

Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - ☐ City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - ☐ Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - ☐ The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be in accordance with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - 1) to lessen congestion in the streets;
 - 2) to provide adequate light and air;
 - 3) to prevent the overcrowding of land;
 - 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - 5) to regulate in accordance with a comprehensive plan;
 - 6) to avoid spot zoning; and
 - 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

Please check boxes
where appropriate

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate.

Signature(s)

Dunn Road Associates, LLC

A handwritten signature in black ink, appearing to read "Mack Paul", written over a horizontal line.

Mack A. Paul, IV, Attorney

Date:

3/20/08

EXHIBIT B. Request for Zoning Change

| | |
|-----------------|---------------------------|
| Office Use Only | 2-32-08 |
| Petition No. | 3-26-08 |
| Date Filed: | pd 1001.00 by ck # 779849 |
| Filing Fee: | |

Please use this form only – form may be photocopied. Please type or print

See Instructions, page 6

| | Name(s) | Address | Telephone / E-Mail |
|---|---|--|---|
| 1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property. | <u>Dunn Road Associates,</u> <u>LLC</u> | <u>P.O. Box 99490</u> <u>Raleigh, NC 27624-9490</u> | |
| | | | |
| | | | |
| 2) Property Owner(s): | <u>Dunn Road Associates,</u> <u>LLC</u> | <u>P.O. Box 99490</u> <u>Raleigh, NC 27624-9490</u> | |
| | | | |
| | | | |
| 3) Contact Person(s): | <u>Mack A. Paul, IV</u> <u>Kennedy Covington</u> <u>Lobdell & Hickman, L.L.P.</u> | <u>P.O. Box 17047</u> <u>Raleigh, NC 27619-7047</u> | <u>919-743-7326</u> <u>mpaul@kennedycovingt</u> <u>on.com</u> |
| | | | |
| 4) Property Description: Please provide surveys if proposed zoning boundary lines do not follow property lines. | Wake County Property Identification Number(s) (PIN): <u>1729-22-5010</u> | | |
| | | | |
| | General Street Location (nearest street intersections): <u>Southeast quadrant of the intersection of Falls of Neuse Road and Dunn Road</u> | | |
| 5) Area of Subject Property (acres): | <u>4.21 acres</u> | | |
| 6) Current Zoning District(s) Classification: Include Overlay District(s), if Applicable | <u>Buffer Commercial – Conditional Use</u> | | |
| | | | |
| 7) Proposed Zoning District Classification: Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state. | <u>Neighborhood Business Conditional Use</u> | | |
| | | | |

Office Use Only
Petition No.

2-32-08

8) Adjacent Property Owners

The following are all of the person, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred (100) feet (excluding right-of-way) of (front, rear, all sides and across any street) the property sought to be rezoned.

(Important: Include PIN Numbers with names, addresses and zip codes.) Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below in the format illustrated in the first box. Please use this form only – form may be photocopied – please type or print.

Name(s):

Street Address(es):

City/State/Zip:

Wake Co. PIN #'s:

See Exhibit B-1 attached
hereto

Z-32-08

For additional space, photocopy this page.

| EXHIBIT B-1 | |
|---|--------------|
| List of Adjacent Property Owners | |
| River Oaks Homeowners Association Inc 5003 Falls Of Neuse Rd Raleigh, NC 27609-5500 | 1729-12-9420 |
| Lonnie W. & Sandra M. Bunn 1329 Kings Grant Drive Raleigh, NC 27614-9358 | 1729-11-7932 |
| Falls Office Ptnr LLC 4441 Six Forks Rd Ste 106-141 Raleigh, NC 27609-5729 | 1729-21-1853 |
| Dunn Investments LLC 6065 Tryon Road, Suite A Cary, NC 27511 | 1729-21-4636 |
| Jason & Dacey McGinnis 1505 Perryclear Ct. Raleigh, NC 27614-7782 | 1729-22-2300 |
| Ijeoma E. Nnamene 1509 Perryclear Court Raleigh, NC 27614-7782 | 1729-22-2458 |
| Jacqueline Morrow 301 Cathedral Pkwy Apt 2V New York, NY 10026-4059 | 1729-22-3330 |
| Richard Michael Bestafka Suzanne M. Bestafka 1504 Perryclear Ct Raleigh, NC 27614-7782 | 1729-22-4341 |
| Richard A. & Elvira L. Pluck 1508 Perryclear Court Raleigh, NC 27614-7782 | 1729-22-4466 |

2-32-08

| | |
|--|--------------|
| Murry J. Bubar James A. Laing, Jr. 1508 High Holly Lane Raleigh, NC 27614-8742 | 1729-22-6309 |
| Stephen L. & Traci L. Molloy 1512 High Holly Lane Raleigh, NC 27614-8742 | 1729-22-7325 |
| Hillel & Tali Shemer 1516 High Holly Lane Raleigh, NC 27614-8742 | 1729-22-8335 |
| Imad Omar 1520 High Holly Lane Raleigh, NC 27614-8742 | 1729-22-9358 |
| Kenneth & Cindy White 1609 Olde Chimney Ct Raleigh, NC 27614-8741 | 1729-32-0246 |
| Derrick A. Williams Cealie M. Ravenell 1605 Olde Chimney Ct. Raleigh, NC 27614-8741 | 1729-32-1139 |

| | |
|-----------------|---------|
| Office Use Only | |
| Petition No. | 2-32-08 |
| Date Filed: | 3/20/08 |

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only -- form may be photocopied -- please type or print.

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

- A. Please state which District Plan area the subject property is located within and the recommended land use for this property:

The subject property is located within the North District Plan. The recommended land use for the subject property is for a neighborhood focus area.

- B. Please state whether the subject property is located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

The property is located in the Falls of Neuse Corridor Plan (the "Corridor Plan"). Per the Corridor Plan, the property is planned to be developed as a neighborhood focus area. Further, the Corridor Plan calls for development of the property in context with the surrounding single family neighborhood with a walkable development pattern. Per Part 4 of the Comprehensive Plan, neighborhood focus areas are designed to include between 84,942 square feet and 130,680 square feet of total retail square footage.

- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies?

The petitioner submits that the proposed map amendment is consistent with the Comprehensive Plan.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

- A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

- To the south, vacant land zoned R-4 with a planned development conditional use overlay;
- To the west (across Falls of Neuse Road), single family residences and a clubhouse located in Wake County's jurisdiction;
- To the north, single family residences; and
- To the east, vacant land zoned R-4 with a planned development conditional use overlay and single family residences zoned R-4.

- B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

Zoning patterns: The majority of the property located in proximity to the site is zoned either R-4 (east of Falls of Neuse Road) or R-80W (Wake County, west of Falls of Neuse Road). The R-4 parcels abutting the subject property to the south and east are subject to a Planned Development Conditional Use Overlay District.

Existing built environment: the existing built environment to the north of the site is primarily low density, detached residential development. Immediately east and south of the subject property are vacant parcels. Further to the east, there is a single family detached residential development developed at approximately 5 dwelling units per acre. Across Falls of Neuse Road from the subject property, the existing built environment consists of large lot, single family detached residential development. The development east of Falls of Neuse Road is located within the watershed and is subject to Wake County's planning jurisdiction.

- C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area

Given the vast amount of single family residences and the lack of commercial development, rezoning the property for neighborhood business uses addresses the need for retail services in the area. Further, with the conditions as proposed, the subject property will be developed in a neighborhood friendly fashion consistent with the recommendations of the Corridor Plan. Notably, the maximum building height and square footage limitation for any single retail user ensures that the buildings constructed upon the subject property will contain small scale retailers with a neighborhood focus.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The proposed map amendment benefits the landowner by permitting the subject property to be developed for its highest and best use.

B. For the immediate neighbors:

The immediate neighbors of the property will be benefited by the proposed rezoning as a result of the needed retail services being located upon the subject property. Further, the conditions proposed with this rezoning serve to benefit the neighbors by providing them with predictability in the types and nature of uses that can be developed upon the property.

C. For the surrounding community:

In addition to addressing the need for retail services in the general area, the surrounding community will be benefited by this rezoning as a result of the property being rezoned consistent with the recently adopted Falls of Neuse Corridor Plan.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

The proposed rezoning does not provide a significant benefit which is not available to the surrounding properties. In fact, the properties to the immediate east and south of the subject property are contained within the same neighborhood focus area of the Corridor Plan as the subject property. As a result, those similarly situated properties have the same right to petition the City Council for a zoning change consistent with the Comprehensive Plan.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The subject property generally slopes away from Falls of Neuse Road, thus ensuring that any stormwater from the site will not runoff into the properties located within the watershed to the west

of Falls of Neuse Road. Additionally, there is an existing signalized intersection at Dunn Road and Falls of Neuse, making the subject property ideal for non residential uses. Further, the existing sidewalk along the northern boundary of the property will provide convenient access for the residents of the Bedford Subdivision to the services to be located on the subject property.

V. Recommended items of discussion (where applicable).

- a. An error by the City Council in establishing the current zoning classification of the property.
- b. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

Since the property was last zoned in 1994 the Comprehensive Plan has been updated to include the Falls of Neuse Corridor Plan, which was adopted November 21, 2006. The Corridor Plan calls for increased retail intensity on the site than what is currently permitted. Accordingly, the future development plans for the City have changed in a way that justify the proposed rezoning.

- c. The public need for additional land to be zoned to the classification requested.

As stated above, there are no retail services within close proximity to the subject property. With the vast amount of residential development in the area, coupled with the watershed being located across Falls of Neuse Road, there is a need for the type of retail uses that are permitted by the Neighborhood Business zoning district sought hereby.

- d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

There will be no extraordinary impact on the aforementioned public services as a result of the proposed rezoning.

VI. Other arguments on behalf of the map amendment requested.

None at this time.



Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-32-08 Conditional Use; Falls of Neuse Rd.

General Location: Falls of Neuse Road, east side, south of Dunn Rd

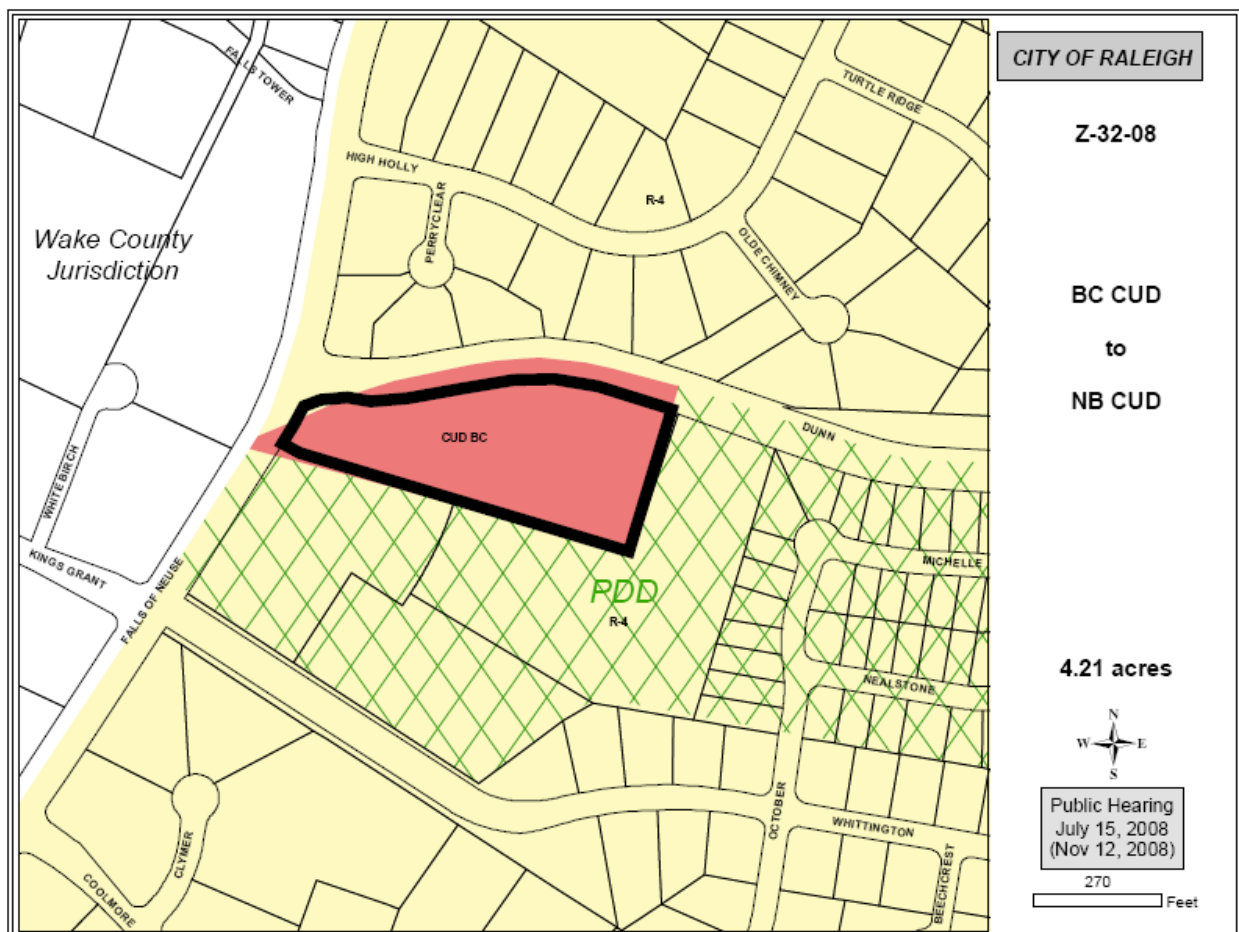
**Planning District
/ CAC:** North / North

Request: Petition for Rezoning from **Buffer Commercial** to **Neighborhood Business CUD**.

**Comprehensive Plan
Consistency:** This request is consistent with the Comprehensive Plan.

**Valid Protest
Petition (VSPP):** VSPP Submitted

Recommendation:



CASE FILE: Z-32-08 Conditional Use

LOCATION: This site is located on the east side of Falls of Neuse Road, south of its intersection with Dunn Road.

REQUEST: This request is to rezone approximately 4.21 acres, currently zoned Buffer Commercial Conditional Use District. The proposal is to rezone the property to Neighborhood Business Conditional Use District.

**COMPREHENSIVE
PLAN CONSISTENCY:** This request is consistent with the Comprehensive Plan.

RECOMMENDATION: The Planning Commission finds that the proposed rezoning is consistent with the Comprehensive Plan and that this request be approved in accordance with conditions dated September 8, 2008.

**FINDINGS
AND REASONS:**

- (1) The rezoning request is consistent with the land use recommendations of the Comprehensive Plan. The subject property is part of a Neighborhood Focus Area, which supports the residential and non-residential uses allowed in the Neighborhood Business Conditional Use District proposed.
- (2) The request is considered reasonable and in the public interest based on the zoning conditions that will improve the level of compatibility with the surrounding area, and help mitigate negative traffic impacts that may occur.

**To PC:
Case History:**

To CC: 9/16/08

City Council Status: _____

Staff Coordinator: Alysia Bailey Taylor

Motion: Bartholomew

Second: Smith

In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris
Edmisten, Holt, Smith

Opposed:

Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

(PC Chair)

date: _____

date: 9/11/08



Zoning Staff Report: Z-32-08 Conditional Use

LOCATION: This site is located on the east side of Falls of Neuse Road, south of its intersection with Dunn Road.

AREA OF REQUEST: 4.21 acres

PROPERTY OWNER: Dunn Road Associates

CONTACT PERSON: Mack Paul, IV, 919-743-7326

**PLANNING COMMISSION
RECOMMENDATION
DEADLINE:** November 12, 2008

| ZONING: | <u>Current Zoning</u> | <u>Proposed Zoning</u> |
|----------------|--|---|
| | Buffer Commercial CUD | Neighborhood Business CUD |
| | <u>Current Overlay District</u> | <u>Proposed Overlay District</u> |
| | None | None |

| ALLOWABLE DWELLING UNITS: | <u>Current Zoning</u> | <u>Proposed Zoning</u> |
|--------------------------------------|------------------------------|-------------------------------|
| | 42 units | 42 units |

| ALLOWABLE OFFICE SQUARE FOOTAGE: | <u>Current Zoning</u> | <u>Proposed Zoning</u> |
|---|---------------------------------------|-------------------------------|
| | 3,000 sq.ft. per floor per premise | No limit |

| ALLOWABLE RETAIL SQUARE FOOTAGE: | <u>Current Zoning</u> | <u>Proposed Zoning</u> |
|---|---------------------------------------|--|
| | 3,000 sq.ft. per floor per premise | No Limit. No single retail establishment may exceed 20,000 square feet, per zoning conditions. |

| ALLOWABLE GROUND SIGNS: | <u>Current Zoning</u> | <u>Proposed Zoning</u> |
|------------------------------------|------------------------------|-------------------------------|
| | Medium Profile | Low Profile (per conditions) |

ZONING HISTORY: This property was rezoned to Buffer Commercial CUD in 1994. (Zoning Case#: Z-55-1994)

Existing Conditions:

1. Any development of the property shall include a pedestrian access to the property adjoining this tract on the south and/or east side.
2. The following uses shall not be permitted in the Buffer Commercial CUD District:
 - a. Utility Substations
 - b. Penal Facilities
 - c. Telecommunications Towers
 - d. Outdoor Stadiums
 - e. Parking Deck or Garage
 - f. Schools
 - g. Family or Group Care Homes or Facilities
 - h. Supportive Housing Residences
3. Right of way for Neuse River Drive (Dunn Road) will remain at R-4 values for reimbursement purposes.
4. Upon development, the rate of stormwater runoff will comply with CR 7107.

**SURROUNDING
ZONING:**

NORTH: Residential-4
SOUTH: Falls River Planned Development District (Office)
EAST: Planned Development District (Office)
WEST: Wake County Residential Zoning

LAND USE: vacant, wooded lot

**SURROUNDING
LAND USE:**

NORTH: Single-family residential
SOUTH: Vacant
EAST: Vacant
WEST: Single-Family Residential

DESIGNATED HISTORIC RESOURCES: N/A

EXHIBIT C AND D ANALYSIS:

**COMPREHENSIVE
PLAN SUMMARY**

TABLE:

In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City's adopted Comprehensive Plan the following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

| Element | Application to case |
|--------------------|---|
| Planning District | North |
| Urban Form | Neighborhood Focus |
| Specific Area Plan | Falls of Neuse Corridor Plan & Neuse River/ Richland Creek Watershed |
| Guidelines | n/a |

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).

This request is consistent with the Comprehensive Plan. The property proposed for rezoning is located in the North Planning District and is a part of a Neighborhood Focus Area. The property is also a part of the Falls of Neuse Corridor Plan and the Neuse River/ Richland Creek Watershed.

2. Compatibility of the proposed rezoning with the property and surrounding area.

The subject property is currently vacant with single-family residential to the north, and vacant property to the east and south that has been designated for office uses. The applicant has indicated that the requested Neighborhood Business district zoning will allow the subject property to address the need for retail services in this area, and the maximum building height and square footage limitation specified in the zoning conditions will produce development that will ensure that future development will consist of small scale retailers with a neighborhood focus. Staff believes that because both the North District plan and the Falls of Neuse Corridor Plan designate the location of this property as a Neighborhood Focus area, the proposed zoning would be most compatible with the surrounding area if the outstanding issues and suggested conditions mentioned at the end of this report could be addressed.

3. Public benefits of the proposed rezoning

The applicant has indicated that the proposed rezoning will provide a public benefit because it will permit the property owner to develop the property for its highest and best use, and the surrounding public will benefit from the resulting retail services that can potentially be located on the property. Based on the Comprehensive Plan recommendations staff believes the proposed rezoning will benefit the public because it is furthering the objectives of the Comprehensive Plan for this area.

4. Detriments of the proposed rezoning

The conditions do not address the location of parking and landscaping as specified in the Falls of Neuse Corridor Plan. While these issues remain outstanding there is potential that the detriment of the proposed rezoning is that the property may not be developed in a more pedestrian-friendly manner, and that the character of the Falls of Neuse Corridor is not preserved as intended in the Corridor Plan.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

TRANSPORTATION: Falls of Neuse Road is classified as a secondary arterial and is constructed as a two lane shoulder section within a varying 60-110 foot right-of-way. City standards call for Falls of the Neuse to be constructed as an 89-foot back-to-back curb and gutter section with sidewalk on both sides within a 110-foot right of way. Dunn Road is classified as a minor thoroughfare and is constructed to City standards as a four-lane median-divided roadway, 65-foot back-to-back curb and gutter section with sidewalk on both sides within a varying 90 feet of right-of-way. The City of Raleigh has a project scheduled to widen Falls of Neuse Road adjacent to this property. This project is currently scheduled for construction in 2011.

TRANSIT: Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

HYDROLOGY: FLOODPLAIN: no flood hazard areas
DRAINAGE BASIN: Neuse
STORMWATER MANAGEMENT: This site is subject to Part 10, Chapter 9 (Stormwater Control and Watercourse Buffer Regulations) of the Raleigh City Code.

PUBLIC UTILITIES:

| | Maximum Demand on Current Zoning | Maximum Demand on Proposed Zoning |
|-------------|-------------------------------------|--------------------------------------|
| Water | Approx. <u>31,575</u> gpd | Approx. <u>26,313</u> gpd |
| Waste Water | Approx. <u>31,575</u> gpd | Approx. <u>26,313</u> gpd |

The proposed rezoning would not change the amount of wastewater or water to the wastewater collection or water distribution systems of the City's utilities. There are existing water mains in the streets rights-of-way which would serve the proposed rezoning area. The petitioner would be required to extend sanitary sewer mains to serve the proposed rezoning request.

PARKS AND

RECREATION: This property is not adjacent to any greenway corridors. The subject rezoning will not cause any additional impacts to the park and recreation system.

WAKE COUNTY

PUBLIC SCHOOLS: The proposed rezoning would not increase the student enrollment numbers for the schools that would be attended by children in the area of the proposed rezoning.

| School name | Current enrollment | Current Capacity | Future Enrollment | Future Capacity |
|-------------|-----------------------|---------------------|----------------------|--------------------|
| Brassfield | 784 | 102.1% | 784 | 102.1% |
| Wakefield | 1,336 | 105.5% | 1,336 | 105.5% |
| Wakefield | 2,626 | 93.4% | 2,626 | 93.4% |

IMPACTS SUMMARY: The requested rezoning will not increase school enrollment, nor will it significantly impact the city's infrastructure. The request as currently proposed also falls short of providing an adequate transit easement, which could potentially lead to inadequate transit service in this area.

OPTIONAL ITEMS OF DISCUSSION

1. An error by the City Council in establishing the current zoning classification of the property.

N/A

2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not be property applied to it now were it being zoned for the first time.

The applicant indicates that the adoption of the Falls of Neuse Corridor Plan in 2006 changed the circumstances for this property because there was a recommendation for increased retail intensity in this area. Based on staff's review of the Falls of Neuse Corridor Plan, there is no recommendation for increased retail intensity in the area of this rezoning. The only policy for the area in question states that, "This Neighborhood Focus area should be developed in context with the surrounding single family neighborhood with a walkable development pattern."

APPEARANCE

COMMISSION: This request is not subject to Appearance Commission review.

CITIZEN'S

ADVISORY COUNCIL: DISTRICT: North
CAC CONTACT PERSON: Tom Slater, 919-846-0584

SUMMARY OF ISSUES:

COMPREHENSIVE PLAN / COMPATIBILITY / ADVERSE IMPACTS:

1. Suggested conditions:

According to the Falls of Neuse Corridor Plan the following policies apply to this property:

- a. Parking lots are encouraged to be located behind or beside the building(s).
- b. With the redevelopment of frontage properties greater than 2 acres, existing trees along the frontage of the thoroughfare should be preserved as a *Secondary Tree Conservation Area* and when no tree cover is present the frontage should be planted with native tree species and shrubbery at 60 percent (3/5) of the SHOD 4 standard in a 15 foot wide street yard.
- c. Landscaping should be planted at a rate of 1.8 native shade trees per 100 LF, 2.4 native understory trees per 100 LF, and 30 native shrubs per 100 LF.

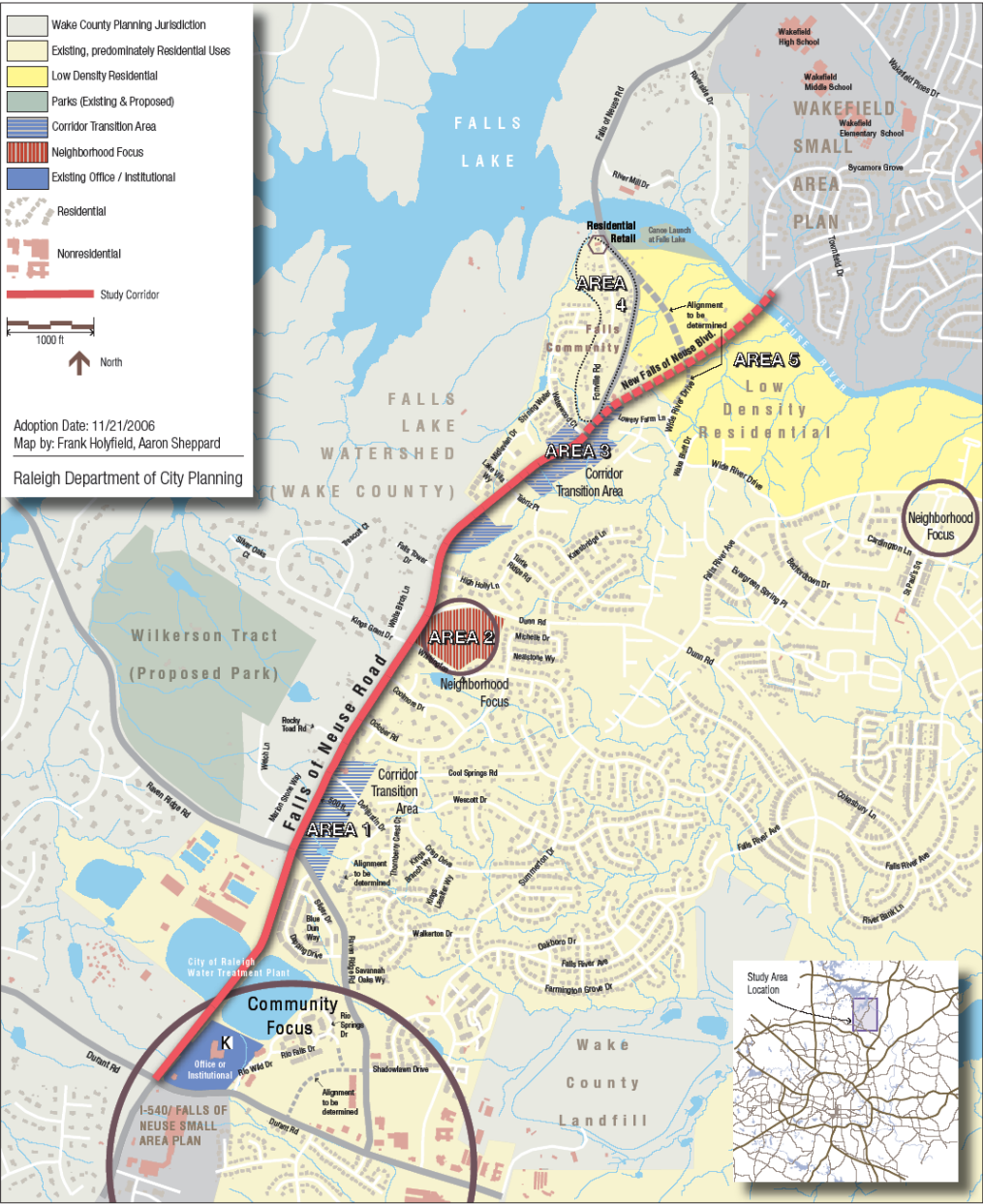
DEVELOPMENT REGULATIONS:

- You might consider stating that drive-thru uses will be on the sides or rear of the building.
- Further define "no visible point of light source"

TRANSIT:

TRANSIT has requested a 15' x 20' transit easement.

Falls of Neuse Corridor Plan



Neuse River / Richland Creek Watershed Plan

