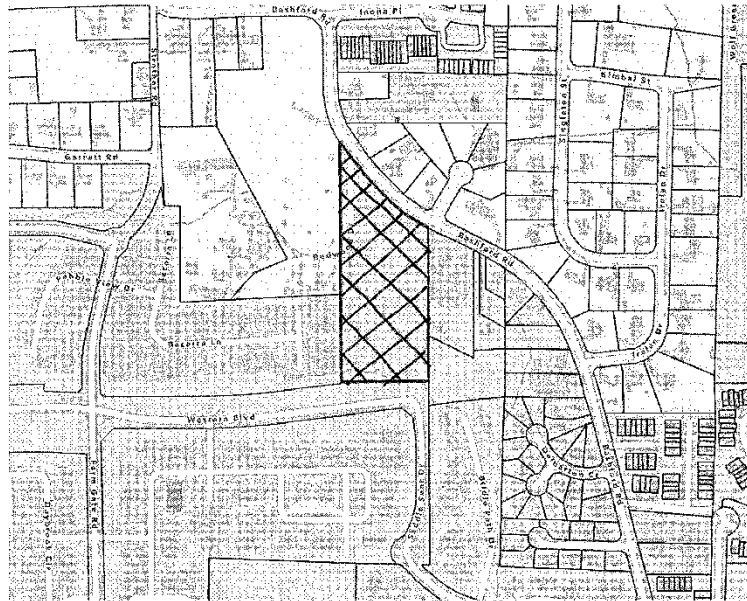
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties before the rezoning request has been submitted, and prior to a Planning Commission hearing. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact Carmen Kuan at the Raleigh City Planning Department at 919.996.2235 or carmen.kuan@raleighnc.gov.

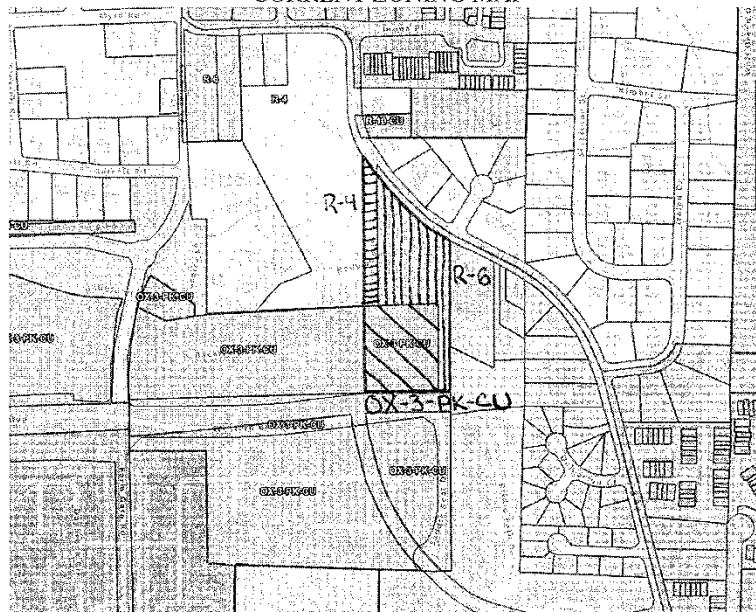
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4, R-4C		Height: 3	Frontage: PK
Proposed zoning base district: RX		Height: 5	Frontage: PL
Overlay(s):		Overlay(s):	
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: Z-35-1996			

General Information		
Date: January 27, 2022	Date amended (1):	Date amended (2):
Property address: 308 Bashford Road		
Property PIN: 0773-79-2744		
Deed reference (book/page): 9637 / 1561		
Nearest intersection: Bashford Road and ... Property size (acres): 6.63		
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Liberty Healthcare Properties of North Carolina, LLC; 2334 41st St, Wilmington, NC 28403		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: TBD	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4, R-6, and OX-3-PK-CU	Proposed zoning: RX-5-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the RX- district shall be prohibited: (i) Dormitory, fraternity, sorority; and (ii) School, public or private (K-12).</p> <div style="text-align: center; margin-top: 200px;">  </div>

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: _____

EXHIBIT B – NOTICE LIST

POSTED NOTICE REQUIRED (1 SIGN)
6000 PEBBLE VIEW DR
RALEIGH NC 27606

POSTED NOTICE REQUIRED (2 SIGNS, 1 per
entrance)
6900 CRESCENT MOON CT
RALEIGH NC 27606

POSTED NOTICE REQUIRED (4 SIGNS)
5701 BARE BACK CT
RALEIGH NC 27606-7702

231 BASHFORD LLC
310 REDWOOD DR
RALEIGH NC 27606-1133

ALLAM, AICHA PETERSON, GEORGE O
5721 DELBARTON CT
RALEIGH NC 27606-7724

ANDERSON, CATHERINE VICTORIA
500 FOSTORIA CT
RALEIGH NC 27606-7732

ARNOLD, ANTONIA M
5720 DELBARTON CT
RALEIGH NC 27606-7723

AVENT FERRY APARTMENT LLC
611 PRAIRIE MEADOWS CT
CARY NC 27519-6306

BACARRA, LLC
201 N ELM ST STE 201
GREENSBORO NC 27401-2447

BRADSHER, DEBRA JO
508 FOSTORIA CT
RALEIGH NC 27606-7732

CAMPOS, MARCOS TULIO AREVALO, MARIA D
CAMPO
219 BASHFORD RD
RALEIGH NC 27606-1106

CAROLINA CONFERENCE OF SEVENTH DAY
ADVENTISTS INC
PO BOX 44270
CHARLOTTE NC 28215-0043

CARY TOWNE PARK LLC
1066 WOODWARD AVE
DETROIT MI 48226-1906

CLIFTON, EDWIN E CLIFTON, RUTH M
118 BASHFORD RD
RALEIGH NC 27606-1173

DUPREY, KATHY
5724 DELBARTON CT
RALEIGH NC 27606-7723

ELLIASON, JOHN ELLIASON, MICHELE L
204 SINGLETON ST
RALEIGH NC 27606-1139

GEORGE, MALAYIL KORUTHU TRUSTEE GEORGE
REVOCABLE TRUST
317 BASHFORD RD
RALEIGH NC 27606-1108

GEORGE, MALAYIL KORUTHU TRUSTEE GEORGE
REVOCABLE TRUST
6417 ARRINGTON RD
RALEIGH NC 27607-4805

GEORGE, MALAYIL KORUTHU TRUSTEE THE
GEORGE REVOCABLE TRUST
6417 ARRINGTON RD
RALEIGH NC 27607-4805

GEORGE, MARY OOMMEN GEORGE, MALAYIL
KORUTHU
6417 ARRINGTON RD
RALEIGH NC 27607-4805

GOODLING, CHAD M. MADDIE, SUZANNE M.
216 SINGLETON ST
RALEIGH NC 27606-1139

HAMOUDA, HECHMI HAMOUDA, HINDA ZONE
3515 OCTAVIA ST
RALEIGH NC 27606-3653

HUNTERS RUN LLC
5801 BLACKSMITH DR
RALEIGH NC 27606-7702

INONA PLACE HOMEOWNERS ASSOCIATION INC
8811 WESTGATE PARK DR
RALEIGH NC 27617-4774

JIMALE, DAHIR M
338 BASHFORD RD
RALEIGH NC 27606-1109

JIMCALE, ASTAHIL ABDI
328 BASHFORD RD
RALEIGH NC 27606-1109

LANE CRE LLC
PO BOX 2230
ANGIER NC 27501-2230

LAYLA MALEK LLC
239 BASHFORD RD
RALEIGH NC 27606-1106

LIBERTY HEALTHCARE PROPERTIES OF NORTH
CAROLINA LLC
2334 41ST ST
WILMINGTON NC 28403-5502

MATTHEWS, BETTY FREEMAN
2429 COLEY FOREST PL
RALEIGH NC 27612-4740

MCCLURE, JOSHUA CLARK-MCMCLURE, CAITLIN
M
5717 DELBARTON CT
RALEIGH NC 27606-7724

MCDONALD, MICHAEL MCDONALD, TRACIE
PRIOR
318 BASHFORD RD
RALEIGH NC 27606-1109

NGUYEN, TIEN V NGUYEN, THANH XUAN T
110 CUPOLA CHASE WAY
CARY NC 27519-5537

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RENFROE, LUTHER L JR RENFROE, LORRAINE C
224 SINGLETON ST
RALEIGH NC 27606-1139

RESIDENT/TENANT
303 REDWOOD DR
RALEIGH NC 27606-1133

RESIDENT/TENANT
314 BASHFORD RD
CHARLOTTE NC 28215-0043

RESIDENT/TENANT
212 SINGLETON ST
RALEIGH NC 27612-4740

RESIDENT/TENANT
402 BASHFORD RD
RALEIGH NC 27606-3653

RESIDENT/TENANT
434 BASHFORD RD
CARY NC 27519-5537

RESIDENT/TENANT
504 FOSTORIA CT
CARY NC 27513-2900

RESIDENT/TENANT
6016 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6018 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6020 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6022 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6028 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6030 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6032 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6034 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6036 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6040 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6044 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6046 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6048 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6050 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6054 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
424 BASHFORD RD
ANGIER NC 27501-2230

RESIDENT/TENANT
428 BASHFORD RD
ANGIER NC 27501-2230

RESIDENT/TENANT
341 SWITCH ST
RALEIGH NC 27617

RESIDENT/TENANT
231 BASHFORD RD
RALEIGH NC 27606-1133

RESIDENT/TENANT
6026 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6052 INONA PL
CARY NC 27519-6306

RESIDENT/TENANT
6038 INONA PL
CARY NC 27519-6306

ST GREGORIOS MALANKARA ORTHODOX SYRIAN
CHURCH
225 BASHFORD RD
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9 AUDITORIUM CIR
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TARAZI, MAGED
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VALENCIA, MIRIAM EFIGENIA ROJAS
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110 LIVINGSTONE DR
CARY NC 27513-2900

WALLER, BETTY S TRUSTEE HOWARD ODELL
STROTHER REVOC TRUST
310 REDWOOD DR
RALEIGH NC 27606-1133

WHITFIELD, ADAM DOUGLAS KING, KRISTINA
NICOLE
220 SINGLETON ST
RALEIGH NC 27606-1139

EXHIBIT C – ITEMS DISCUSSED

1. Potential for tree buffering along Western Boulevard frontage
2. Possible affects to neighboring property taxes upon development of the property
3. The expected designated primary street and side street of the site
4. City of Raleigh stormwater requirements for new development
5. Expected points of ingress and egress along Bashford Road and Western Boulevard
6. Expected amenities for residents
7. The potential unit count
8. The expected levels of care within the facility
9. Expected for-rent units
10. The potential rental price
11. The potential unit size and range of unit sizes
12. Similar projects from Liberty Senior Living
13. City of Raleigh rezoning process, generally
14. Expectation that units will be market rate
15. Potential for tapering height closer to residentially zoned properties

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Thad Moore (Applicant)
4. Jason Hardin (City of Raleigh)
5. Debra Bradsher
6. Kate Duprey
7. Tony M
8. Glenda Fykes
9. Toni Arnold-McFarland