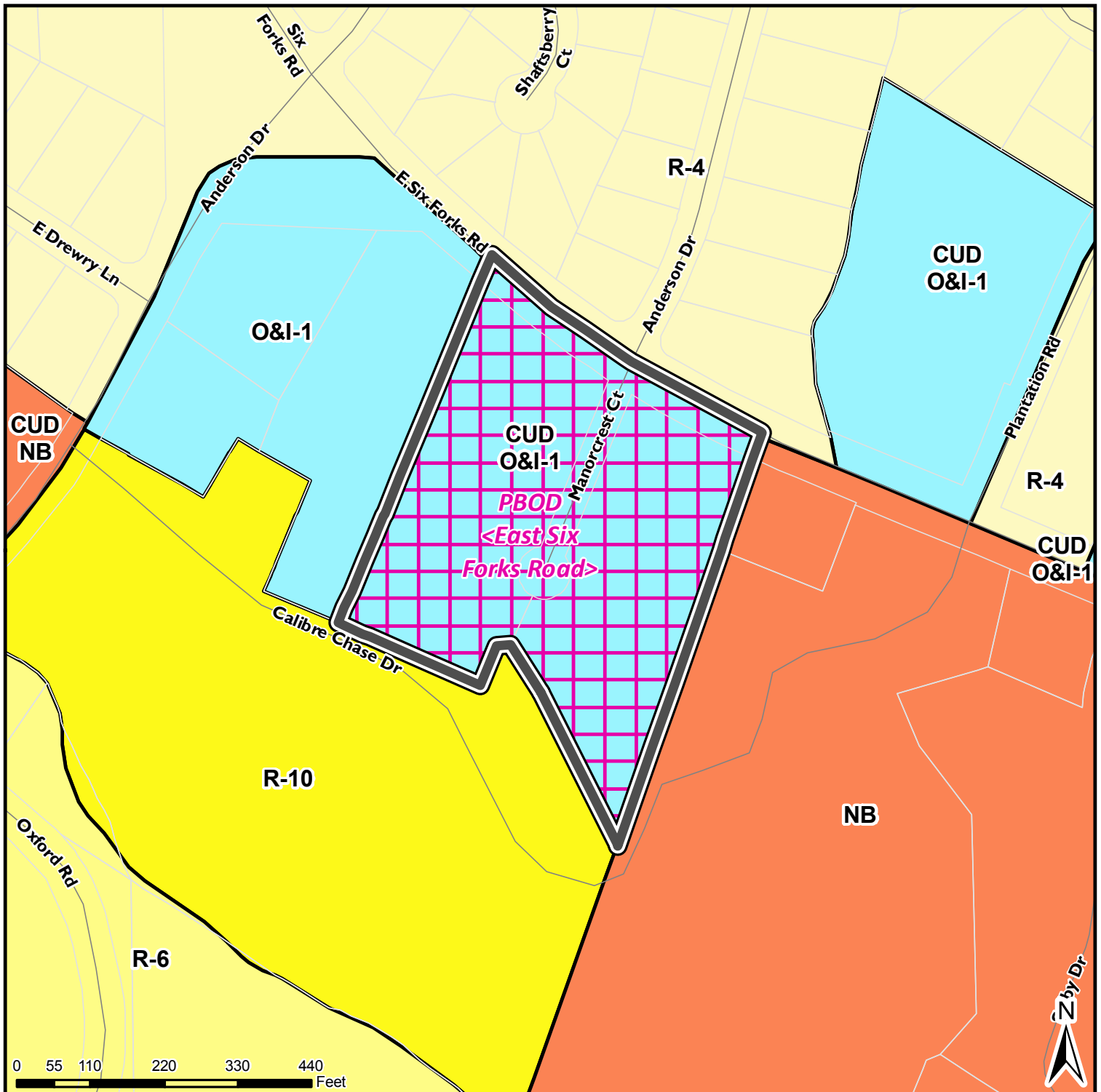


Existing Zoning Map

Z-32-2014



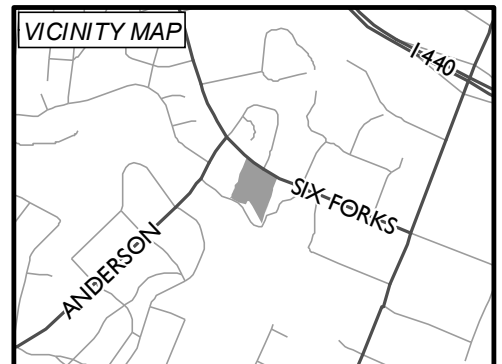
Submittal Date

10/29/2014

Request:

**5.6 acres from
CUD O&I-1 w/ PBOD
to RX-5-UL-CU**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11602

Case Information Z-32-14 E. Six Forks Rd

<i>Location</i>	E. Six Forks Road, at its intersection with Manorcrest Court Address: 200 E. Six Forks Road PIN: 1705944082 and 1705942167
<i>Request</i>	Rezone property from O&I-1-CUD with PBOD to RX-5-UL-CU
<i>Area of Request</i>	5.6 acres
<i>Property Owner</i>	Northstar Partners, LLC
<i>Applicant</i>	Lacy H. Reaves (919) 821-6704; lreaves@smithlaw.com
<i>Citizens Advisory Council (CAC)</i>	Midtown— Patrick Martin: acemar@aol.com
<i>PC Recommendation Deadline</i>	March 9, 2015

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Medium Density Residential (MDR)
<i>URBAN FORM</i>	City Growth Center; Transit Emphasis Corridor (Six Forks Rd.)
<i>CONSISTENT Policies</i>	Policy LU 1.2 — Future Land Use Map and Zoning Consistency Policy LU 1.3 — Conditional Use District Consistency Policy LU 6.4 — Bus Stop Dedication Policy UD 1.10 — Frontage Policy UD 7.3 — Design Guidelines
<i>INCONSISTENT Policies</i>	(None)

Summary of Proposed Conditions

1. Only specified residential uses permitted; maximum of 200 dwelling units and 35.71 dwelling units per acre.
2. Minimum 25% of each exterior building side to be brick or masonry.
3. Transit easement (15'x20') offered.
4. Building height within 100' of right-of-way of E. Six Forks limited to 4 stories and 62'.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
9/23/14	12/9/14 Yes - unanimous	12/9/14	1/6/15	

☐ **Valid Statutory Protest Petition**

Attachments

1. Staff report
2. Existing Zoning Conditions: Z-14-13 [Ordinance (2012)194ZC690]
3. Transportation Evaluation

Planning Commission Recommendation

<i>Recommendation</i>	Approve with conditions. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map, Urban Form Map, and pertinent policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. It allows for the addition of new housing options on an underutilized site located in an area designated as a City Growth Center. 3. The proposal is compatible with the surrounding area. Conditions reduce the allowed residential density bringing it more in line with adjacent multi-family uses, as well as reduce building height along the right-of-way closest to single family uses.
<i>Motion and Vote</i>	Motion: Fleming Second: Whitsett In Favor: Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling-Lewis, Swink and Whitsett

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

_____ Planning Director	Date	_____ Planning Commission Chairperson	Date
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Staff Coordinator: Vivian Ekstrom: 919-996-2657; vivian.ekstrom@raleighnc.gov



Zoning Staff Report – Case Z-32-14

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone two parcels (5.6 total acres) on the south side of E. Six Forks Road at its intersection with Manorcrest Court. The site is currently occupied by several one- and two-story multi-family apartment buildings constructed in 1963 and 1964. There are a variety of land uses in the vicinity. To the north, across E. Six Forks Road, is a single family neighborhood; to the east fronting E. Six Forks Road is a combination vehicle fuel sales station/convenience store and drive-thru eating establishment; to the southeast and south is a multi-family apartment community with 3-story buildings; to the west are several office buildings.

Topographically, the site is gently sloped, falling 20 feet along its 500-foot frontage with E. Six Forks Road. Much of the southeast portion of the property lies within the floodplain of nearby Big Branch and Crabtree Creek.

The site and all adjacent parcels are designated as Medium Density Residential on the Future Land Use Map. Directly across E. Six Forks Road, the single family area is designated as Low Density Residential. On the Urban Form Map, the site is located in a City Growth Center and E. Six Forks Road is designated as a Transit Emphasis Corridor. All adjacent parcels are located within the City Growth Center.

The site is currently zoned O&I-1 CUD with PBOD which was implemented as a result of rezoning case Z-14-13. The property owner recently requested and was granted a 2-Year Rezoning Waiver Request. Key existing zoning conditions for the property address vehicular egress and ingress from E. Six Forks Road, allow only residential uses, require at least 85% of parking be contained in a multi-level structure, limit height to 4 stories and 60 feet, and specify that all development and redevelopment will be in accordance with the 200 East Six Forks Road Streetscape and Parking Plan (SSP-1-13) that was submitted with the rezoning. Other existing zoning conditions address the provision of bicycle racks, the type of exterior lighting, building orientation and pedestrian access, exterior building materials and form, the provision of a transit easement, the requirement of a downstream sewer capacity study upon redevelopment, and pedestrian cross access. There are a variety of adjacent zoning districts, including Neighborhood Business to the east, Residential-10 to the south, and Office and Institution-1 to the west.

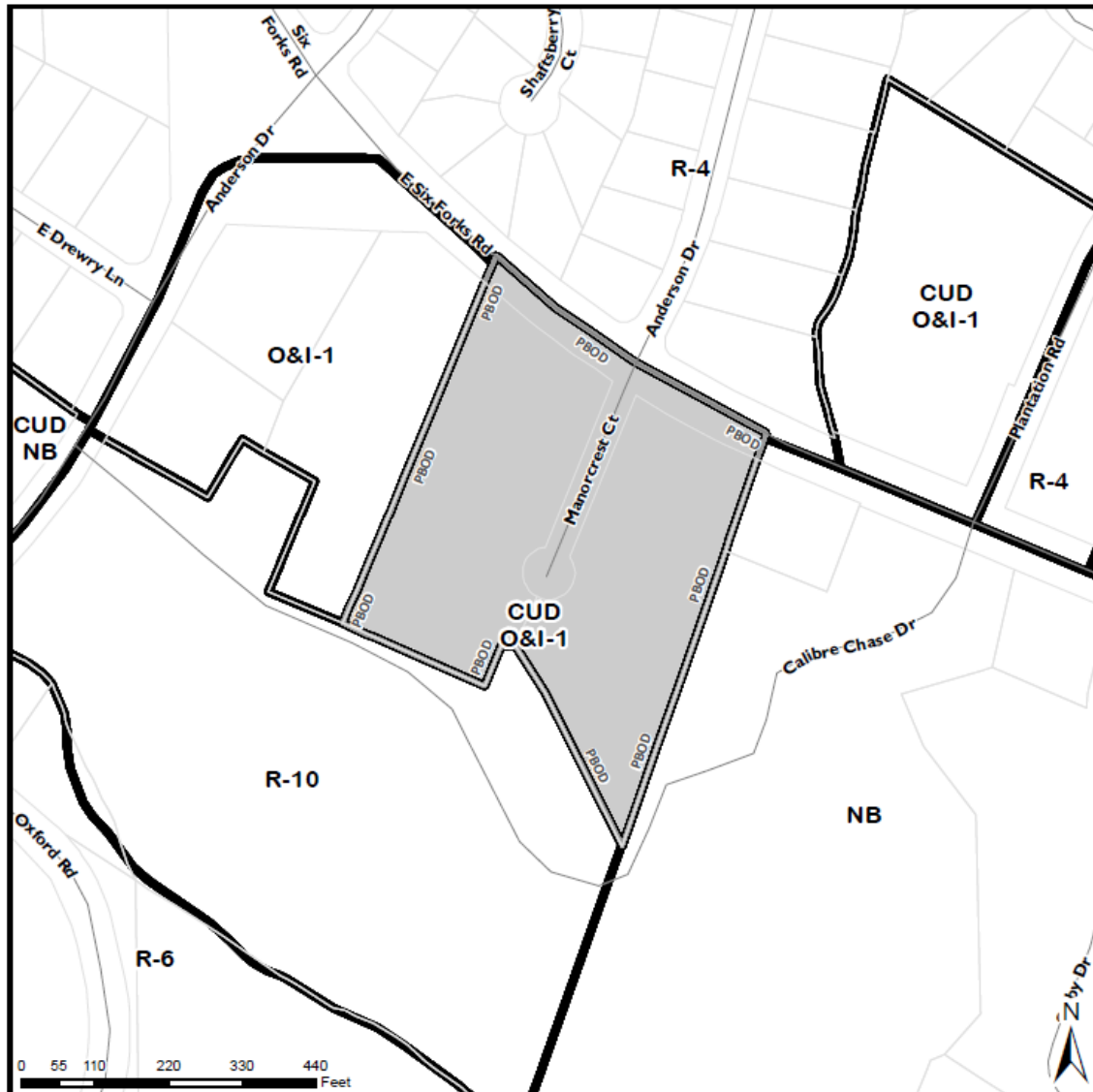
The proposed zoning, RX-5-CU, has several conditions that a) only allow specified residential uses and limit the maximum density to 200 dwelling units and 35.71 dwelling units per acre, b) require that at least 25% of each external building side be constructed of brick or masonry, c) require the provision of a 15'x20' transit easement if requested by the City, and d) limit building height within 100 feet of the E. Six Forks Road right-of-way to 4 stories and 62 feet.

Outstanding Issues

<i>Outstanding Issues</i>	<i>None</i>	<i>Suggested Mitigation</i>	<i>N/A</i>
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Existing Zoning Map

Z-32-2014

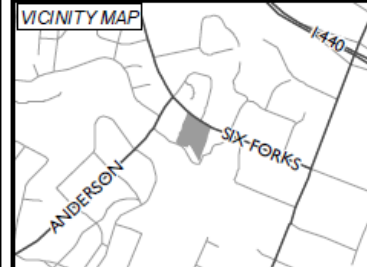


Submittal
Date

10/29/2014

Request:

5.6 acres from
CUD O&I-1 w/ PBOD
to RX-5-UL-CU



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	O&I-1 CUD	R-4 (across E. Six Forks Rd.)	R-10	NB	O&I-1
<i>Additional Overlay</i>	PBOD	n/a	n/a	n/a	n/a
<i>Future Land Use</i>	Medium Density Residential	Low Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential
<i>Current Land Use</i>	Multi-family residential	Single family residential	Multi-family residential	Retail; multi-family residential	Office
<i>Urban Form (if applicable)</i>	City Growth Center and Transit Emphasis Corridor	City Growth Center and Transit Emphasis Corridor	City Growth Center	City Growth Center and Transit Emphasis Corridor	City Growth Center and Transit Emphasis Corridor

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	275 dwelling units (49.11 DUs/acre)	200 dwelling units (35.71 DUs/acre)
<i>Setbacks:</i>	(per Streetscape Plan, p. 12):	<i>Urban Limited build-to's:</i>
<i>Front:</i>	0'	50% of bldg. w/n 20' of r/w
<i>Side:</i>	6'	25% of bldg. w/n 20' of r/w
<i>Rear:</i>	6'	0 or 6' (if Apartment bldg.)
<i>Retail Intensity Permitted:</i>	None (as conditioned)	None (as conditioned)
<i>Office Intensity Permitted:</i>	None (as conditioned)	None (as conditioned)

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	5.6	5.6
<i>Zoning</i>	O&I-1 CUD with PBOD	RX-5-UL-CU
<i>Max. Gross Building SF (if applicable)</i>	n/a	n/a
<i>Max. # of Residential Units</i>	275	200
<i>Max. Gross Office SF</i>	Not allowed	Not allowed
<i>Max. Gross Retail SF</i>	Not allowed	Not allowed

<i>Max. Gross Industrial SF</i>	Not allowed	Not allowed
<i>Potential F.A.R</i>	n/a	n/a

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

The proposed rezoning is:

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

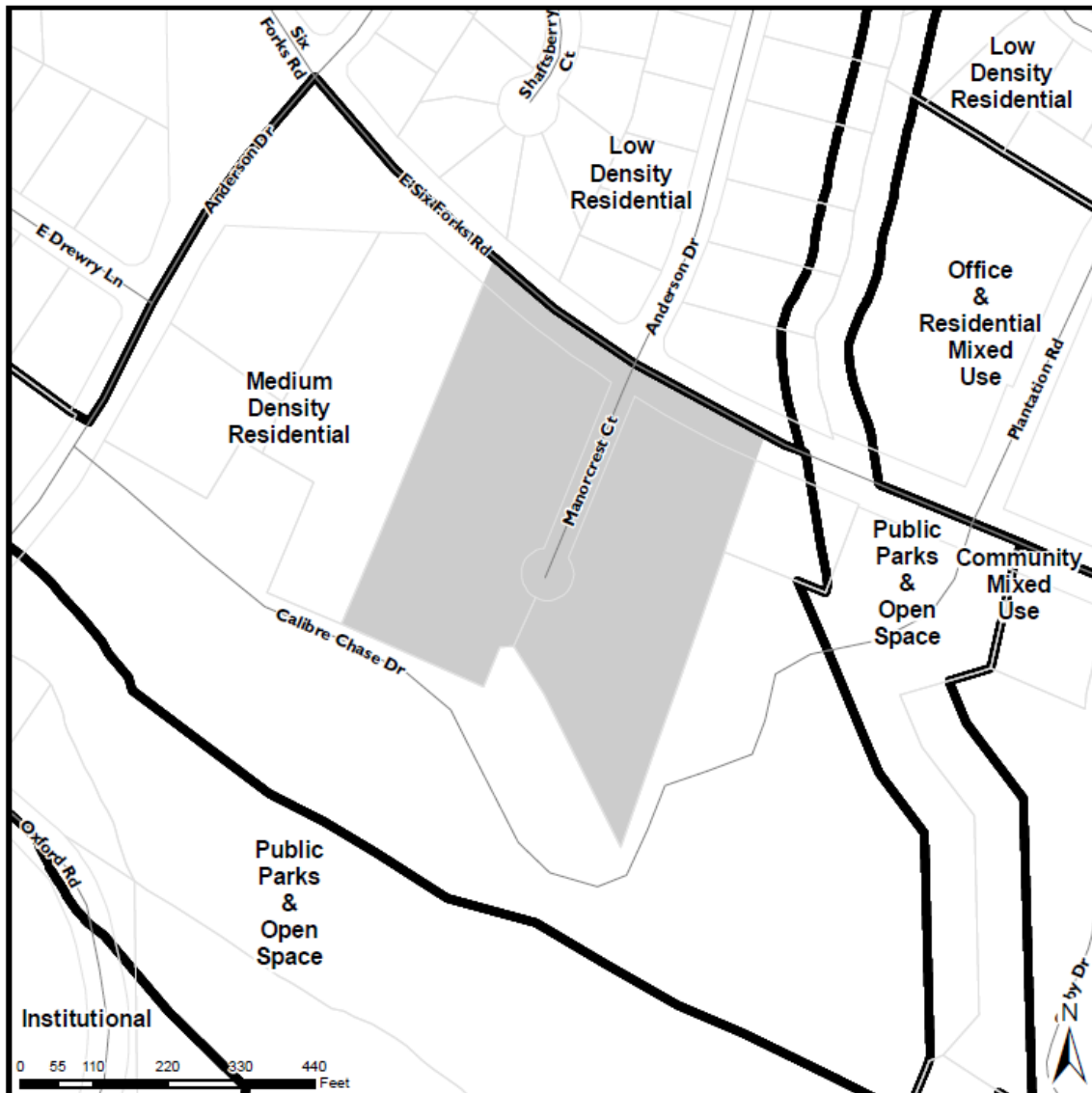
☐ **Incompatible.**

Analysis of Incompatibility:

N/A

Future Land Use Map

Z-32-2014

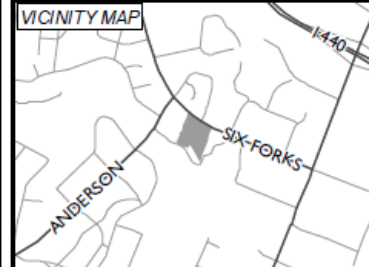


**Submittal
Date**

10/29/2014

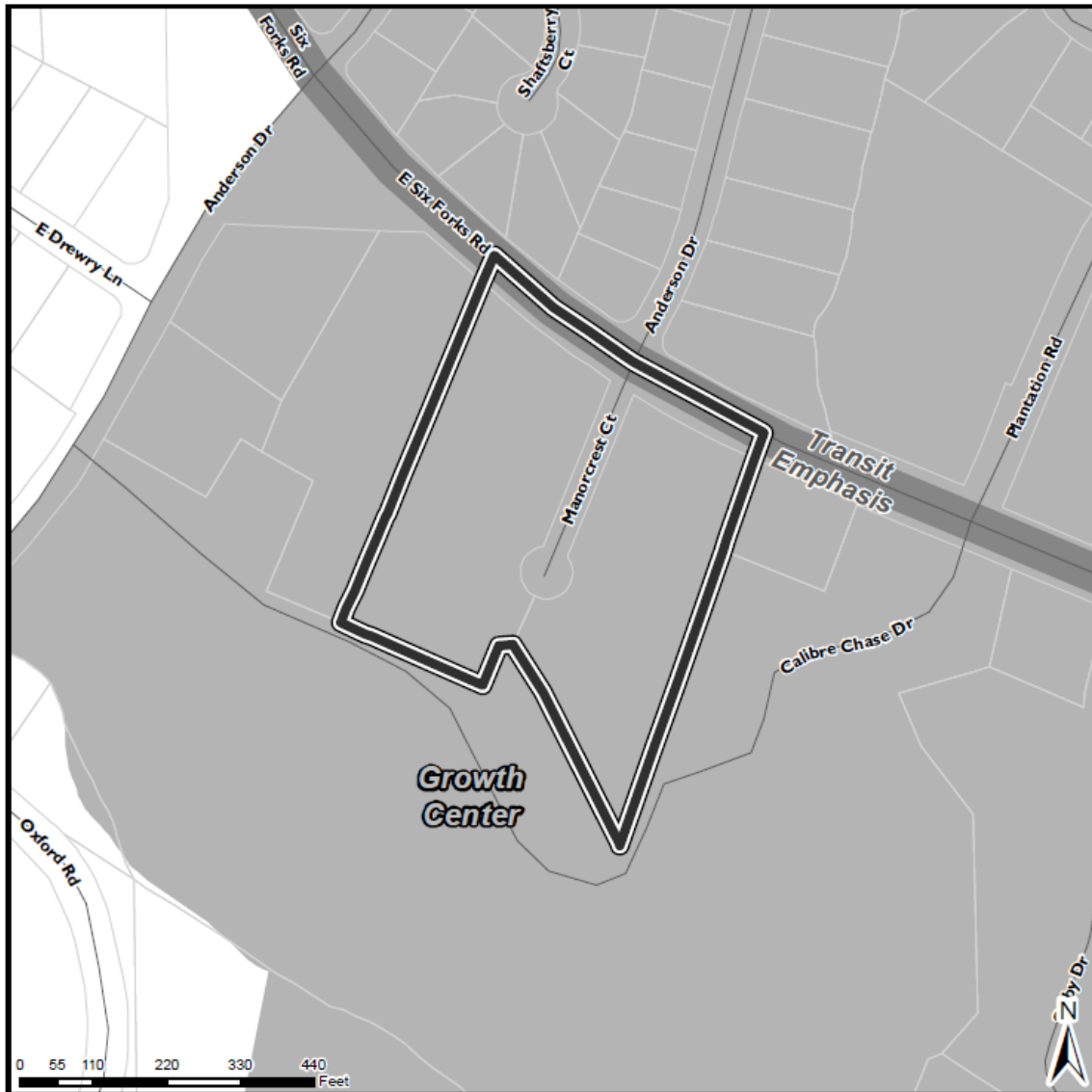
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Urban Form Map

Z-32-2014

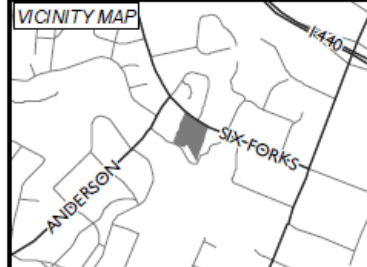


Submittal
Date

10/29/2014

Request:

5.6 acres from
CUD O&I-1 w/ PBOD
to RX-5-UL-CU



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies of the Comprehensive Plan, and the Future Land Use and Urban Form designations for this property. Residential Mixed Use is an appropriate zoning district for the Medium Density Residential category and the 5 story maximum is consistent with recommendations for Core/Transit areas in Table LU-2 in the Comprehensive Plan. The Urban Limited frontage is also consistent with Urban Form guidelines. Therefore, the proposal meets tests 1 and 2. Test 3 is not applicable. The proposal also meets test 4 in that city infrastructure and services appear sufficient to accommodate the redevelopment possible under the proposed rezoning. Regarding test 4, the proposed rezoning conditions do not meet Raleigh Street Design Manual thresholds for a traffic impact analysis.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

N/A

2.3 Urban Form

Urban Form designation:

E. Six Forks Road is a Transit Emphasis Corridor and the site is located in a City Growth Center.

☐ **Not applicable** (no Urban Form designation)

The rezoning request is:

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

☐ **Inconsistent**

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

2.4 Policy Guidance

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

(None.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Expanding housing opportunities in close proximity to established retail, service, and office uses.
- Improving the streetscape and pedestrian experience through implementation of an urban frontage.
- Providing multi-modal access to the site.

3.2 Detriments of the Proposed Rezoning

- Potential loss of mature trees.

4. Impact Analysis

4.1 Transportation

1. The proposed zoning conditions for Z-32-14 result in less development density than is permitted under existing zoning. A traffic study is not required.
2. In accordance with Article 8.3 of the Unified Development Ordinance, the maximum block perimeter is 3,000 feet and the maximum allowable dead-end street length is 400 feet.
3. This segment of Six Forks road is classified as Avenue 4-Lane, Divided as per the Raleigh Street Plan Map. In accordance with Section 4.4.2 of the Street Design Manual, the required right-of-way is 104 feet. Additional right-of-way dedication may be required upon development of the subject parcels.
4. In accordance with Article 8.3 of the Unified Development Ordinance, rights of vehicular and pedestrian access shall be granted to all abutting properties contemporaneously with the recording of the final subdivision plat or prior to issuance of a building permit for an approved site plan.
5. In accordance with Section 6.5.4 of the Street Design Manual, two vehicular access points to the public street system are required.
6. There are no CIP projects slated for this segment of Six Forks Road.

Impact Identified: None

4.2 Transit

1. Six Forks Road is identified as a Transit Emphasis Corridor in the City of Raleigh 2030 Comprehensive Plan.
2. Currently this segment of Six Forks Road is served in only the northbound direction but the City of Raleigh Short Range Transit Plan anticipates service in both directions.
3. Per policy LU 6.4, dedicate a 15x20' transit easement along Six Forks Road.
4. At the time of construction, if requested by the Public Works Department, install an ADA compliant pad, loading zone and shelter on the transit easement which will advance Policy T 4.15.

Impact Identified: Additional density may increase demand for transit. The conditions of a transit easement and amenities will help mitigate the demand.

4.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain present
<i>Drainage Basin</i>	Crabtree Creek/Big Branch
<i>Stormwater Management</i>	Subject to 9.2, 9.3, 9.4 of UDO
<i>Overlay District</i>	n/a

Impact Identified: Subject to 9.2, 9.3, 9.4 of the UDO.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	18,200 gpd	50,000 gpd
<i>Waste Water</i>	18,200 gpd	50,000 gpd

Impact Identified: The proposed rezoning would add approximately 31,800 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the property.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

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

4.5 Parks and Recreation

Site is adjacent to greenway corridor, south and east of site boundary. Park services are available at Kiwanis (0.5 miles) and greenway trail access is 0.3 miles away. The site is not located within a Park Search Area (Map PR-2 in the 2030 Comprehensive Plan).

Impact Identified: None.

4.6 Urban Forestry

1. This site is greater than 2 acres and subject to UDO Article 9.1 Tree Conservation.
2. The main wooded area on the parcel to the north is in the thoroughfare yard to meet compliance with the Tree Conservation Ordinance.
3. Six Forks Road East is a Major Street and a thoroughfare for Tree Conservation requirements. The first 50 ft. of the wooded area is Primary Tree Conservation Area in Article 9.1.

Impact Identified: Removal of the wooded area from the front of the northern parcel will negatively impact tree conservation on this parcel. Per Section 9.1.3 in the Unified Development Ordinance (UDO), "any eligible tree conservation priority in conflict with a build-to requirement is not required to be protected." Implementation of the Urban Form map through an Urban Limited frontage would take precedence over tree conservation requirements.

4.7 Designated Historic Resources

Impact Identified: No known historic resources.

4.8 Community Development

This site is not located within a redevelopment area.

Impact Identified: None

4.9 Appearance Commission

As the proposal does not involve a Planned Development, it is not subject to Appearance Commission review.

4.10 Impacts Summary

The Urban Limited frontage build-to standards may negatively impact tree conservation on the site.

4.11 Mitigation of Impacts

Per Section 9.1.3 in the Unified Development Ordinance (UDO), “any eligible tree conservation priority in conflict with a build-to requirement is not required to be protected.” Implementation of the Urban Form map through an Urban Limited frontage would take precedence over tree conservation requirements.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan, Future Land Use map, and Urban Form designation. Residential Mixed Use is an appropriate zoning category for Medium Density Residential areas, the proposed building height (5 stories maximum) is consistent with height recommendations in Table LU-2 in the Comprehensive Plan, and the Urban Limited frontage fulfills Urban Form guidelines.

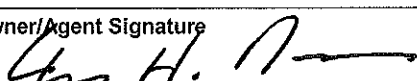


Planning & Development

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

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Transaction Number
Existing Zoning Classification: <u>O&I-1 CUD with PBOD Overlay</u>	
Proposed Zoning Classification Base District: <u>Residential Mixed Use</u> Height: <u>5</u> Frontage: <u>Urban Limited</u>	
If the property has been previously rezoned, provide the rezoning case number. Z-14-13	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 409219	

GENERAL INFORMATION		
Property Address: 200 East Six Forks Road	Date October <u>29</u> , 2014	
Property PIN 1705-94-4082 and 1705-94-2167	Deed Reference (Book/Page) Book 13312, Pages 707 and 713	
Nearest Intersection Six Forks Road and Manorcrest Court	Property size (in acres) 5.6	
Property Owner/Address Northstar Partners, LLC 1810 Chester Road Raleigh, NC 27608-1334	Phone	Fax
	Email	
Project Contact Person/Address Lacy H. Reaves PO Box 2611 Raleigh, NC 27602-2611	Phone: 919-821-6704	Fax: 919-821-6800
	Email: lreaves@smithlaw.com	
Owner/Agent Signature 	Email	

Attorney for Applicant

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



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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-32-14		Transaction Number
Date Submitted January <u>21</u> , 2015		
Existing Zoning O&I-1 CUD with PBOD	Proposed Zoning RX-5-UL	

NARRATIVE OF ZONING CONDITIONS OFFERED : For purposes of the following conditions, Tax Parcels PIN 1705-94-2167 (Deed recorded at Book 13312, Page 707 of the Wake County Registry) and PIN 1705-94-4082 (Deed recorded at Book 13312, Page 713 of the Wake County Registry) are referred to as the "Property."

1. The Property shall be utilized only for residential purposes, with the term "Residential" construed in accordance with the residential use category of the Allowed Principal Use Table in Section 6.1.4 of the Unified Development Ordinance. The following uses shall be prohibited upon the Property: boardinghouse; congregate care; dormitory; fraternity; sorority; life care community; cottage court; emergency shelter Type B; and rest home. The number of dwelling units constructed upon the Property shall not exceed two hundred (200) and the maximum density of the Property shall not exceed 35.71 units/acre.
2. At least twenty-five percent (25%) of each external building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry.
3. If requested by the City of Raleigh, prior to the issuance of a building permit with respect to the Property, the owner shall provide the City a transit easement along Six Forks Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The owner shall provide a bench and/or shelter for the transit easement area as specified by the City's Transit Division in accordance with the City's standard policies. The location of the easement shall be approved by the Transit Division and the written deed of easement shall be approved by the City Attorney.
4. Building height within 100 feet of the right-of-way of Six Forks Road shall be limited to four (4) stories and 62 feet.
5. No portion of any building constructed on the Property shall be less than fifteen (15) feet from the right of way of Six Forks Road as such right of way is determined at the time of building permit issuance.
6. With respect to buildings constructed upon the Property that are within 100 feet of the right of way of Six Forks Road, as such right of way is determined at the time of building permit issuance, at least fifty percent (50%) of the facade facing Six Forks Road of each such building will be at least eighteen (18) feet from such right of way.

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

Owner/Agent Signature: <u>NORTHSTAR PARTNERS LLC</u>	Print Name <u>Andrew J. Gregory</u>
By: 	 , Manager



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1 Exchange Plaza, Suite 400
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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number</p>

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 parcels that are the subject of this case (the "Property") are designated Medium Density Residential in the Future Land Use Map. As noted in the description of this designation on page 33 of the Comprehensive Plan (the "Plan"), RX zoning is appropriate. Further, as stated in Table LU-2 at page 36.1 of the Plan, a height of five stories is appropriate in an area designated Medium Density Residential at Core/Transit sites. The Property is properly classified as Core/Transit in nature in view of its adjacency to Six Forks Road, a Transit Emphasis Corridor in the Plan's Urban Form Map. Therefore, the rezoning of the Property to RX-5 District as proposed is consistent with the Future Land Use Map.
2.	The Property is within a City Growth Center designated in the Urban Form Map. The rezoning of the Property as proposed, including the application of the Urban Limited Frontage, is consistent with this designation.
3.	The proposed rezoning of the Property is consistent with the following Comprehensive Plan Policies: LU 1.2 – Future Land Use Map and Zoning Consistency; LU 1.3 – Conditional Use District Consistency; LU 2.2 - Compact Development; LU 2.6 – Zoning and Infrastructure Impacts; LU 4.9 – Corridor Development; LU 5.1 – Reinforcing the Urban Pattern; LU 6.4 – Bus Stop Dedication; LU 8.1 – Housing Variety; and T 2.9 – Curb Cuts.
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The proposed rezoning will facilitate the redevelopment of an existing development with buildings constructed almost fifty years ago. Some of the existing apartment units are uninhabitable because of obsolescence and poor condition.
2.	The proposed rezoning will expand housing opportunities in close proximity to retail, service, and office uses.
3.	The proposed rezoning reduces the maximum number of dwelling units that can be built on the Property from 275 (as established in the zoning conditions now applicable to the Property) to 200. This significantly reduces the traffic impacts of the proposed redevelopment of the Property.

URBAN DESIGN GUIDELINES

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Applicant's Response: Although the proposed use of the Property is residential, office uses are immediately adjacent on the west and retail uses are adjacent on the east.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Applicant's Response: Lower density residential uses are across the right-of-way of Six Forks Road from the Property. Transition is provided by the significant right-of-way of Six Forks Road and the zoning condition limiting building height within _____ feet of the right-of-way.</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Applicant's Response: All streets are currently in place.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Applicant's Response: All streets are currently in place.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Applicant's Response: Block faces are existing.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Applicant's Response: The proposed Urban Limited Frontage assures there will be no parking between the building(s) and the right-of-way of Six Forks Road.</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Applicant's Response: See the response to 6 above. The build-to with the UL Frontage is a maximum of 20 feet. That may be affected by the presence of flood fringe areas in this case.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Applicant's Response: The Property will be developed in accordance with applicable provisions of the UDO and this matter will be addressed at the time of site plan approval.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Applicant's Response: Private open space will be provided in the design for the redevelopment of the Property and its location will take into account views and sun exposure.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Applicant's Response: Provisions of the UDO applicable to the UL Frontage require a primary street facing entrance at building intervals of 75 feet.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Applicant's Response: The proposed use includes higher-density residential which under the UDO has direct access to the public sidewalk.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Applicant's Response: The UL Frontage will not allow parking between the building(s) and the right-of-way of Six Forks Road.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Applicant's Response: This will be addressed at the time of site plan approval.</p>

14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Applicant's Response: The UL Frontage will not allow parking between the building(s) and the right-of-way of Six Forks Road.
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i> Applicant's Response: The UL Frontage will not allow parking between the building(s) and the right-of-way of Six Forks Road.
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i> Applicant's Response: A parking structure is not planned for this development.
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i> Applicant's Response: The Property is located on an established transit route. The zoning conditions provide for a transit stop on the Property if requested by the Transit Division.
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Applicant's Response: Provisions of the UDO will assure convenient pedestrian access between the transit stop and the building entrance.
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> Applicant's Response: The development of the Property will respect any environmentally sensitive areas.
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i> Applicant's Response: The street fronting the Property is existing.
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i> Applicant's Response: Sidewalks and pedestrian access will be addressed at the time of site plan approval.
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i> Applicant's Response: Street trees will be provided in accordance with applicable provisions of the UDO.
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i> Applicant's Response: The application of the UL Frontage addresses this issue.
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i> Applicant's Response: This is addressed by the UL Frontage.
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i> Applicant's Response: These items will be addressed at the times of site plan approval and the issuance of a building permit..
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i> Applicant's Response: This will be addressed by the UL Frontage and at the time of site plan approval.



City of Raleigh *North Carolina*

November 10, 2014

MEMORANDUM

TO: Ken Bowers, AICP
Department of Planning and Development

FROM: Bowman Kelly, PE, PTOE
Office of Transportation Planning

SUBJECT: Rezoning Petition Z-32-2014

The Office of Transportation Planning has completed its review of rezoning petition Z-32-2014, located on the south side of Six Forks Road (at Manorcrest Court) approximately 0.4 miles west of Wake Forest Road. Conditions have been placed on case Z-32-2014 that limit build-out to 200 dwelling units. The result is a net decrease in potential peak period trips compared to maximum build-out under existing zoning that permits up to 275 dwellings.

Consistency with Part 10A: Unified Development Ordinance for the City of Raleigh

- In accordance with Article 8.3 of the Unified Development Ordinance, the maximum block perimeter is 3,000 feet and the maximum allowable dead-end street length is 400 feet.
- This segment of Six Forks Road is classified as Avenue 4-Lane, Divided as per the Raleigh Street Plan Map. In accordance with Section 4.4.2 of the Street Design Manual, the required right-of-way is 104 feet. Additional right-of-way dedication may be required upon development of the subject parcels.
- In accordance with Article 8.3 of the Unified Development Ordinance, rights of vehicular and pedestrian access shall be granted to all abutting properties contemporaneously with the recording of the final subdivision plat or prior to issuance of a building permit for an approved site plan.
- In accordance with Section 6.5.4 of the Street Design Manual, two vehicular access points to the public street system are required.
- There are no CIP projects slated for this segment of Six Forks Road.

If you have questions about these comments, please contact me.

**PROPOSED REZONING OF PIN NOS. 1705-94-2167 and 1705-94-4082
(THE "PROPOSED ZONING CASE")**

Approximately 5.6 Acres – Six Forks Road

REPORT OF SEPTEMBER 23, 2014 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4.D of the Unified Development Ordinance, a neighborhood meeting was held with respect to the Proposed Zoning Case at 7:00 p.m. on Tuesday, September 23, 2014 in Salon D of the Hilton North Raleigh/Midtown at 3415 Wake Forest Road in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about September 5, 2014 via First Class U.S. Mail.

Attached as Exhibit C is a list of the persons in attendance at the meeting. Lacy Reaves began the meeting and identified the property proposed for rezoning (the "Property"). He introduced Jason McArthur of White Point Partners, LLC, the proposed developer. Mr. McArthur discussed the current use and zoning of the Property and the characteristics of the multifamily development proposed. He also discussed the nature of the proposed rezoning. He pointed out that the proposed rezoning case would reduce the maximum number of dwelling units that could be built on the Property from 275 to 200. Individuals present at the meeting asked questions concerning the design of the buildings contemplated for the Property, and traffic generation and patterns resulting from the redevelopment.

The issues discussed at the meeting included the proposed use of the Property, the proposed site plan and design for this use, and traffic considerations related to the rezoning. At this time, there have been no changes to the rezoning petition subsequent to the neighborhood meeting.

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

Respectfully submitted, this 29th day of October, 2014.



Lacy H. Reaves, Attorney

Exhibit A

No.	Pin #	Property Owner	Owner's Mailing Address	Property Address
1.	1705944082 1705942167	Northstar Ptnr. LLC	1810 Chester Rd. Raleigh, NC 27608-1344	200 E Six Forks Rd. Raleigh, NC 27609-7742
2.	1705947121	Watkins & Watkins Development	PO Box 2796 Henderson, NC 27536-6796	210 E Six Forks Rd. Raleigh, NC 27609-7742
3.	1705940380	Anderson Plaza LLC	Ste 200 The Cornerstone Bldg 976 Martin Luther King Jr. Blvd. Chapel Hill, NC 27514-2654	100 E Six Forks Rd. Raleigh, NC 27609-7752
4.	1705849434	ENT Associates	3010 Anderson Dr. Raleigh, NC 27609-7798	Same
5.	1705848228	Hobbs, Douglas M.	167 Pasquotank Drive Raleigh, NC 27609-6929	3008 Anderson Dr. Raleigh, NC 27609-7744
6.	1705933559	CCC Calibre Chase LLC	4601 Six Forks Road, Suite 520 Raleigh, NC 27609-5210	100 Calibre Chase Dr. Raleigh, NC 27609-7748
7.	1705948496	Six Forks Common Office Condo	PO Box 19502 Raleigh, NC 27619-9502	211 E Six Forks Rd. 222 Raleigh, NC 27609-7755
8.	1705948496 1705948496	Y Properties Number 1 LLC	2012 Carrington Dr. Raleigh, NC 27615-3715	211 E Six Forks Rd. Raleigh, NC 27609-7745
9.	1705948496	Pemetic Partners LLC	2840 Plaza Place, Suite 401 Raleigh, NC 27612-2156	211 E Six Forks Rd. 1B Raleigh, NC 27609-7745
10.	1705948496	Valone, Audrey	PO Box 18603 Raleigh, NC 27619-8603	211 E Six Forks Rd. 2B Raleigh, NC 27609-7745
11.	1705948496 1705948496	Harper McConnell Real Estate	211 E Six Forks Rd. Ste 3B Raleigh, NC 27609-7745	211 E Six Forks Rd. 3A Raleigh, NC 27609-7745
12.	1705948496 1705948496 1705948496	Hicks, G. Gregory & R. Suzette	211 E Six Forks Rd. Ste 118 Raleigh, NC 27609-7755	211 E Six Forks Rd. 4A Raleigh, NC 27609-7755
13.	1705948496	RB Rentals LLC	1421 Deltona Dr. Raleigh, NC 27615-2739	211 E Six Forks Rd. 4B Raleigh, NC 27609-7745
14.	1705948496 1705948496 1705948496 1705948496 1705948496 1705948496 1705948496 1705948496	Tarkington Properties LLC	211 E Six Forks Rd. Ste 117 Raleigh, NC 27609-7753	211 E Six Forks Rd. Raleigh, NC 27609-7745

15.	1705948496	Walser Family LLC	7019 Harps Mill Road, Suite 100	211 E Six Forks Rd. 19A
			Raleigh, NC 27615-3248	Raleigh, NC 27609-7745
16.	1705948496	Portfolio Recovery Realty Trust	4365 Sunscape Ln.	211 E Six Forks Rd. 8A
			Raleigh, NC 27613-3156	Raleigh, NC 27609-7745
17.	1705948496	McKnight, Thomas G.	211 E Six Forks Rd. Ste 112	211 E Six Forks Rd. 11A
		H, Carmisha V	Raleigh, NC 27609-7743	Raleigh, NC 27609-7745
18.	1705948496	Cockburn Enterprises LLC	7209 Fontana Pl.	211 E Six Forks Rd. 11B
	1705948496		Raleigh, NC 27615-5507	Raleigh, NC 27609-7745
19.	1705948496	McKnight, Thomas G.	211 E Six Forks Rd. Ste 112	211 E Six Forks Rd. 12A
		H, Carmisha V	Raleigh, NC 27609-7743	Raleigh, NC 27609-7745
20.	1705948496	Moye, Mark A. & Katherine S.	211 E Six Forks Rd. Ste 110	211 E Six Forks Rd. 13A
			Raleigh, NC 27609-7743	Raleigh, NC 27609-7745
21.	1705948496	Haywood, Richard H.	305 Woodcliff Dr.	211 E Six Forks Rd. 13B
	1705948496	Haywood, Joy C.	Raleigh, NC 2709-7029	Raleigh, NC 27609-7745
22.	1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln.	211 E Six Forks Rd. 14A
			Cary, NC 27518-8409	Raleigh, NC 27609-7745
23.	1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln.	211 E Six Forks Rd. 15A
			Cary, NC 27518-8409	Raleigh, NC 27609-7745
24.	1705948496	Triangle Lawyers LLC	5016 Elkwood Court	211 E Six Forks Rd. 15B
			Raleigh, NC 27613-7006	Raleigh, NC 27609-7745
25.	1705946355	Stewart, Herbert T. & Elizabeth	3265 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
26.	1705946466	Norris, Evelyn White	3261 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
27.	1705944447	Edwards, Jolene W.	3264 Anderson Dr.	Same
			Raleigh, NC 27609-7854	
28.	1705944585	Nowell, Lucille E.	3260 Anderson Dr.	Same
			Raleigh, NC 27609-7854	
29.	1705945603	Johnson, James T. & Kari R.	3256 Anderson Dr.	Same
			Raleigh, NC 27609-7854	
30.	1705944606	Seligson, Robert W. & Donna M.	321 Shaftsberry Ct.	Same
			Raleigh, NC 27609-7751	
31.	1705943549	Kuhns, Kirk David & Alisa Nagler	325 Shaftsberry Ct.	Same
			Raleigh, NC 27609-7751	
32.	1705942663	Stagner, Jubal	316 Shaftsberry Ct.	Same
			Raleigh, NC 27609-7751	
33.	1705942700	Watts, Carolyn Herr & Carroll E.	312 Shaftsberry Ct.	Same
			Raleigh, NC 27609-7751	

34.	1705941727	Clodfelter, Reynolds C. Jr.	2926 Barmettler St	3100 Anderson Dr.
			Raleigh, NC 27607	Raleigh, NC 27609-7851
35.	1705947505	Scott, Robert A. & Elizabeth D.	3257 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
36.	1705947626	Black, James Robert	PO Box 1486	3253 Anderson Dr.
			Raleigh, NC 27602-1486	Raleigh, NC 27609-7855
37.	1705947757	Kirven, Calvin McPhail & Helen W.	3249 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
38.	1705947876	O'Neil, James Timothy and Mary Evelyn	3245 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
39.	1705948915	Anderson, Peyton C.	3241 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
40.	1705958008	Plummer, Harold S. & Caroline D.	3237 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
41.	1705957230	Jones, David Earl & Dianne O.	3229 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
42.	1705956242	Poole, John A. & Marilyn	3225 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
43.	1705955255	Kane, Bryan M.	3221 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
44.	1705954360	Sevier, Thomas W. Jr. and Anna V.	621 Glen Eden Drive	3217 Anderson Dr.
			Raleigh, North Carolina 27612-5002	Raleigh, NC 27609-7855
45.	1705953279	Hoke, Chris Gareth & Elizabeth Banks	3213 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
46.	1705952286	Harper, Victor Landon, Jr. & Jamie	3209 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
47.	1705952202	Barber, Barry L. & Alice H.	3205 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
48.	1705951155	Matthews, Dexter R. & Ann W.	3201 Anderson Dr.	Same
			Raleigh, NC 27609-7855	
49.	1705951027	Howard, Nancy Gowarty	3109 Anderson Dr.	Same
			Raleigh, NC 27609-7853	
50.	1705950072	Reaugh, Duane & Peggy	3105 Anderson Dr.	Same
			Raleigh, NC 27609-7853	
51.	1705940922	Reaugh, Margaret Louise & Duane R.	3105 Anderson Dr.	Same
			Raleigh, NC 27609-7853	

52.	1705945743	Kraudel, Ryan and Heather	3252 Anderson Dr. Raleigh, NC 27609-7854	Same
53.	1705945862	Cram, Laurie Deatherage	3248 Anderson Dr. Raleigh, NC 27609-7854	Same
54.	1705945981	Barrow, Joseph T. & Roberta M.	3244 Anderson Dr. Raleigh, NC 27609-7854	Same
55.	1705956001	Donnald, Douglas A & Paige I.	3240 Anderson Dr. Raleigh, NC 27609-7854	Same
56.	1705955077	Shield, Robert S., Jr.	3228 Anderson Dr. Raleigh, NC 27609-7854	Same
57.	1705955100	Kane, Charles Bedford & Audrey F.	3220 Anderson Dr. Raleigh, NC 27609-7854	Same
58.	1705954102	Miller, Geoffrey S. & Kelly B.	3212 Anderson Dr. Raleigh, NC 27609-7854	Same
59.	1705953007	Brinson, Nancy H.	3200 Anderson Dr. Raleigh, NC 27609-7854	Same
60.	1705953092	McConnell, Katherine and John D, III	305 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
61.	1705944955	Pennisi, Christopher M and Cynthia Nori S.	606 Rigside Pl Cary, NC 27511	309 Shaftsberry Ct. Raleigh, NC 27609-7751
62.	1705944866	RHM Assoc. LLC	1320 Canterbury Rd. Raleigh, NC 27608-1902	313 Shaftsberry Ct. Raleigh, NC 27609-7751
63.	1705944736	Ogburn, Steven Roger & Lynn Bowen	317 Shaftsberry Ct. Raleigh, NC 27609-7751	Same
64.	1705942851	Stewart, Burton G. III & Emily C.	308 Shaftsberry CT Raleigh, NC 27609-7751	Same
65.	1705943808	Collawn, James Belknap Collawn, Elizabeth Johnson	304 Shaftsberry CT Raleigh, NC 27609-7751	Same
66.	1705942924	Whittaker, Jeffrey W	3108 Anderson Dr. Raleigh, NC 27609-7851	Same
67.	1705941875	McKinney, David D. & Lynn W.	3104 Anderson Dr. Raleigh, NC 27609-7851	Same
68.	1705948496	853 LLC	211 E Six Forks Rd. 18A Raleigh NC 27609-7745	211 E Six Forks Rd. 18A Raleigh, NC 27609-7745
69.	1705948496	Abundance Properties LLC	5148 Haycourt Lane Wendell, NC 27591-9210	211 E Six Forks Rd. 16B Raleigh, NC 27609-7745
70.	1705948496	Engleke, Glenn C.	7104 Delta Bluff Lane Raleigh, NC 27606-9156	211 E Six Forks Rd. 19B&20B Raleigh, NC 27609-7745

71	1705948496	Lawrence, L. Brent	2301 Lake Drive	211 E Six Forks Rd. 21B&22BB
			Raleigh, NC 27609-7667	Raleigh, NC 27609-7745
72	1705948496	North Carolina Soybean Producers Association	211 E Six Forks Road, Suite 102	211 E Six Forks Rd. 21A&22A
			Raleigh, NC 27609-7743	Raleigh, NC 27609-7745
73	1705948496	Smith, Arthur Franklin & Mary E.	105 Loch Haven Ln.	211 E Six Forks Rd. 16A
			Cary, NC 27518-8409	Raleigh, NC 27609-7745
74	1705948496	Triangle Lawyers, LLC	211 E Six Forks Road, Unit 17A	211 E Six Forks Rd. 17A
			Raleigh, NC 27609-7745	Raleigh, NC 27609-7745
75	1705948496	Triangle Lawyers, LLC	211 E Six Forks Road, Suite 205	211 E Six Forks Rd. 17B&18B
			Raleigh, NC 27609-7743	Raleigh, NC 27609-7745
76	1705948496	Walser Family Limited Partnership	7321 Haymarket Lane	211 E Six Forks Rd. 20A
			Raleigh, NC 27615-5432	Raleigh, NC 27609-7745
77	1705948496	Walser Family LLC	7019 Harps Mill Road, Suite 100	211 E Six Forks Rd. 19A
			Raleigh, NC 27615-3248	Raleigh, NC 27609-7745

Exhibit B

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

LAWYERS

OFFICES

Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES

DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

MAILING ADDRESS

P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

TO: Neighbors

RE: Neighborhood Meeting - Proposed Rezoning of 5.6 Acres -
Crabtree Crest Apartments - Six Forks Road at Manorcrest Court

DATE: September 5, 2014

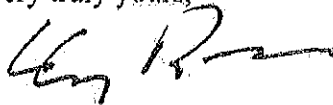
As you may recall, we represented Madison Capital Group in the 2013 rezoning of the Crabtree Crest Apartments on Six Forks Road. The rezoning was intended to serve as the basis for our client's redevelopment of the site for a new luxury apartment community. The City Council approved the rezoning in 2013.

Applicable changes in the City's development regulations resulting from the adoption of the Unified Development Ordinance have led our client to modify the design for its redevelopment of the site. This resulted primarily from a requirement under the new regulations that Manorcrest Court be retained as a public street. Although the density of the proposed development will be reduced, the plan remains to redevelop the property for luxury apartments.

We have determined that redevelopment under the applicable new regulations would be facilitated by a rezoning of the property to RX-5, one of the City's new UDO Zoning districts, and that another rezoning for that purpose is advisable. This will require that we go back through the City's rezoning process and, as with the prior rezoning, that we start the procedure with a neighborhood meeting. We invite you to attend the meeting which has been scheduled for 7:00 p.m. on Tuesday evening, September 23, in Salon D of the Hilton North Raleigh/Midtown at 3415 Wake Forest Road here in Raleigh.

Please call me at the phone number indicated above should you have questions.

Very truly yours,



Lacy H. Reaves

LHR: kjr

Exhibit C

INDIVIDUALS IN ATTENDANCE
AT THE MEETING

White Point Partners, LLC
Manorcrest Court and Six Forks Road, Raleigh, NC
9-23-14

Chris Cox
Judy Charles
Johnny McConnell
Bob Scott
Joy Cline Haas
Reverend John Forbes
Julia Charles