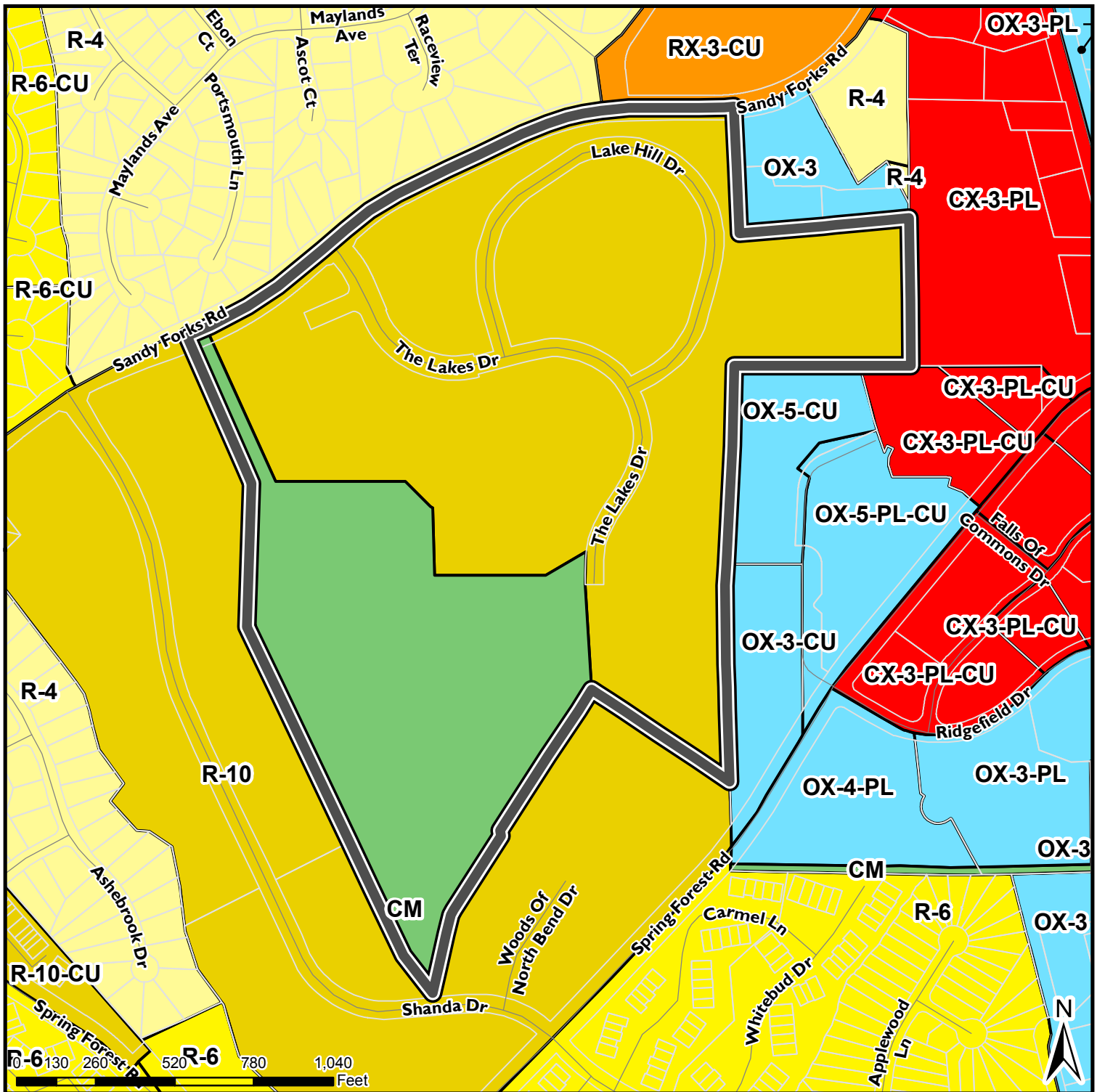


# Existing Zoning Map

# Z-33-2016



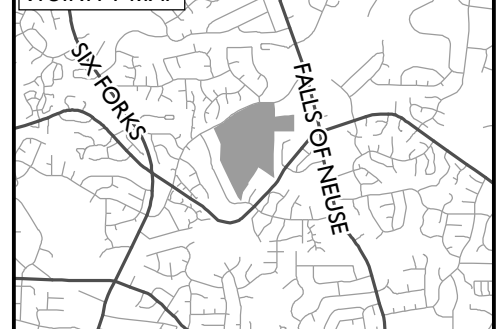
**Submittal  
Date**

10/6/2016

**Request:**

**73.92 acres from  
R-10 & CM  
to PD**

VICINITY MAP



Map Date: 10/6/2016



# Certified Recommendation

Raleigh Planning Commission

CR# XXXXX

## Case Information: Z-33-16 / MP-4-16

<i>Location</i>	Southwest and southeast quadrants of the intersection of The Lakes Drive and Sandy Forks Road Address: 6625 The Lakes Drive PINs: 1717003839
<i>Request</i>	Rezone property from Residential-10 and Conservation Management (R-10 and CM) to Planned Development (PD).
<i>Area of Request</i>	82.64 acres
<i>Property Owners</i>	Shoff Allison 200 Providence Road, Suite 105 Charlotte, NC 28207
<i>Applicant</i>	Mack Paul Morningstar Law Group
<i>Citizens Advisory Council</i>	North CAC Chairperson: Michael O'Sullivan; mjo78@nc.rr.com
<i>PC Recommendation Deadline</i>	June 21, 2017

## 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

<b><i>FUTURE LAND USE</i></b>	Medium Density Residential Public Parks and Open Space
<b><i>URBAN FORM</i></b>	None
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.4 – Large Site Development Policy LU 2.5 – Healthy Communities Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 5.4 – Density Transitions Policy LU 8.9 – Open Space in New Development Policy T 5.2 – Incorporating Bicycle and Pedestrian Improvements Policy T 5.5 – Sidewalk Requirements Policy T 5.9 – Pedestrian Networks Policy T 5.10 – Building Orientation Policy EP 3.12 – Mitigating Stormwater Impacts Policy EP 4.2 – Floodplain Conservation Policy UD 2.1 – Building Orientation Policy UD 2.5 – Greenway Access Policy UD 2.7 – Public Open Space Policy UD 5.1 – Contextual Design

<b><i>INCONSISTENT Policies</i></b>	None Identified
-------------------------------------	-----------------

## Proposed Modification of Standards

1. <u>Chapter 3 Mixed Use Districts</u>
2. <u>Chapter 7 General Development Standards</u>
3. <u>Article 8.5 Existing Streets</u>

## Public Meetings

<b><i>Neighborhood Meeting</i></b>	<b><i>CAC</i></b>	<b><i>Planning Commission</i></b>	<b><i>City Council</i></b>	<b><i>Public Hearing</i></b>
September 6, 2016	December 20, 2016 Yes-16 No-0			

### Attachments

1. Staff report
2. Master Plan Narrative
3. Master Plan
4. Trip Generation Worksheet
5. Traffic Impact Analysis Evaluation

## Planning Commission Recommendation

<b><i>Recommendation</i></b>	
<b><i>Findings &amp; Reasons</i></b>	1.
<b><i>Motion and Vote</i></b>	Motion: Second: In Favor: Opposed:

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
----------------------------	---------------	--	---------------

Staff Coordinators: Sophie Huemer: (919) 996-2652; [Sophie.Huemer@raleighnc.gov](mailto:Sophie.Huemer@raleighnc.gov)  
Michael Walters



## Zoning Staff Report – Case Z-33-16 / MP-4-16

### General Use District

## Case Summary

### Overview

The subject property is located south of Sandy Forks Road, approximately 400 feet east of Shanda Drive and 1300 feet west of Wake Forest Road. The property has access to Sandy Forks Road via Lake Hill Drive and The Lakes Drive. The 82.64 acre property is partially developed with multi-family residential apartment buildings. Approximately 34.5 acres of the property is undeveloped. There are two artificial (dammed) bodies of water created by the Big Branch Tributary.

The proposal seeks to rezone the property from Residential-10 (R-10) and Conservation Management (CM) to a Planned Development. The Planned Development increases the residential density from approximately 10 dwelling units per acre to 18 dwelling units per acre. The Planned Development also includes 35,000 square feet of nonresidential use. While decreasing the acreage of the CM zoning district, Subdistrict C of the Planned Development is providing a significant enhancement to the level of services for public parks in this area.

The subject properties future land use designation is Medium Density Residential where it is currently zoned R-10 and Conservation Management where the property is currently zoned Conservation Management. The surrounding properties to the east, south and west are Moderate Density residential, Community Mixed Use, Office and Residential Mixed Use. Across Sandy Forks is an established single family neighborhood whose future land use designation is Low Density residential. The Planned Development's density is consistent with the Medium Density Residential future land use designation and serves as a density buffer between the commercial and office mixed uses on Falls of the Neuse road to the east and the Moderate Residential densities to the east. The proposal is not subject to any Urban Form Map designations.

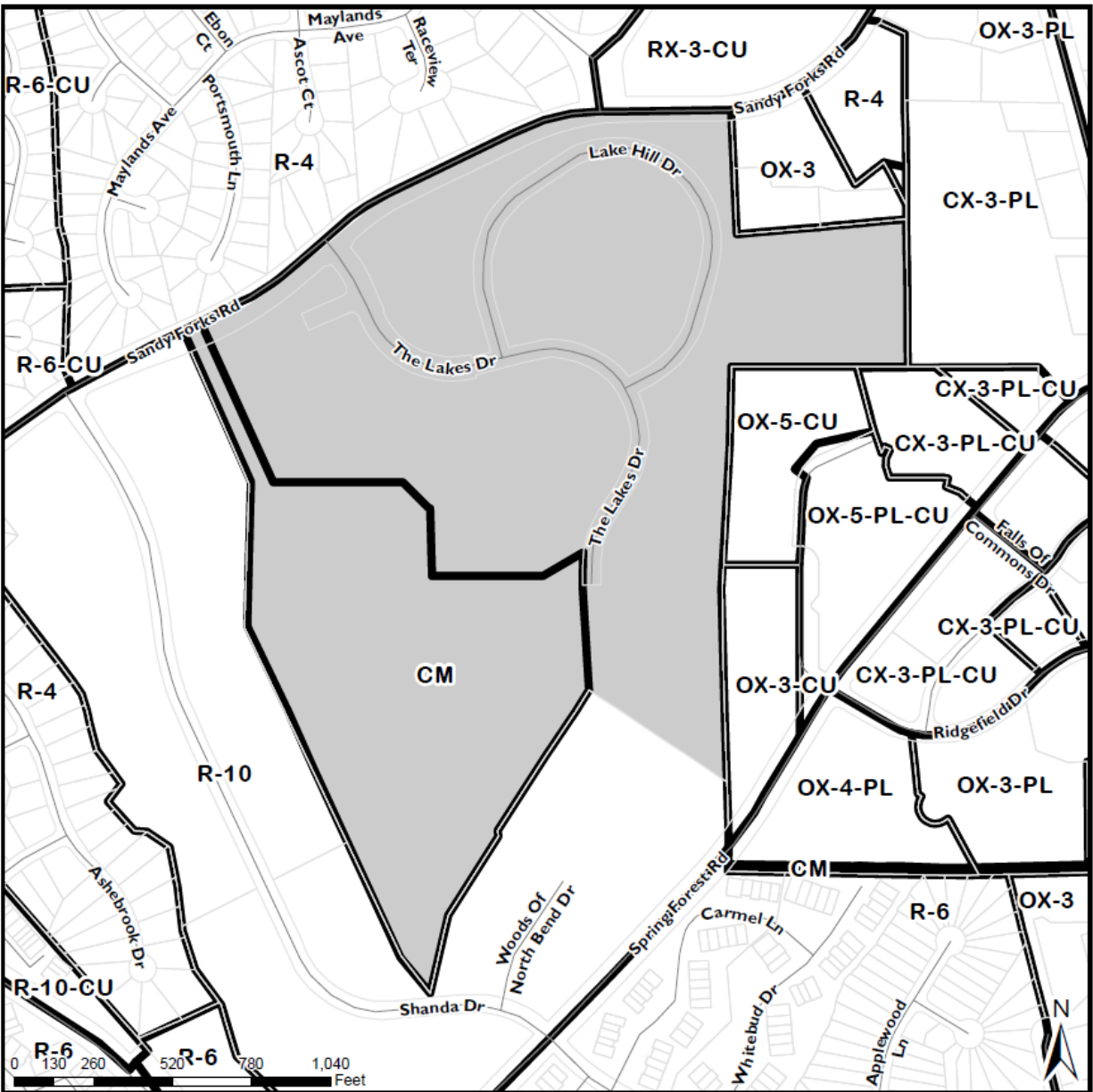
### Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none"><li>1. Numbered list – summary of any outstanding issues (e.g. – the applicant has not addressed urban design guidelines).</li><li>2. This list is intended for items that should be addressed</li></ol>	<i>Suggested Mitigation</i>	<ol style="list-style-type: none"><li>1.</li><li>2.</li></ol>
---------------------------	--	-----------------------------	---



# Existing Zoning Map

## Z-33-2016



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	Residential-10, Conservation Management	Residential-4	Residential-10	Office Mixed Use-3 Stories-Conditional Use, Community Mixed Use-3 Stories-Parking Limited-Conditional Use, Office Mixed Use	Residential-10
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Medium Density Residential, Public Parks and Open Space, Moderate Density Residential	Low Density Residential	Moderate Density Residential	Moderate Density residential, Community Mixed Use, Office and Residential Mixed Use	Moderate Density Residential
<i>Current Land Use</i>	Multi-Family Residential	Single Family Residential	Multi-Family Residential	Multi-Family Residential, Commercial Center, Congregate Care	Multi-Family Residential
<i>Urban Form (if applicable)</i>	None	None	None	Mixed Use Center	None

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	10 Du/Ac	18.15 Du/Ac
<i>Setbacks:</i>		
<i>Front:</i>	Setback 5'	Build-to 10'/30' (70%)
<i>Side:</i>	0' or 6'	10'/30' (35%)
<i>Rear:</i>	0' or 6'	
<i>Retail Intensity Permitted:</i>	not permitted	35,000*
<i>Office Intensity Permitted:</i>	not permitted	35,000*
<i>Industrial Intensity Permitted</i>	not permitted	not permitted

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<b>Total Acreage</b>	82.64	82.64
<b>Zoning</b>	R-10; CM*	PD
<b>Max. Gross Building SF</b> <i>(if applicable)</i>	N/A	N/A
<b>Max. # of Residential Units</b>	826	1,500
<b>Max. Gross Office SF</b>	<i>not permitted</i>	35,000*
<b>Max. Gross Retail SF</b>	<i>not permitted</i>	35,000*
<b>Max. Gross Industrial SF</b>	<i>not permitted</i>	<i>not permitted</i>
<b>Potential F.A.R.</b>	.021	N/A

*\*The development intensities were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.*

**\*35,000 SF in addition to 1,500 residential units**

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Incompatibility:

The Master Plan calls for three four story districts and one three story district. The density is just over 18 dwelling units per acre. The proposed zoning serves as a transition between the commercial and office mixed use districts on Falls of the Neuse Road and the single family neighborhoods on Sandy Forks Road. Multifamily residential and the apartment building typer are prevalent throughout Sandy Forks Road. Additional apartment building types are consistent with the overall character of this corridor.



# Master Plan Layout

## 2. Master Plan Design Analysis

### SETBACKS/ HEIGHT:

Subdistrict	Setbacks	Building Height
A	N/A	4 Stories/62'
B	0'-100'	4 Stories/62'
C	0'-100'	3 Stories/45'
D	0'-100'	4 Stories/62'
E	0'-100'	4 Stories/62'

### PARKING:

Parking requirements contained in Article 7.1 shall be reduced by 15%. Each subdistrict will provide parking based on the numbers of units contained within it. Parking reduction is consistent with a development that would apply an Urban Frontage.

### DEVELOPMENT INTENSITY:

Land use intensities for the Development are described in the site data table on plan sheet P-2 of the Master Plan. The maximum development intensities can be transferred among subdistricts so long as the overall limitation on intensities (1,500 Units) for the five subdistricts is not exceeded. In Phase 1, the Development shall include at least two of the following buildings types: apartment, townhome, civic, general, and open lot.

Subdistrict	Uses and Intensity		Building Height	Building Types
A	Residential Units	Non-Residential SF	4 Stories/62'	Apartment, townhome, civic, general, and open lot.
	600	7000		
B	350	7000	4 Stories/62'	Apartment, townhome, civic, general, and open lot.
C	0	7000	3 Stories/45'	Open Lot, Civic and General Building
D	450	7000	4 Stories/62'	Apartment, townhome, civic, general, and open lot.
E	100	7000	4 Stories/62'	Apartment, townhome, civic, general, and open lot.

### PEDESTRIAN CIRCULATION:

Internal connections provide convenient pedestrian access throughout the Development along with connections to the surrounding area, tying into the newly upgraded Sandy Forks Road. Instead of using private drives as many other multifamily developments do, the Development will have public streets (classified as Neighborhood Streets) throughout with sidewalks.

### PHASING:

The property owner will spend a minimum of \$4,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for a maximum of 300 newly constructed residential units in

Subtract B, D or E. The Owner will spend not less than a total of \$8,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for more than 300 newly constructed residential units in Section B, D or E.

**OPEN SPACE:**

Open Space percentage will exceed the minimum UDO requirement. Subdistrict C is designated as Open Space on the Master Plan.

**TREE CONSERVATION:**

Tree Conservation areas are shown in the Master Plan and will comply with all UDO requirements.

**STREET TYPOLOGY:**

The existing, internal street network was constructed prior to new street and block perimeter requirements in the UDO. Existing streets in the Planned Development will not be subject to the new streets requirements contained in Article 8.4.

Block perimeter standards contained in Article 8.3 shall be satisfied for the Development based upon the existing and proposed public street network as conceptually shown on the plan sheets, which will not create any lots without direct street frontage or create safety issues or contribute to congestion.

**BUILDING TYPES:**

<b>Subdistrict</b>	<b>Building Types</b>
<b>A</b>	Apartment, townhome, civic, general, and open lot.
<b>B</b>	Apartment, townhome, civic, general, and open lot.
<b>C</b>	Open Lot, Civic and General Building
<b>D</b>	Apartment, townhome, civic, general, and open lot.
<b>E</b>	Apartment, townhome, civic, general, and open lot.

Subdistrict C serves as open space and a community amenity area. Residential building types are not permitted.

**COMMON SIGNAGE PLAN:**

Common signage plan is contained in the Master Plan sheet P-7. Location, sign types, and colors are specified in the signage plan. Where silent, the UDO will control and are subject to Sec. 4.7.3. of the UDO.

## Master Plan Responses to General Design Principles (UDO Sec. 4.7.5. A-N)

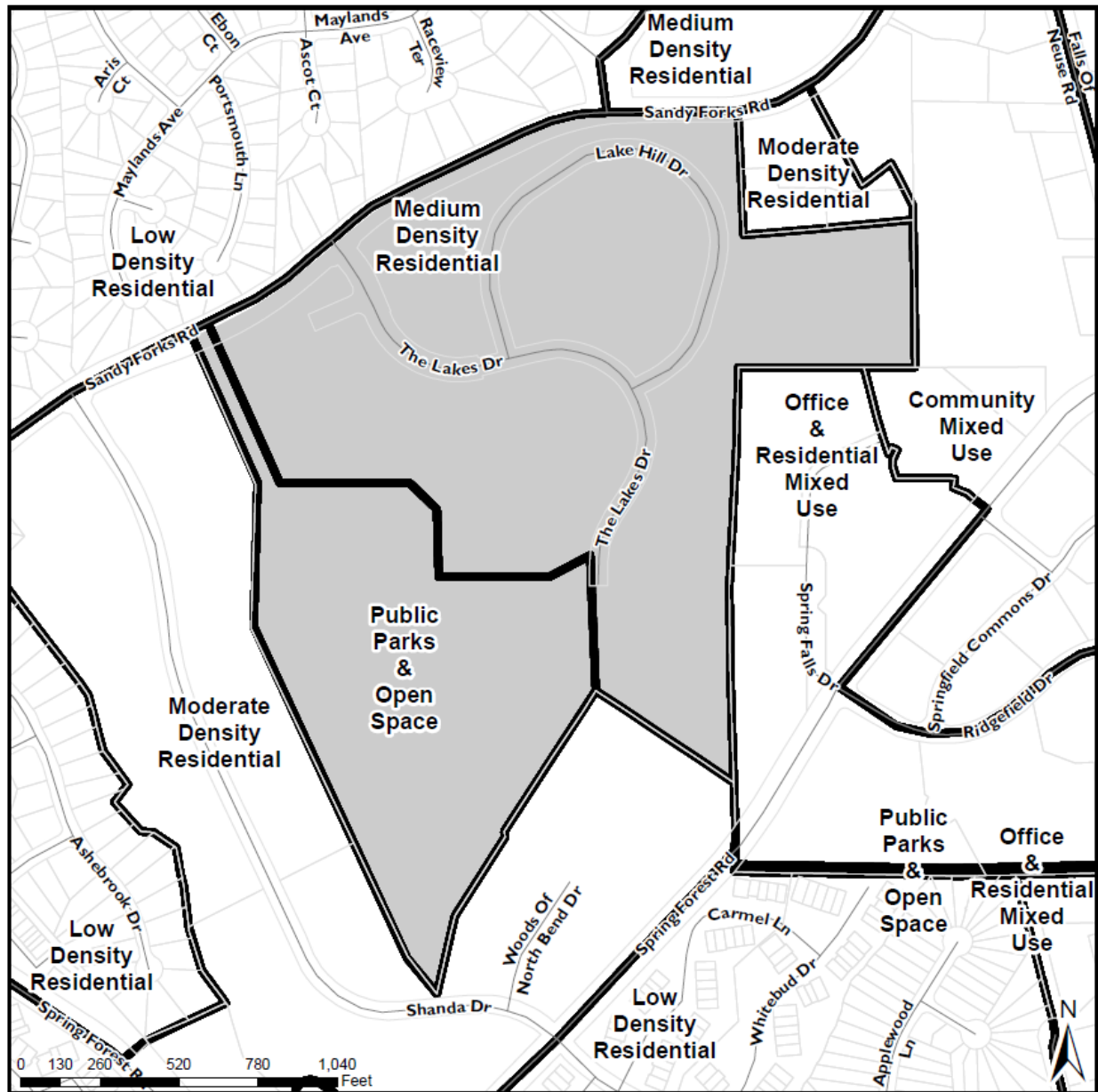
- A. **Housing** – (Master Plan page 5 )
- B. **Compactness** – (Master Plan page 4, 5 )
- C. **Compatibility** – (Master Plan page 4 )

- D. **Variety of non-residential uses** – (Master Plan page 4 )
- E. **Special sites** – (Master Plan page 5)
- F. **Street types** – (Master Plan page 8)
- G. **Bicycle circulation** – (Master Plan page 8 )
- H. **Spatial delineation** – (Master Plan page 7)
- I. **Locally-based design** – (Master Plan page 9)
- J. **Open space** – (Master Plan page 5)
- K. **Contextual compatibility** – (Master Plan page 5)
- L. **Character** – (Master Plan page 5)
- M. **Public art** – (Master Plan page 5)
- N. **Entertainment facilities** – (Master Plan page 5)



# Future Land Use Map

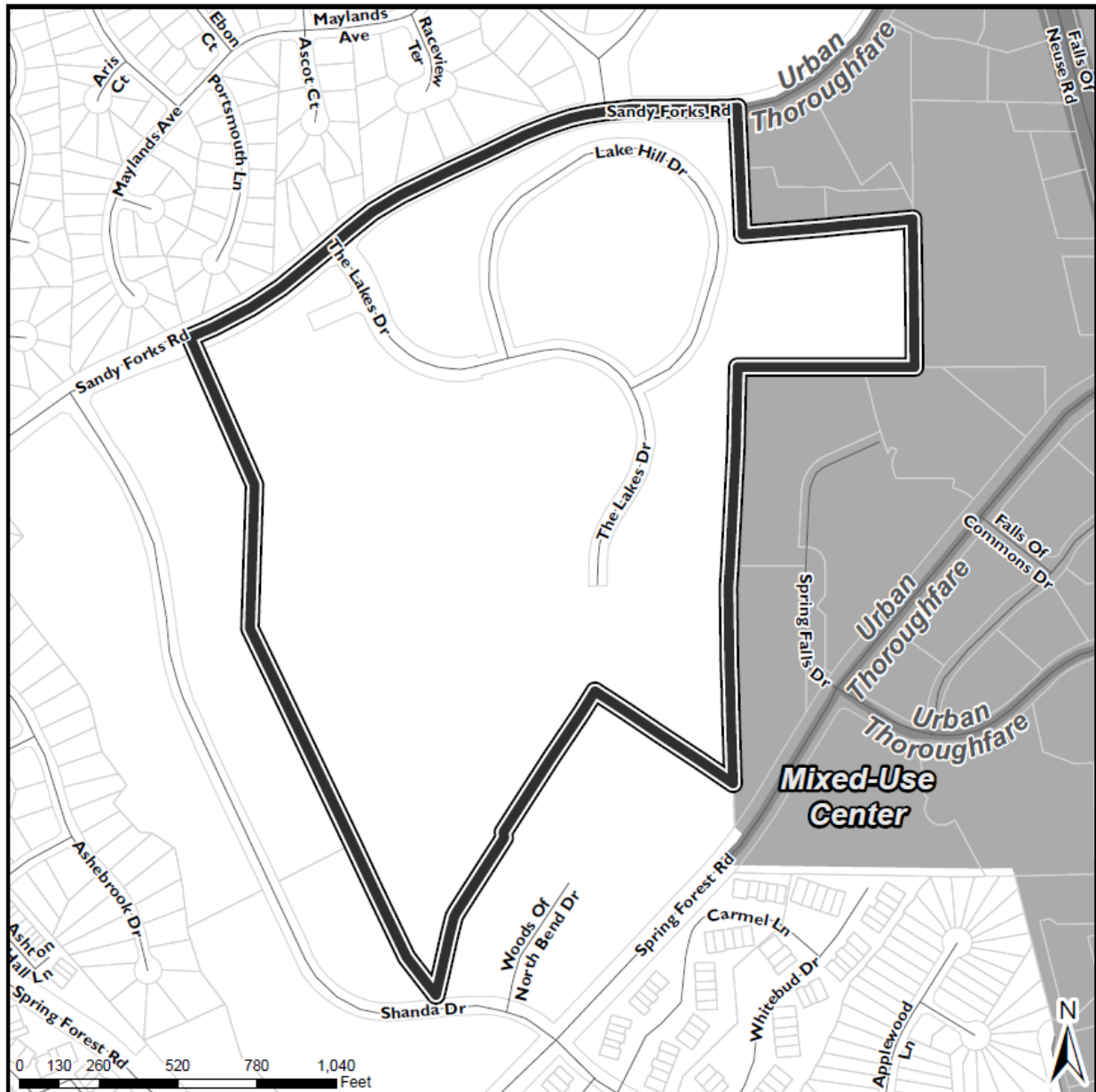
**Z-33-2016**





# Urban Form Map

## Z-33-2016



### 3. Comprehensive Plan Consistency Analysis

#### 3.1 Comprehensive Plan

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

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

- A. The proposal is consistent with the vision, themes, and policies contained in the Comprehensive Plan, specifically Expanding Housing Choices and Growing Successful Neighborhoods and Communities.
- B. The proposal is consistent with the Medium Density Residential Future Land Use designation. This designation says that RX zoning with a 3 or 4 story height limit is appropriate. This is consistent with the contents of the Master Plan, which calls for three four story districts and one three story district. The density is just over 18 dwelling units per acre. The proposed zoning serves as a transition between the commercial and office mixed use districts on Falls of the Neuse Road and the single family neighborhoods on Sandy Forks Road. The proposal is not consistent with the Conservation Management future land use designation. However, the PD was crafted to include significant, usable Public Open Space to the City's regulations.
- C. N/A
- D. Community facilities and streets will be available at City standards to serve the Planned Development.

#### 3.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

☐ **Inconsistent**

Analysis of Inconsistency:

The proposal is consistent with the Medium Density Residential Future Land Use designation. This designation says that RX zoning with a 3 or 4 story height limit is appropriate. This is consistent with the contents of the Master Plan, which calls for three four story districts and one three story district. The density is just over 18 dwelling units per acre. The proposed zoning serves as a transition between the commercial and office mixed use districts on Falls of the Neuse Road and the single family neighborhoods on Sandy Forks Road.

#### 3.3 Urban Form

**Urban Form designation:**

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

**The rezoning request is:**

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

☐ **Inconsistent**

Analysis of Inconsistency:

**3.4 Policy Guidance**

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

None Identified.
------------------

**3.5 Area Plan Policy Guidance**

The rezoning request is not subject to an Area Plan.

## 4. Public Benefit and Reasonableness Analysis

**4.1 Public Benefits of the Proposed Rezoning**

- Bullet List here

**4.2 Detriments of the Proposed Rezoning**

- Bullet List here

## 5. Impact Analysis

[Assess impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.]

**5.1 Transportation**

The site is located on Sandy Forks Road between Falls of Neuse Road and Spring Forest Road. Sandy Forks Road is maintained by the City of Raleigh and is undergoing a major upgrade to improve mobility and safety. These improvements will include exclusive bike lanes, continuous sidewalks along both sides and other improvements. The Sandy Forks Road project is scheduled to be completed in July 2017.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. An existing network of private streets provides access for the existing apartment development. The proposed Master Plan will expand this network as shown on sheet P-2 of the PD/Master Plan for Hawthorne North Ridge. There are no public street stubs abutting the boundaries of the Z-33-2016 parcels.

Site access will be provided via two locations on Sandy Forks Road. The existing access is a full-movement private street known as The Lake Drive. A new access point will be located opposite Brookhollow Drive; traffic movements at this location will be limited to right-in, right-out only.

In accordance with UDO section 8.3.2, the maximum block perimeter for PD zoning will be based on the Master Plan. The existing block perimeter, as defined by public rights-of-way for Falls of Neuse Road, Sandy Forks Road, Shanda Drive and Spring Forest Road is approximately 11,100 feet.

The existing land use is a multifamily development of 600 residential units. According to Envision estimates, the maximum buildout under current R-10 and CM zoning is 481 multifamily units. Approval of case Z-33-2016 would increase average peak hour trip volumes by 582 veh/hr in the AM peak and by 705 veh/hr in the PM peak; daily trip volume will increase by more than 8,400 veh/day compared to current zoning. A traffic impact analysis report is necessary for Z-33-2016.

**Impact Identified: Traffic Study Needed**

## 5.2 Transit

Transit is not currently available within the bounds of this master plan and neither the City of Raleigh Short Range Transit Plan nor the Wake County Transit Plan anticipates service within this area.

Falls of the Neuse Rd is a Priority Transit Corridor and is currently served by GoRaleigh Route 2 Falls of Neuse on 30 minute headways Monday – Friday from 5:00 AM – 7:00 PM and on hourly headways weekday evenings, Saturdays and Sundays.

Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Plan call for continued service along Falls of the Neuse Rd with similar headways.

Spring Forest Rd is currently served by GoTriangle Route 201 during peak hours. Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Plan anticipate all day service on Spring Forest Rd.

Convenient pedestrian connectivity to Falls of the Neuse Rd and Spring Forest Rd is desirable.

**Impact Identified:** Redevelopment and increased density will increase demand for transit but it is not expected to exceed the capacity of the current system.

## 5.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Big Branch and a small amount to Marsh
<i>Stormwater Management</i>	Subject to Stormwater Regulations under Article 9 of UDO
<i>Overlay District</i>	none

**Impact Identified: None**

## 5.4 Public Utilities

The proposed rezoning would add approximately 305,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by

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

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

### **5.5 Parks and Recreation**

The Capital Area Greenway Master Plan identifies a proposed future greenway corridor along Big Branch Creek, running from the subject property in the north, through the North Hills / Midtown area, eventually meeting up with Crabtree Creek Greenway Trail to the south.

The subject property is at the headwaters of Big Branch Creek, and the multi-use path identified in MP-4-2016, if developed according to the Capital Area Greenway Planning and Design Guidelines, would provide an extension and connection to the proposed greenway corridor along Big Branch Creek. No plan or funding has yet been allocated by the City of Raleigh for this section of trail.

Construction of the multi-use path identified in MP-4-2016 would provide improved pedestrian and active transportation access to Cedar Hills Park as well as connectivity to the rest of the Capital Area Greenway trail system, via the Big Branch Creek corridor, pending future development.

The public park and pedestrian linkages identified in MP-4-2016 would extend access to park experiences to a significant number of citizens in this area who currently have below-average access to park experiences. The addition of the public park amenities proposed in MP-4-2016 would significantly improve the parks level of service (LOS) for the community in this area, and would offer the opportunity to provide a variety of park experiences not currently available at other parks in the vicinity. All park, recreation, and greenway facilities proposed in MP-4-2016 that are intended for public use must conform with the design standards and guidelines of the City of Raleigh Parks, Recreation and Cultural Resources Department.

The rezoning proposal is supported by a number of Comprehensive Plan policy items related to Parks, Recreation and Open Space (see: PR 2.1, 3.1, 3.2, 3.5, 3.7, 3.8, 4.3, 5.3, 5.4). The open space and greenway elements described in MP-4-2016 are also consistent with the Parks, Recreation and Cultural Resources System Plan. On the whole, the proposed Development offers more public benefits in terms of public park access and greenway connectivity than would a development produced under the existing zoning.

The existing zoning identifies a portion of the property as Conservation Management, and that portion is identified as Public Parks & Open Space in the Future Land Use Map. The proposed rezoning and master plan would convert a significant portion of the area currently zoned as conservation management into a public park amenity with associated greenway trail. This proposal is consistent with the Parks, Recreation and Cultural Resources System Plan.

Nearest existing greenway trail access is approximately 1.2 miles away, to Snelling Branch Trail, at Optimist Park. Nearest existing recreation services are provided by Cedar Hills Park, approximately 0.7 miles away.

#### **Impact Identified:**

**The subject property is within an area that is currently at below-average level of service for park access. However, the proposed development of a public park and greenway trail within the subject property, as identified in the PD and described in MP-4-2016, would alleviate any increased demand on existing park facilities due to increased population density.**

**Furthermore, development of these public facilities would greatly improve upon existing conditions for overall parks level of service and access to parks & greenways for the surrounding community.**

### **5.6 Urban Forestry**

Proposal will comply with all UDO Regulations.

**Impact Identified:**

### **5.7 Designated Historic Resources**

None Identified.

**Impact Identified:**

### **5.8 Community Development**

Proposal is not located in a Redevelopment Area.

**Impact Identified: None**

### **5.9 Impacts Summary**

None

### **5.10 Mitigation of Impacts**

N/A

## **6. Conditions of Approval**

### **RECOMMENDED ACTION:**

#### **City Council Actions:**

N/A At this time

#### **Administrative Actions:**

N/A At this time

## **7. Conclusions**

The proposal seeks to rezone the property from Residential-10 (R-10) and Conservation Management (CM) to a Planned Development. While decreasing the acreage of the CM zoning district, Subdistrict C of the Planned Development is providing a significant enhancement to the level of services for public parks in this area. The proposed zoning serves as a transition between the commercial and office mixed use districts on Falls of the Neuse Road and the single family neighborhoods on Sandy Forks Road. The proposal is consistent with the Medium Density Residential Future Land Use designation and the goals and policies of the Comprehensive Plan.

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY  Transaction #
Existing Zoning Classification: R-10 and CM			
Proposed Zoning Classification Base District: PD Height: 4 Frontage:			
If the property has been previously rezoned, provide the rezoning case number: Z-46-76			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
484852			

GENERAL INFORMATION			
Property Address: 6620 The Lakes Drive			Date:
Property PIN: 1717-00-3839		Deed Reference (book/page): DB 16270, PG 2602	
Nearest Intersection: Sandy Forks Road at Shanda Drive			Property Size (acres): 82.64
Property Owner/Address:  Hawthorne Lakes, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207	Phone	Fax	
	Email		
Project Contact Person/Address: Shoff Allison 200 Providence Road, Suite 105 Charlotte, NC 28207	Phone: 336.549.3432		Fax
	Email: sallison@hrpliving		
Owner/Agent Signature <i>D. Shoff Allison</i>	Email: <a href="mailto:mpaul@morningstarlawgroup.com">mpaul@morningstarlawgroup.com</a>		

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



Conditional Use District Zoning Conditions		
Zoning Case Number		OFFICE USE ONLY  Transaction #
Date Submitted		
Existing Zoning:	Proposed Zoning:	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

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 D. Shoffner Allison Print Name D. Shoffner Allison



REZONING APPLICATION ADDENDUM	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<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 align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>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.</p>	
<p>1. The Future Land Use Map ("FLUM") identifies the Property as split between Medium Density Residential and Public Parks and Open Space. Medium Density Residential applies to garden apartments, condominiums and suburban-style apartment complexes. Consistent with this category of the FLUM, the rezoning proposes a multifamily development consistent with this scale and density. The rezoning also proposes to include a number of new open space and recreational amenities for the public in the area designated Public Parks and Open Space.</p>	
<p>2. The subject property currently is developed as a 600 unit, garden-style apartment community with a clubhouse and recreational facilities built in the 1970's. The proposed rezoning aims to rehabilitate much of the existing site rather than demolishing all of the buildings. This is consistent with 2030 Comprehensive Plan Policy LU 8.4 – Rehabilitation Before Demolition.</p>	
<p>3. The proposed rezoning will greatly enhance interconnectivity in this area of the City, including new street access points, new sidewalks internal to the site and an important link to the Big Branch Greenway consistent with Policy T 2.4 Road Interconnectivity, Policy T 2.5 Multi-Modal Grids and Policy T 1.3 Multi-modal Design.</p>	
<p>4. The proposed rezoning proposes, in partnership with the City, to provide a number of parks and open space amenities consistent with Policy PR 3.1 Greenway Trail Expansion, Policy PR 3.8 Pedestrian Links to Greenway, Policy PR 4.3 Recreational Facility Adequacy (Partnerships &amp; Collaboration), Policy PR 5.4 Improving Park Access, Action PR 2.1 Innovation Strategies for Acquisition and Action PR Open Space in New Development</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning benefits the public by preserving much of the existing building stock to provide more affordable housing options for residents in this area of the City.</p>	
<p>2. The proposed rezoning also benefits the public by increasing interconnectivity in this area of the City, which will better disperse traffic by adding potential new connections to Sandy Forks Road, Shanda Drive and Spring Forest Road. In addition, the proposed rezoning includes sidewalks internal to the site and a new link to the Big Branch greenway.</p>	
<p>3. Development consistent with the proposed rezoning also will provide new parks and open space available to the public, which will greatly enhance the character of the area and provide new recreational amenities for the public.</p>	

## REZONING APPLICATION SUBMITTAL REQUIREMENTS

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <b>Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



## 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.

The subject property is not within a mixed-use center or along a Main Street or Transit Emphasis Corridor, so these guidelines do not apply. Nevertheless, many of these concepts have been incorporated in the proposed Master Plan.

1.	All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.
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.
3.	A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.
4.	Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.
5.	New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
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.
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.
8.	If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.
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.
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.
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.
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.
13.	New public spaces should provide seating opportunities.
14.	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
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.
16.	Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.
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.
18.	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
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.
20.	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.
21.	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.
22.	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.
23.	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.
24.	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.
25.	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
26.	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.



REZONING OF PROPERTY CONSISTING OF +/- 82.64 ACRES  
LOCATED ON THE LAKES DRIVE AT ITS INTERSECTION WITH SANDY FORKS ROAD, IN THE  
CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON SEPTEMBER 6, 2016

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, September 6, 2016, at 6:00 p.m. The property considered for this potential rezoning totals approximately 82.64 acres, located on The Lakes Drive at its intersection with Sandy Forks Road, in the City of Raleigh, having Wake County Parcel Identification Number 1717-00-3839. This meeting was held at the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609. All owners of property within 100 feet of the subject properties 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



Mack Paul | Partner  
630 Davis Drive | Suite 200  
Morrisville, NC 27560  
919-590-0377  
mpaul@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Mack Paul

Date:

August 26, 2016

Re: Notice of meeting to discuss potential rezoning of parcel located on the west side of Spring Forest Road, south of the intersection with Falls of Neuse Road, containing approximately 73.92 acres, with the address of 6620 The Lakes Drive and having Wake County Parcel Identification Number 1717-00-3839 (the "Property"). A map highlighting the Property appears on the back of this invitation.

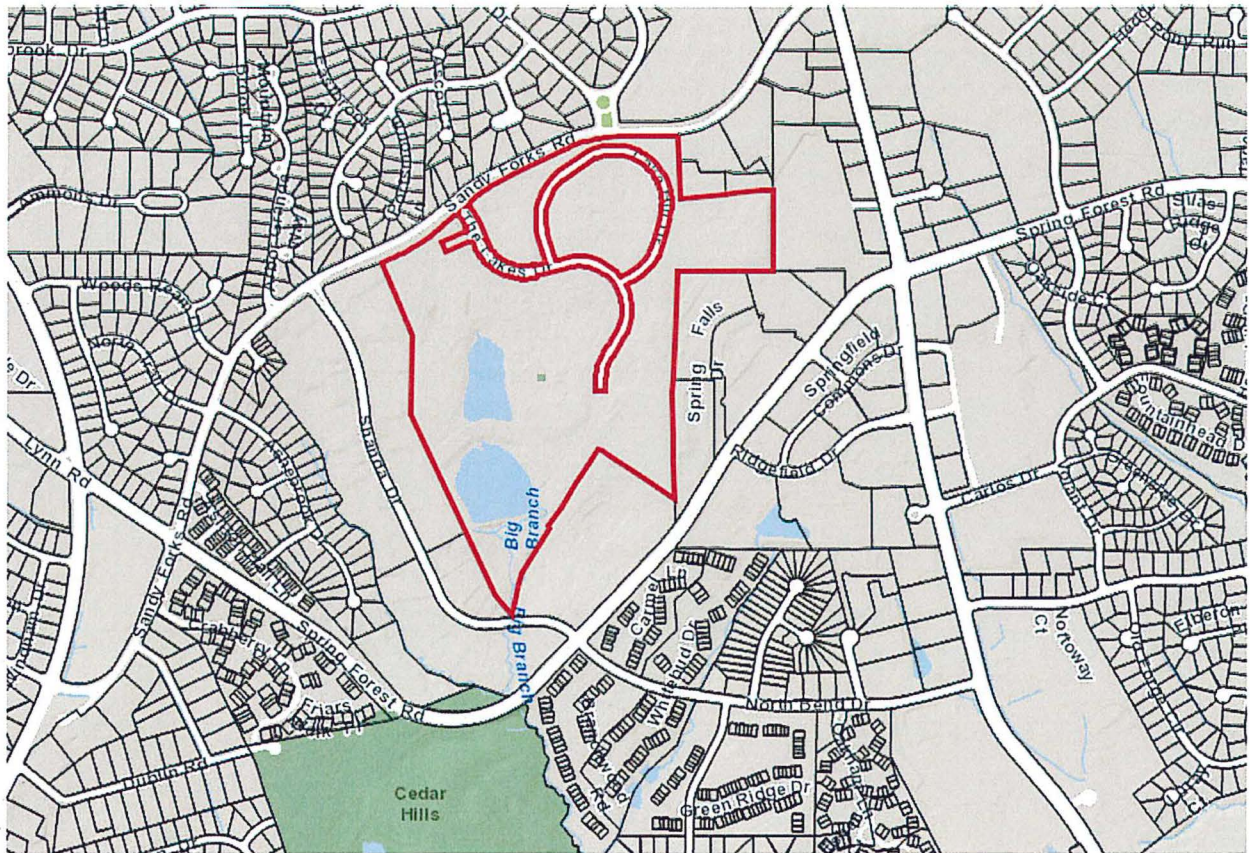
We are counsel for Hawthorne Residential Partners ("HRP"), which is considering rezoning the property known as the Lakes Apartments (the "Property"). The Property is currently split zoned Residential-10 (R-10) and Conservation Management (CM). HRP is considering rezoning the Property to allow development of additional multi-family residential dwelling units with parks and open space amenities within the Lakes Apartment community.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, September 6, 2016, at 6:00 p.m. This meeting will be held in the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com.







## EXHIBIT B

### LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

Owner	Mail Address 1	Mail Address 2
ABOUSHADI, MOHAMED MAHMOUD	6920 GLENDOWER RD	RALEIGH NC 27613-4004
ARC MFRLHNC001 LLC c/o ryan llc	PO BOX 460369	HOUSTON TX 77056-8369
BEATTY, DAVID MARAUICE EASH, KATHRYN LYNN	7010 102 SANDY FORKS RD	RALEIGH NC 27615-6745
BERGO, DENNIS R BERGO, BRYAN	402 MAYLANDS AVE	RALEIGH NC 27615-7331
BOTROS, NADIA A	6709 SANDY FORKS RD	RALEIGH NC 27615-7316
BROOKS, DAISY	7040 SANDY FORKS RD APT 101	RALEIGH NC 27615-6743
BRUNSWICK, MICHAEL J	7010 SANDY FORKS RD APT 106	RALEIGH NC 27615-6745
BURTON, JOE LOUIS JR	7030 SANDY FORKS RD APT 103	RALEIGH NC 27615-6746
CAMP, KIM S	6616 PORTSMOUTH LN	RALEIGH NC 27615-7311
CAMPOS, ALFREDO CAMPOS, LIBIA	7016 SANDY FORKS RD APT 102	RALEIGH NC 27615-6750
CARTER, HENRY LEE CARTER, FAWN ASTRID	6600 PORTSMOUTH LN	RALEIGH NC 27615-7311
CN APARTMENTS LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
COLUMBIA SUTTON SQUARE LLC property tax dept	PO BOX 790830	SAN ANTONIO TX 78279-0830
CONGLETON, O MORTON CONGLETON, MARNA D	407 ISLAND DR	BEAUFORT NC 28516-9409
CREEDMOOR PROPERTIES LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
DEES, JACKIE	7024 SANDY FORKS RD APT 102	RALEIGH NC 27615-6700
DIEP, CAT	6805 SANDY FORKS RD	RALEIGH NC 27615-7318
DUPALEVICH, P PAUL JR	7030 SANDY FORKS RD APT 108	RALEIGH NC 27615-6746
DYLE, LAURA LACKAS	7018 SANDY FORKS RD APT 101	RALEIGH NC 27615-6749
ESCOBAR, NED A	6505 BROOKHOLLOW DR	RALEIGH NC 27615-6608
EVANS, CHRISTINE P	7022 SANDY FORKS RD APT 102	RALEIGH NC 27615-6748
FENDER, SHARON B	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
GAINES, JONATHAN S GAINES, LAUREN	7024 SANDY FORKS RD APT 201	RALEIGH NC 27615-6700
GAINES, JONATHAN GAINES, LAUREN	7024 SANDY FORKS RD APT 101	RALEIGH NC 27615-6700
GALDO, LAUREN GALDO, SANTOS	7024 SANDY FORKS RD APT 301	RALEIGH NC 27615-6700
GODLEY, LAURA ELIZABETH	7010 SANDY FORKS RD APT 107	RALEIGH NC 27615-6745
GONZALES, CARLO J	7010 SANDY FORKS RD APT 207	RALEIGH NC 27615-6745
GOODYKOONTZ, HEATHER MICHELLE	6501 RACEVIEW TER	RALEIGH NC 27615-7312
GRIESER, OLIVIA L	7030 SANDY FORKS RD APT 101	RALEIGH NC 27615-6746
GUERRIERI, ALBERIGO GUERRIERI, DOLORES A	4133 S MOUNTAIN DR	RALEIGH NC 27603-8535
HARDY, RETHA C	7030 SANDY FORKS RD APT 107	RALEIGH NC 27615-6746
HAWTHORNE SIX FORKS, LLC hawthorne residential partners	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076
HENSON, JULIE B	7010 SANDY FORKS RD APT 103	RALEIGH NC 27615-6745
HERITAGE LAKES APTS LLC LA LAKES APTS LLC	PO BOX 627	RIDGEWOOD NJ 07451-0627
HILTON, DAVID N HILTON, KAREN V	3312 CARRACK CT	RALEIGH NC 27613-8825
HLOSOS, CHRISTINA DIANE LAUGHINGHOUSE, JAMES KENNETH	6604 ASCOT CT	RALEIGH NC 27615-7333
HOLCOMB, PETER T	6705 SANDY FORKS RD	RALEIGH NC 27615-7316
HUNGERFORD, PAUL WAYNE JR	109 BIRCH CT	WILMINGTON NC 28409-5200
JAMES, PATRICIA C	7010 SANDY FORKS RD # C	RALEIGH NC 27615-6745
KEEGAN, KATHLEEN TRUSTEE FBO KATHLEEN KEEGAN RVCBL	6132 CATANDPOLLY LN	RALEIGH NC 27603-1181
KEUSSEYAN, ROUPEN L KEUSSEYAN, KAREN L	2541 EL GAVILAN CT	CARLSBAD CA 92009-4307
KIM, JUNGHWAN	7050 SANDY FORKS RD APT 104	RALEIGH NC 27615-6744
KIM, SUNNY	2500 SHARON VIEW LN	RALEIGH NC 27614-6814
KREBS, FRIDA M	7022 SANDY FORKS RD APT 201	RALEIGH NC 27615-6748
KRON, JASON	400 MAYLANDS AVE	RALEIGH NC 27615-7331
LAMBETH, WILLIAM ALEXIS PREISS, JOHN W	2114 COWPER DR	RALEIGH NC 27608-1324
LAMONDS, DANIEL G	7050 SANDY FORKS RD APT 101	RALEIGH NC 27615-6744
LANGSTON, FREDRICK A	7040 SANDY FORKS RD APT 103	RALEIGH NC 27615-6743
LAURENZ, BRENT BEARDEN LAURENZ, JESSICA BEARDEN	6604 PORTSMOUTH LN	RALEIGH NC 27615-7311
MCCULLEN, LEAH	7050 SANDY FORKS RD APT 102	RALEIGH NC 27615-6744
MCGINNIS, MIKE	PO BOX 40326	RALEIGH NC 27629-0326
MCINNIS, ELIZABETH R	7010 SANDY FORKS RD APT 108	RALEIGH NC 27615-6745
MILLER, JAMES MATTHEW	7040 SANDY FORKS RD APT 207	RALEIGH NC 27615-6743
MILLS, DONALD ALTON MILLS, BARBARA M	7018 SANDY FORKS RD APT 102	RALEIGH NC 27615-6749
MOBLEY, JAMES BENNETT	7018 SANDY FORKS RD APT 201	RALEIGH NC 27615-6749
NAGY, ENIKO	7021 PERIMETER TRCE E	ATLANTA GA 30346-1923
NIGER-THOMAS, ARIT	6351 PARK CREEK DR	CHARLOTTE NC 28262-4263
NORMANLY, TOM NORMANLY, ANITA JONES	6616 VANCOUVER LN	RALEIGH NC 27615-6532
PARRISH, MARGARET P	7100 SANDY FORKS RD	RALEIGH NC 27615-6715
PAUL, PEGGY S	7010 SANDY FORKS RD	RALEIGH NC 27615-6745
PERRY, JACQUELINE R PERRY, DANYA C	7010 SANDY FORKS RD APT 105	RALEIGH NC 27615-6745



PIROZZI, KAREN GUISTINA, DAVID	PO BOX 10215	RALEIGH NC 27605-0215
PLANSKER, DORIS G	21 JACKSON ST	PORT WASHINGTON NY 11050-3109
POLLONI, ALBERTO	7018 301 SANDY FORKS RD	RALEIGH NC 27615-6749
PRECISION RENTAL PROPERTIES LLC	5514 PRAIRIE CREEK DR	COLUMBIA MO 65203-8463
QIU, YOU LIANG ZHU, LING	6501 BROOKHOLLOW DR	RALEIGH NC 27615-6608
RAGAN, TIFFANY	7016 302 SANDY FORKS RD	RALEIGH NC 27615-6750
REYES, MEDARO A	7022 302 SANDY FORKS RD	RALEIGH NC 27615-6748
ROCHE, JOSEPH P JR ROCHE, TRACY K	6600 ASCOT CT	RALEIGH NC 27615-7333
ROLLE, R ANTHONY	7016 SANDY FORKS RD APT 101	RALEIGH NC 27615-6750
ROSS, FERN ANN	7040 SANDY FORKS RD APT 104	RALEIGH NC 27615-6743
ROY, JOHN P ROY, NANCY E	404 MAYLANDS AVE	RALEIGH NC 27615-7331
SANDY FORKS PLACE CONDOMINIUM	4020 WAKE FOREST RD	RALEIGH NC 27609-0009
SANDY FORKS PLACE CONDOMINIUM	8201 HEMPSHIRE PL APT 103	RALEIGH NC 27613-5466
SANDY FORKS PLACE CONDOS	3000 YONKERS RD	RALEIGH NC 27604-3232
SCHMITT, FRANCIS J	7040 SANDY FORKS RD APT 102	RALEIGH NC 27615-6743
SCHRADER FAMILY LTD PTNRP	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
SCHRAGVINE PROPERTIES LLC	212 SOUTHBANK DR	CARY NC 27518-9760
SCOTT, VIRGINIA	7030 SANDY FORKS RD APT 105	RALEIGH NC 27615-6746
SHAFIEI, BRENDA E SHAFIEI, HAMID	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
SHEFFIELD, NICHOLAS D	7018 SANDY FORKS RD APT 302	RALEIGH NC 27615-6710
SMITH, RUTH P	7022 SANDY FORKS RD APT 101	RALEIGH NC 27615-6748
STURM, EVAN C	6608 PORTSMOUTH LN	RALEIGH NC 27615-7311
SZR NORTH HILLS LLC	7902 WESTPARK DR	MC LEAN VA 22102-4202
TIMMERMAN, DAVID CODY TIMMERMAN, DOROTHY PERCINA	7030 SANDY FORKS RD APT 104	RALEIGH NC 27615-6746
TONEY, TIMOTHY STEPHEN	7022 SANDY FORKS RD APT 301	RALEIGH NC 27615-6748
TYLER, LAURA	7030 SANDY FORKS RD APT 102	RALEIGH NC 27615-6746
WACHOVIA BANK TRUST CO N A ET AL FLANNERY, LINDA B c/o schrader properties	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
WATKINS, NICOLE L WATKINS, PHILLIP M	6500 RACEVIEW TER	RALEIGH NC 27615-7312
WHITEHEAD, WILLIAM	7016 SANDY FORKS RD APT 201	RALEIGH NC 27615-6750
WILLIAMS, DEWAYNE E WILLIAMS, JANET M	6505 RACEVIEW TER	RALEIGH NC 27615-7312
WOMBLE, STEPHEN B	7050 SANDY FORKS RD APT 103	RALEIGH NC 27615-6744



## **EXHIBIT C**

### **SUMMARY OF DISCUSSION ITEMS**

On Tuesday, September 6, 2016, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. None

## **EXHIBIT D**

### **NEIGHBORHOOD MEETING ATTENDEES**

No one attended the meeting

**MASTER PLAN (MP-4-2016)**

**HAWTHORNE NORTH RIDGE**

**PROPOSED PLANNED DEVELOPMENT DISTRICT**

± 74.38 ACRES

OWNER:

Hawthorne Lakes, LLC

DEVELOPER:

Hawthorne Residential Partners, LLC

CONSULTANTS:

Mack Paul  
Morningstar Law Group, L.L.P.

Brian Purdy  
McAdams Company

Original Submittal Date October 5, 2016

## TABLE OF CONTENTS

	Page
<b>1. INTRODUCTION</b>	<b>4</b>
<b>2. COMPREHENSIVE PLAN</b>	<b>4</b>
<b>3. RENOVATION OF EXISTING BUILDINGS</b>	<b>5</b>
<b>4. DEVELOPMENT OF PARK AND OPEN SPACE</b>	<b>5</b>
<b>5. INTENT FOR PD DISTRICTS</b>	<b>5</b>
<b>6. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES</b>	<b>6</b>
<b>7. LAND USE DENSITY AND DESIGN CONTROL</b>	<b>6</b>
A. Subdistrict A	7
B. Subdistrict B	7
C. Subdistrict C	7
D. Subdistrict D	7
E. Subdistrict E	7
<b>8. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2</b>	<b>8</b>
A. News Street and Block Perimeter	8
B. Use Standards	8
C. Building/Structure Setbacks and Build-To	8
D. Parking Setbacks and Parking Reduction	8
E. Lot Dimension	8
F. Floor Heights	9
G. Transparency	9
H. Blank Wall	9
I. Common Sign Plans	9
J. Landscaping and Screening	9
I. Open Space	9
J. Outdoor Amenity Area	9
K. Common Signage Plan	9

## SUMMARY INFORMATION

- A. Name of Development: Hawthorne North Ridge
- B. Name of Owner: Hawthorne Lakes, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207
- C. Name of Developer: Hawthorne Residential Partners, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207
- C. Applicant: Shoff Allison  
Hawthorne Lakes, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207  
336.549.3432  
[sallison@hrpliving.com](mailto:sallison@hrpliving.com)
- D. Attorney: Mack Paul  
Morningstar Law Group, L.L.P.,  
630 Davis Drive, Suite 200  
Morrisville, NC 27560  
Tel: 919.590.0377  
[mpaul@morningstarlawgroup.com](mailto:mpaul@morningstarlawgroup.com)
- E. Land Planner and Civil Engineer Brian Purdy  
McAdams Company  
2905 Meridian Parkway  
Durham, North Carolina 27709  
919.287.0788  
[purdy@mcadamsco.com](mailto:purdy@mcadamsco.com)

## 1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") associated with the Planned Development ("PD") District for Hawthorne North Ridge (the "Development"). The Development encompasses approximately 74.38 acres bounded by Sandy Forks Road to the west, Spring Forest Road to the north and east and Shanda Drive to the south (the "Property"). The Property was originally developed in the 1970s as a garden-style, apartment community with approximately 600 units (the "Existing Buildings"), a clubhouse and recreational facilities, including a pool and tennis courts. It also contains two remnant ponds created for an agricultural use that predated the original apartment development. The Development is owned by Hawthorne Lakes, LLC (the "Owner"). Hawthorne Residential Partners, LLC is the developer, proposing to redevelop the property (the "Developer").

The City is in the process of undertaking significant improvements along Sandy Forks Road adjacent to the Property, including widening and installation of sidewalks and streetscape. The Development includes the renovation of the Existing Buildings and adding new multifamily units. In addition, it will include new recreational amenities for the public, including walking trails, community garden, playground, a dog park and greenway. The Development is proposed at densities appropriate to the location of the Development, market conditions, Comprehensive Plan guidance, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, the Master Plan sets forth density and square footage limitations as well as modifications to the UDO as appropriate to accomplish the development program described herein.

## 2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the development and redevelopment of approximately 74.38 acres located in North Raleigh along a recently improved Sandy Forks Road. For a graphic depiction of the area to be rezoned, please refer to the existing conditions plan submitted with this Master Plan as plan sheet P-1. The purpose of this rezoning and Master Plan is to support, in an economically viable manner, the redevelopment of the Property, which a) provides the public significant recreational amenities in this part of the City, b) provides for the renovation, conformity and preservation of existing building stock, c) adds appropriately scaled new multifamily housing to meet the City's growing needs and d) improves circulation in the area.

The Future Land Use Map ("FLUM") identifies the Property as split between Medium Density Residential and Public Parks and Open Space. Medium density residential applies to garden apartments, condominiums and suburban-style apartment complexes. Consistent with the FLUM, the proposed density in connection with the Development is Medium Density Residential. The area of the Property identified as Public Parks and Open Space currently contains two manmade ponds and no recreational amenities. In its place, the Development will include new recreational amenities for the public, including walking trails, community garden, playground, a dog park and greenway. As the headwaters to the Big Branch Creek, the Property offers an opportunity to restore a natural environmental feature and connect it to the nearby Cedar Hills Park as well as establish a critical future link to the City's greenway system. In addition, the Development will further a number of policies in the Comprehensive Plan. For example, it will serve as a pedestrian-oriented development with improved circulation within the Property and to surrounding street networks. It will also add several new connections to the surrounding public street network, improving interconnectivity in the area.

### **3. RENOVATION OF EXISTING BUILDINGS**

The Owner commits to spend a minimum of \$8,000,000 on site improvements, interior and exterior building improvements and amenity improvements related to the existing buildings in Subdistrict A ("Subdistrict A Improvements") to preserve more affordable building stock in this area of the City as follows: Owner will spend a minimum of \$4,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for a maximum of 300 newly constructed residential units in Subdistrict B, D or E. The Owner will spend not less than a total of \$8,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for more than 300 newly constructed residential units in Section B, D or E.

### **4. DEVELOPMENT OF PARK AND OPEN SPACE**

The Owner commits to create parks and open space that provide needed improvements for the public in this area of the City. In connection with the initial site plan for new development on the Property, the Developer will include development of parks and open space. In Subdistrict C, the site plan shall include a minimum of three improvements among the following: dog park, walking trail, greenway connection, open field, playground and community garden. Such improvements shall be situated in an open space area with a minimum of five acres. This park and open space area in Subdistrict C will be available to the public. It is anticipated that the improvements in Subdistrict C shall be constructed to City standards and conveyed to the City for maintenance upon approval by the City. It is also anticipated the improvements in Subdistrict C shall include public art and a venue for entertainment. In addition, the Development will include other open space areas such that the overall open space shall exceed the requirements for Planned Development Districts.

### **5. INTENT FOR PD DISTRICTS**

The proposed Development meets the intent of the PD District in several ways. In particular, the PD District will help the Development to achieve a high quality project design. It will facilitate the integration of a cohesive development that allows residents access to a range of amenities, including parks and open space and recreational amenities, better pedestrian and bicycle circulation throughout the area that is walkable and medium scale. The PD District allows the Development to update an older suburban site while keeping some existing, more affordable building stock, improve transportation circulation in this area and provide better amenities to residents and the public while in keeping with the surrounding scale and placing minimal impact on the area's infrastructure. Finally, the PD acts as a relief valve to the prescriptive aspects of the UDO. The Existing Buildings were constructed prior to many UDO requirements. As such, this master plan will bring a number of aspects of the Existing Buildings into conformity with the UDO.

## **6. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES**

The Development meets the General Design Principles for PD Districts in a number of ways. It preserves existing building stock, bringing it into conformity with the UDO, while creating an opportunity for new residential development to meet the City's growth. Internal connections provide convenient pedestrian access throughout the Development along with connections to the surrounding area, tying into the newly upgraded Sandy Forks Road. Instead of using private drives as many other multifamily developments do, the Development will have public streets (classified as Neighborhood Streets) throughout with sidewalks and a width sufficient to accommodate bicycles. It will also provide new connectivity to the surrounding street system such as Sandy Forks Road, Shanda Drive and the potential for a connection to Spring Forest Road. Therefore, it will create a bicycle friendly environment throughout, accommodating bicycle circulation and tying into the proposed greenway trail that provides connectivity to Cedar Hills Park and other future greenway corridors.

The Development will be well-integrated and provide ample recreational amenities – both passive and active – to serve the public. A substantial buffer and landscaping surround the Development. Architecture and landscaping will provide a cohesive design to the buildings and surroundings, fitting with the topography, site and climate. For example, new buildings will face the public streets, affording easy access for pedestrians and helping to delineate streets and mask parking lots. The Development restores two manmade ponds to a natural state that can be utilized as an amenity for the public. Finally, the development pattern has a scale that ensures the residents have ample access to open space and light.

In addition, the Development incorporates a number of elements of the Urban Design Guidelines. For example, open spaces provide convenient seating opportunities and are integrated throughout the Development. In particular, the Development includes a number of parks and open space amenities such as walking trails, dog park, playground and community garden for the public. Internal streets are interconnected throughout, providing ease of circulation and access for residents along with sidewalks for pedestrian mobility. The Development transitions to the surrounding neighborhoods include substantial buffering and landscaping. It also provides new connections to the surrounding public street network, improving interconnectivity in the City.

## **7. LAND USE INTENSITY**

Land use intensities for the Development are described in the site data table on plan sheet P-2 submitted with this Master Plan. The maximum development intensities can be transferred among subdistricts so long as the overall limitation on intensities for the five subdistricts is not exceeded. Subdistrict sizes and general building locations are shown on Plan Sheet P-2 submitted with this Master Plan. In Phase 1, the Development shall include at least two of the following buildings types: apartment, townhome, civic, general, and open lot.



The maximum land use intensities for each subdistrict and building types shown in the land use plan are outlined below:

- A. Subdistrict A
  - 1. **Uses and Density.** Subdistrict A may be developed for up to 600 dwelling units and 7000 square feet of nonresidential use.
  - 2. **Building Height.** Buildings located in Subdistrict A shall be limited to 4 stories and 62 feet in height.
  - 3. **Building Type.** Subdistrict A may contain Apartment and Townhome Building Types for residential uses and Civic, General, and Open Lot Building Types for nonresidential uses.
- B. Subdistrict B
  - 1. **Uses and Density.** Subdistrict B may be developed for up to 7000 square feet of nonresidential use and 350 dwelling units.
  - 2. **Building Height.** Buildings located in Subdistrict B shall be limited to 4 stories and 62 feet in height.
  - 3. **Building Type.** Subdistrict B may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, General Building Types for nonresidential uses.
- C. Subdistrict C
  - 1. **Uses and Density.** Subdistrict C may be developed for recreational uses in addition to parks and open space and 7000 square feet of nonresidential use.
  - 2. **Building Height.** Buildings located in Subdistrict C shall be limited to 3 stories and 45 feet in height.
  - 3. **Building Type.** Subdistrict C may contain Open Lot, Civic and General Building Types for nonresidential uses.
- D. Subdistrict D
  - 1. **Uses and Density.** Subdistrict D may be developed for up to 450 dwelling units and 7000 square feet of nonresidential use.
  - 2. **Building Height.** Buildings located in Subdistrict D shall be limited to 4 stories and 62 feet in height.
  - 3. **Building Type.** Subdistrict D may contain Apartment and Townhome Building Types for residential uses and Open Lot, Civic, and General Building Types for nonresidential uses.
- E. Subdistrict E
  - 1. **Uses and Density.** Subdistrict E may be developed for up to 100 dwelling units and 7000 square feet of nonresidential use.
  - 2. **Building Height.** Buildings located in Subdistrict E shall be limited to 4 stories and 62 feet in height.
  - 3. **Building Type.** Subdistrict E may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, and General Building Types for nonresidential uses.

## **8. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2**

This PD District proposes certain modifications to the UDO pursuant to UDO Section 4.7.2. They are as follows:

### **A. New Streets and Block Perimeter**

The existing, internal street network was constructed prior to new street and block perimeter requirements in the UDO. As such, existing streets in the Development will not be subject to the new streets requirements contained in Article 8.4. In addition, block perimeter standards contained in Article 8.3 shall be satisfied for the Development based upon the existing and proposed public street network as conceptually shown on the plan sheets, which will not create any lots without direct street frontage or create safety issues or contribute to congestion.

### **B. Use Standards**

This master plan selects Residential Mixed Use (RX) district as its base district, which is appropriate for properties identified as medium density residential on the Future Land Use Map. The following uses permitted in the RX District shall be prohibited:

- college, community college, university;
- retail sales
- dormitory, fraternity, sorority;
- telecommunications tower;
- cemetery; and
- hospitality house.

### **C. Building/Structure Setbacks and Build-To**

The Existing Buildings in Subdistrict A were constructed prior to building/structure setback and build-to requirements. Therefore, there shall be no building/structure setback requirements and build-to requirements applicable to Subdistrict A. For new development in other subdistricts, there shall be a build-to of 0-100' and a minimum of 25% of the building width shall be situated within the build-to when located adjacent to a public street. These standards relate to the curvilinear nature of the internal street system on the Property.

### **D. Parking Setbacks and Parking Reduction**

The Existing Buildings in Subdistrict A were constructed with parking lots immediately adjacent to the internal street network. Therefore, the parking setbacks shall be 0 feet for Subdistrict A. In addition, residents of the Development utilize on-street parking as the existing internal street network contains streets with an average width of 41' back-to-back sufficient to accommodate parking on both sides. For continuity, proposed new streets will be built to this same standard. Consequently, the parking requirements contained in Article 7.1 shall be reduced by 15%. Each subdistrict shall provide parking based on the numbers of units contained within it.

### **E. Lot Dimensions**

The Existing Buildings as of the date of this master plan were constructed on a single lot prior to lot and dimension requirements. The Property may be subdivided in the future. The minimum lot dimension area and width requirements applicable to the building types in Article 3.2 shall not apply.

**F. Floor Heights**

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to minimum floor heights. Therefore, there shall be no minimum ground floor elevation requirement applicable to Subdistrict A.

**G. Transparency**

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to minimum transparency requirements. Therefore, there shall be no transparency requirement applicable to Subdistrict A.

**H. Blank Wall**

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to maximum blank wall space requirements. Therefore, there shall be no maximum blank wall area requirement applicable to Subdistrict A.

**I. Landscaping and Screening**

The Existing Buildings in Subdistrict A as of the date of this master plan have landscaping and screening installed under standards different from those in the UDO. Consequently, Subdistrict A shall be exempt from landscaping and screening requirements.

**J. Open Space**

The Development shall exceed 10% open space per the standards contained in UDO Article 2.5 and reflected in P-4 Pedestrian Circulation and Open Space Plan. Open space totals may, with the consent of the City Administration, be shifted or reallocated among subdistricts or lots within the Development. However, UDO Section 2.5.7.A shall be modified so that a property owners' association or property owners representing owners of the Development may own the open space. The property owners' association or owners of the Property must have lien authority to ensure collection of dues from all property owners. The responsibility for maintaining the open space and any facilities is borne by the property owners' association or property owners.

**L. Outdoor Amenity Area**

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to any outdoor amenity area requirements. Therefore, Subdistrict A shall be exempt from an outdoor amenity area requirement. Subdistricts B, C, D and E shall meet the outdoor amenity area requirements but can do so cumulatively among various subdistricts or lots within the Development and not on a subdistrict by subdistrict or lot by lot basis.

**K. Common Signage Plan**

The Development shall be subject to a common signage plan contained in the plan sheets.

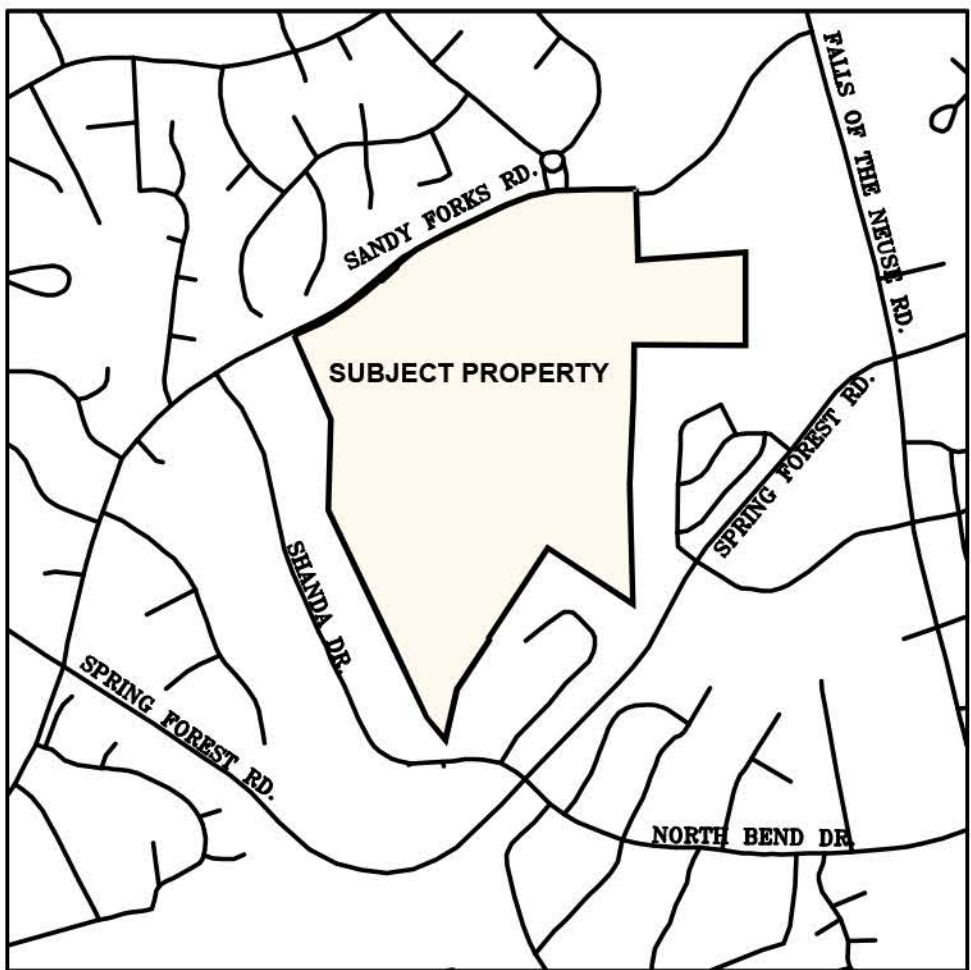


# HAWTHORNE NORTH RIDGE

## PD/MASTER PLAN

REZONING CASE #Z-33-16 / TRANSACTION # 484852  
MASTER PLAN CASE # MP-4-16/ TRANSACTION # 490182  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: HRS-16000

DATE: OCTOBER 5, 2016  
REVISED: DECEMBER 2, 2016  
REVISED: JANUARY 20, 2017



**OWNER:**  
HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

**CONTACT:** SHOFF ALLISON  
**PHONE:** 336.549.3432  
**EMAIL:** SALLISON@HRPLIVING.COM

SHEET INDEX	
P-1	EXISTING CONDITIONS
P-2	DEVELOPMENT PLAN
P-3	STREET AND BLOCK PLAN
P-4	PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
P-5	UTILITY AND STORMWATER PLAN
P-6	TREE CONSERVATION PLAN
P-7	COMMON SIGNAGE PLAN
P-8	3D MASSING STUDY



**THE JOHN R. McADAMS  
COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com  
Contact: Brian Purdy  
Purdy@mcadamsco.com



X:\Projects\WHS-16000\Planning\VP-Master Plan\Current Drawings\WHS16000-PD-XCI.dwg, 1/20/2017 10:36:45 AM, Roland, Austin

ADJACENT PROPERTY OWNERS

LOT 1  
CN APARTMENTS LLC  
6131 FALLS OF NEUSE RD  
STE 200  
RALEIGH NC 27609-3518  
PIN: 1717101778  
ACREAGE: 5.44 AC  
ZONING: OX-5-CU

LOT 2  
SZR NORTH HILLS LLC  
7902 WESTPARK DR  
MC LEAN, VA 22102-4202  
PIN: 1717100286  
ACREAGE: 3.86 AC  
ZONING: OX-3-CU

LOT 3  
HAWTHORNE SIX FORKS, LLC  
HAWTHORNE RESIDENTIAL  
PARTNERS  
806 GREEN VALLEY RD STE 311  
GREENSBORO, NC 27408-7076  
PIN: 1716095522  
ACREAGE: 25.42 AC  
ZONING: R-10

LOT 4  
HAWTHORNE SIX FORKS, LLC  
HAWTHORNE RESIDENTIAL  
PARTNERS  
806 GREEN VALLEY RD STE 311  
GREENSBORO, NC 27408-7076  
PIN: 1707808459  
ACREAGE: 24.22 AC  
ZONING: R-10

LOT 5  
BERGO, DENNIS R. & BERGO,  
BRYAN  
402 MAYLANDS AVE  
RALEIGH NC 27615-7331  
PIN: 1707910393  
ACREAGE: 0.21 AC  
ZONING: R-4

LOT 6  
CARTER, HENRY LEE & CARTER,  
FAWN ASTRID  
6600 PORTSMOUTH LN  
RALEIGH NC 27615-7331  
PIN: 1707912306  
ACREAGE: 0.29 AC  
ZONING: R-4

LOT 7  
LAURENZ, BRENT BEARDEN &  
LAURENZ, JESSICA BEARDEN  
6604 PORTSMOUTH LN  
RALEIGH NC 27615-7331  
PIN: 1707912397  
ACREAGE: 0.22 AC  
ZONING: R-4

LOT 8  
STURM, EVAN C  
6608 PORTSMOUTH LN  
RALEIGH NC 27615-7331  
PIN: 1707913472  
ACREAGE: 0.22 AC  
ZONING: R-4

LOT 9  
LAMBETH, WILLIAM ALEXIS &  
PREISS, JOHN W  
2114 COWPER DR  
RALEIGH NC 27608-1324  
PIN: 1707914409  
ACREAGE: 0.23 AC  
ZONING: R-4

LOT 10  
HOLCOMB, PETER T  
6705 SANDY FORKS RD  
RALEIGH NC 27615-7316  
PIN: 1707915506  
ACREAGE: 0.37 AC  
ZONING: R-4

LOT 11  
PIROZZI, KAREN GUISTINA, DAVID  
PO BOX 10215  
RALEIGH NC 27605-0215  
PIN: 1707916629  
ACREAGE: 0.46 AC  
ZONING: R-4

LOT 12  
PIROZZI, KAREN GUISTINA, DAVID  
PO BOX 10215  
RALEIGH NC 27605-0215  
PIN: 1707916629  
ACREAGE: 0.46 AC  
ZONING: R-4

LOT 13  
DIEP, CAT  
6805 SANDY FORKS RD  
RALEIGH NC 27615-7318  
PIN: 1707917710  
ACREAGE: 0.25 AC  
ZONING: R-4

LOT 14  
WILLIAMS, DEWAYNE E &  
WILLIAMS, JANET M  
6505 RACEVIEW TER  
RALEIGH NC 27615-7312  
PIN: 1707918835  
ACREAGE: 0.75 AC  
ZONING: R-4

LOT 15  
GODDYKONTZ, HEATHER  
MICHELLE  
6501 RACEVIEW TER  
RALEIGH NC 27615-7312  
PIN: 1707919846  
ACREAGE: 0.50 AC  
ZONING: R-4

LOT 16  
WATKINS, NICOLE L & WATKINS,  
PHILLIP M  
6500 RACEVIEW TER  
RALEIGH NC 27615-7312  
PIN: 1717010941  
ACREAGE: 0.39 AC  
PIN: R-4

LOT 17  
KEUSSEYAN, ROUPEN L &  
KEUSSEYAN, KAREN  
2541 EL GAVILAN CT  
CARLSBAD CA 92009-4307  
PIN: 1717017197  
ACREAGE: 0.74 AC  
ZONING: R-4

LOT 18  
QIU, YOU LIANG & ZHU, LING  
6501 BROOKHOLLOW DR  
RALEIGH NC 27615-6808  
PIN: 1717024014  
ACREAGE: 0.37 AC  
ZONING: R-4

LOT 19  
WACHOVIA BANK TRUST CO &  
FLANNERY, LINDA B  
C/O SCHRAEDER PROPERTIES  
5862 FARINGDON PL STE 1  
RALEIGH NC 27609-4582  
PIN: 1717028829  
ACREAGE: 16.67 AC  
ZONING: RX-3-CU

LOT 20  
QIU, YOU LIANG & ZHU, LING  
6501 BROOKHOLLOW DR  
RALEIGH NC 27615-6808  
PIN: 1717111881  
ACREAGE: 0.37 AC  
ZONING: R-4

LOT 21  
SANDY FORKS PLACE CONDOS  
3000 YANKERS RD  
RALEIGH NC 27604-3232  
PIN: 1717024014  
ACREAGE: 1.95 AC  
ZONING: OX-3

LOT 22  
LAMONDS, DANIEL G  
7050 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6744

HENSON, JULIE B  
7010 SANDY FORKS RD APT  
103  
RALEIGH NC 27615-6745

LANGSTON, FREDRICK A  
7040 SANDY FORKS RD APT  
103  
RALEIGH NC 27615-6743

MCCULLEN, LEAH  
7050 SANDY FORKS RD APT  
102  
RALEIGH NC 27615-6744

WOMBLE, STEPHEN B  
7050 SANDY FORKS RD APT  
103  
RALEIGH NC 27615-6744

ROSS, FERN ANN  
7040 SANDY FORKS RD APT  
104  
RALEIGH NC 27615-6743

JAMES, PATRICIA C  
7010 SANDY FORKS RD #C  
RALEIGH NC 27615-6745

SCHRAVINE PROPERTIES LLC  
212 SOUTHBANK DR  
CARY NC 27518-9760

BRUNSWICK, MICHAEL J  
7010 SANDY FORKS RD APT  
106  
RALEIGH NC 27615-6745

NIGER-THOMAS, ARIT  
6351 PARK CREEK DR  
CHARLOTTE NC 28262-4263

KIM, JUNGHWAN  
7050 SANDY FORKS RD APT  
104  
RALEIGH NC 27615-6744

SCHMITT, FRANCIS J  
7024 SANDY FORKS RD APT  
102  
RALEIGH NC 27615-6743

PERRY, JACQUELINE R & PERRY,  
DANYA C  
7010 SANDY FORKS RD APT  
105  
RALEIGH NC 27615-6745

FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

ABOUSHADI, MOHAMED MAHMOUD  
6920 GLENDOWER RD  
RALEIGH NC 27613-4004

GODLEY, LAURA ELIZABETH  
7024 SANDY FORKS RD APT  
107  
RALEIGH NC 27615-6745

MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

GONZALES, CARLO J  
7010 SANDY FORKS RD APT  
207  
RALEIGH NC 27615-6745

PRECISION RENTAL PROPERTIES  
LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

HUNGERFORD, PAUL WAYNE JR  
109 BIRCH CT  
WILMINGTON NC 28409-5200

SHAFIEI, BRENDA E & SHAFIEI,  
HAMID  
040 SANDY FORKS RD  
RALEIGH NC 27615-6743

BROOKS, DANY  
7040 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6743

KIM, SUNNY  
2500 SHARON VIEW LN  
RALEIGH NC 27614-6814

MILLER, JAMES MATTHEW  
7040 SANDY FORKS RD APT  
207  
RALEIGH NC 27615-6743

PAUL, PEGGY S  
7010 SANDY FORKS RD  
RALEIGH NC 27615-6745

BEATTY, DAVID MARAUICE EASH  
& KATHRYN LYNN  
7010 102 SANDY FORKS RD  
RALEIGH NC 27615-6745

LOT 21  
SANDY FORKS PLACE  
CONDOMINIUM  
4020 WAKE FOREST RD  
RALEIGH NC 27609-0009  
PIN: 1717111636  
ACREAGE: 1.08 AC  
ZONING: OX-3

RAGAN, TIFFANY  
7016 302 SANDY FORKS RD  
RALEIGH NC 27615-6750

GALDO, LAUREN & GALDO,  
SANTOS  
7024 SANDY FORKS RD APT  
301  
RALEIGH NC 27615-6700

GAINES, JONATHAN & GAINES,  
LAUREN  
7024 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6700

MILLS, DONALD ALTON & MILLS,  
BARBARA M  
7018 SANDY FORKS RD APT 102  
RALEIGH NC 27615-6749

MOBLEY, JAMES BENNETT  
7018 SANDY FORKS RD APT  
201  
RALEIGH NC 27615-6749

DEES, JACKIE  
7024 SANDY FORKS RD APT  
102  
RALEIGH NC 27615-6700

GAINES, JONATHAN S & GAINES,  
LAUREN  
7024 SANDY FORKS RD APT  
201  
RALEIGH NC 27615-6700

POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

NORMANLY, TOM & NORMANLY,  
ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

ROLLE, R ANTHONY  
7016 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6750

CAMPOS, ALFREDO & CAMPOS,  
LIBIA  
7015 SANDY FORKS RD APT  
102  
RALEIGH NC 27615-6750

SHEFFIELD, NICHOLAS D  
7018 SANDY FORKS RD APT  
302  
RALEIGH NC 27615-6710

WHITEHEAD, WILLIAM  
7016 SANDY FORKS RD APT  
201  
RALEIGH NC 27615-6750

EVANS, CHRISTINE P  
7022 SANDY FORKS RD APT  
102  
RALEIGH NC 27615-6748

KREBS, FRIDA M  
7022 SANDY FORKS RD APT  
201  
RALEIGH NC 27615-6748

KEEGAN, KATHLEEN  
6132 CATANDPOLLY LN  
RALEIGH NC 27603-1181

GUERRIERI, ALBERIGO &  
GUERRIERI, DOLORES A  
4133 S MOUNTAIN DR  
RALEIGH NC 27603-8535

TONERY, TIMOTHY STEPHEN  
7022 SANDY FORKS RD APT  
301  
RALEIGH NC 27615-6748

MCGINNIS, MIKE  
PO BOX 40326  
RALEIGH NC 27629-0326

HILTON, DAVID N & HILTON,  
KAREN V  
3312 CARRACK CT  
RALEIGH NC 27613-8825

REYES, MEDARO A  
7022 302 SANDY FORKS RD  
RALEIGH NC 27615-6748

DYLE, LAURA LACKAS  
7018 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6749

LOT 23  
COLUMBIA SUTTON SQUARE LLC  
PROPERTY TAX DEPT  
PO BOX 790830  
SAN ANTONIO TX 78279-0830  
PIN: 17171118506  
ACREAGE: 10.29 AC  
ZONING: CX-3-PL

LOT 24  
CREEDMOOR PROPERTIES LLC  
6131 FALLS OF NEUSE RD STE  
200  
RALEIGH NC 27609-3518  
PIN: 1717106975  
ACREAGE: 3.25 AC  
ZONING: CX-3-PL-CU

LEGEND

NEUSE RIVER  
RIPARIAN BUFFER\*

EXISTING WETLAND\*

\*SUBJECT TO CHANGE - FINAL  
LOCATIONS AND EXTENT TO BE  
DETERMINED AT TIME OF  
PERMITTING

NOTES  
1. THE ENVIRONMENTAL FEATURES SHOWN ARE  
SUBJECT TO CHANGE. A FINAL JURISDICTIONAL  
DETERMINATION OF THE LOCATION AND EXTENT  
OF ALL ENVIRONMENTAL FEATURES PRESENT ON  
SITE WILL BE PROVIDED AT TIME OF PERMITTING.

HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

REVISIONS:

2016-12-02 PER COR COMMENTS  
2017-01-20 PER COR COMMENTS

OWNER:

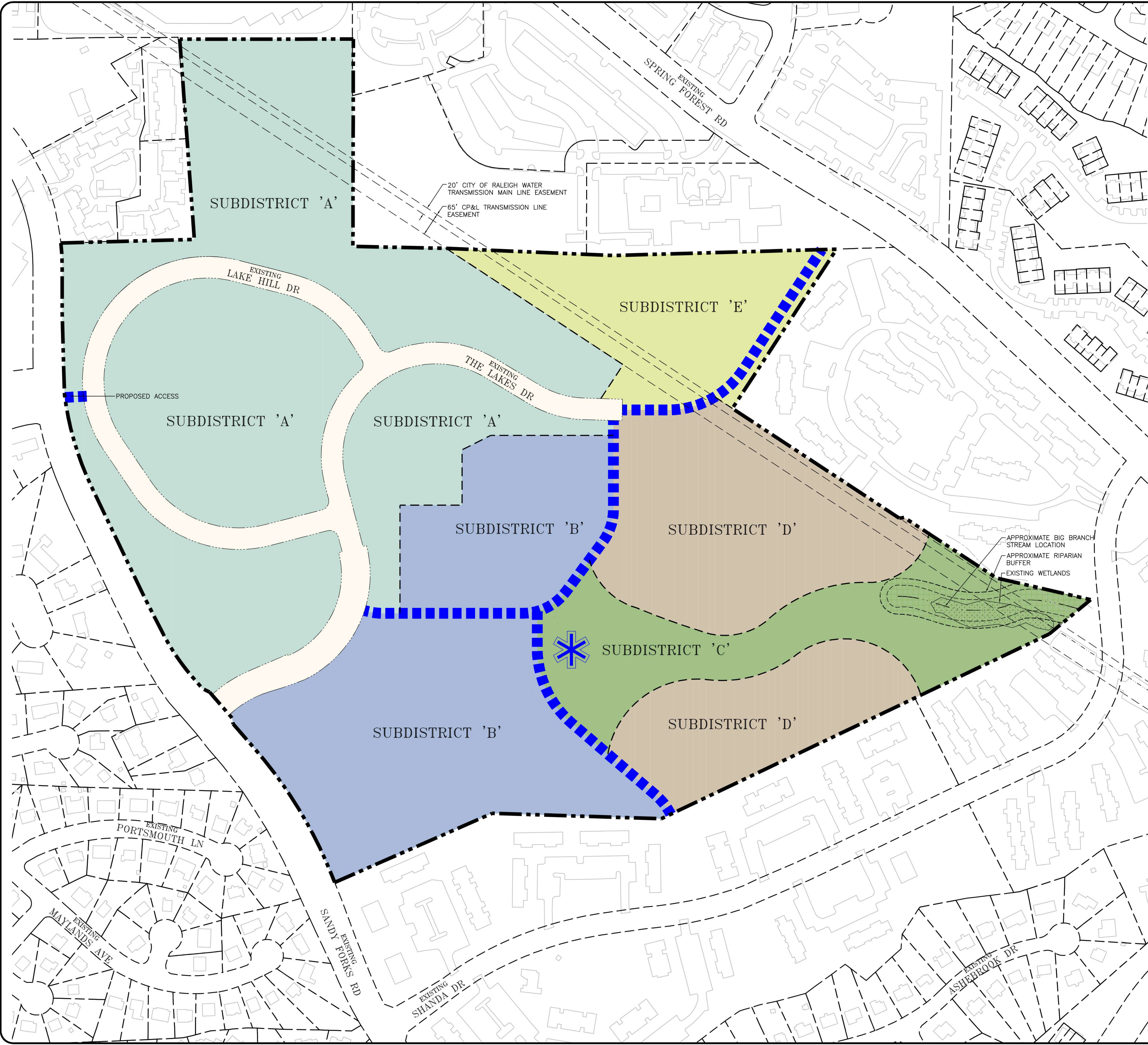
HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

PROJECT NO: WHS16000-PD-XCI  
FILENAME: HRS16000  
CHECKED BY: BOP  
DRAWN BY: CMV  
SCALE: 1"=100'  
DATE: 2016-10-05  
SHEET NO: P-1  
McADAMS

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • McAdamsCo.com  
McADAMS



X:\Projects\WHS-16000\Planning\PD-Master Plan\Current Drawings\WHS16000-PD-DPI.dwg, 7/20/2017 8:32:54 AM, Roland, Austin



#### LEGEND

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*

\*SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

#### NOTES

- SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
- THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
- THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
- BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AND THE PROPOSED GREENWAY TRAIL AS CONCEPTUALLY SHOWN. THIS IS ALSO IN CONSIDERATION OF WATERWAYS, PRE-EXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS AND OTHER SIMILAR CONSTRAINTS THAT EXIST IN AND AROUND THE SUBJECT PROPERTY.
- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
- STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
- STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
- IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.

#### SITE DATA

SITE AREA= 70.72 ACRES\* (EXCLUDES RIGHT-OF-WAY)

SUBDISTRICT A= +/-29.56 ACRES\*  
SUBDISTRICT B= +/-15.48 ACRES\*  
SUBDISTRICT C= +/- 7.30 ACRES\*  
SUBDISTRICT D= +/-13.12 ACRES\*  
SUBDISTRICT E= +/- 5.26 ACRES\*

\*SUBJECT TO CHANGE - FINAL SIZE AND EXTENT OF SUBDISTRICTS TO BE DETERMINED AT TIME OF PERMITTING

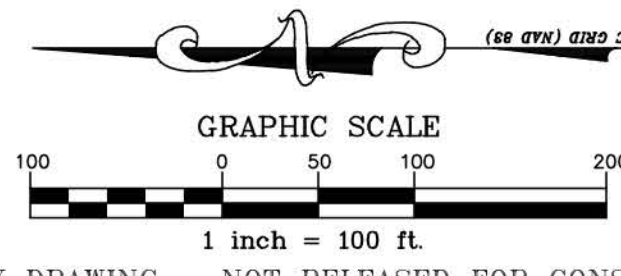
#### USE CHART (ENTIRE DEVELOPMENT)

RESIDENTIAL= 1,500 UNITS (MAXIMUM)  
NON-RESIDENTIAL= 35,000 SQUARE FEET (MAXIMUM)  
(EXCLUDES RETAIL)

SUBDISTRICT A=600 UNITS\* APARTMENT/TOWNHOME BLDG.  
7,000\* SF GENERAL/CIVIC BLDG/OPEN LOT  
SUBDISTRICT B=350 UNITS\* APARTMENT/TOWNHOME BLDG.  
7,000\* SF GENERAL/CIVIC BLDG/OPEN LOT  
SUBDISTRICT C=0 UNITS\* APARTMENT/TOWNHOME BLDG.  
7,000\* SF GENERAL/CIVIC BLDG/OPEN LOT  
SUBDISTRICT D=450 UNITS\* APARTMENT/TOWNHOME BLDG.  
7,000\* SF GENERAL/CIVIC BLDG/OPEN LOT  
SUBDISTRICT E=100 UNITS\* APARTMENT/TOWNHOME BLDG.  
7,000\* SF GENERAL/CIVIC BLDG/OPEN LOT

THE APPLICANT/DEVELOPER ON ALL FUTURE PRELIMINARY SUBMITTALS SHALL INCLUDE A LISTING OF ALL EXISTING AND PROPOSED RESIDENTIAL UNITS AND NON-RESIDENTIAL SQUARE FOOTAGES AND THE REMAINING ENTITLED AMOUNT OF EACH.

\*SUBJECT TO CHANGE - INTENSITIES CAN BE TRANSFERRED BETWEEN SUBDISTRICTS AS LONG AS THE OVERALL LIMITATION ON INTENSITIES FOR THE ENTIRE DEVELOPMENT IS NOT EXCEEDED. FINAL INTENSITIES WITHIN SUBDISTRICTS WILL BE DETERMINED AT TIME OF PERMITTING.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • McAdamsCo.com



#### REVISIONS:

2016-12-02	PER COR. COMMENTS
2017-01-20	PER COR. COMMENTS

HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

#### OWNER:

HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
RALEIGH, NORTH CAROLINA

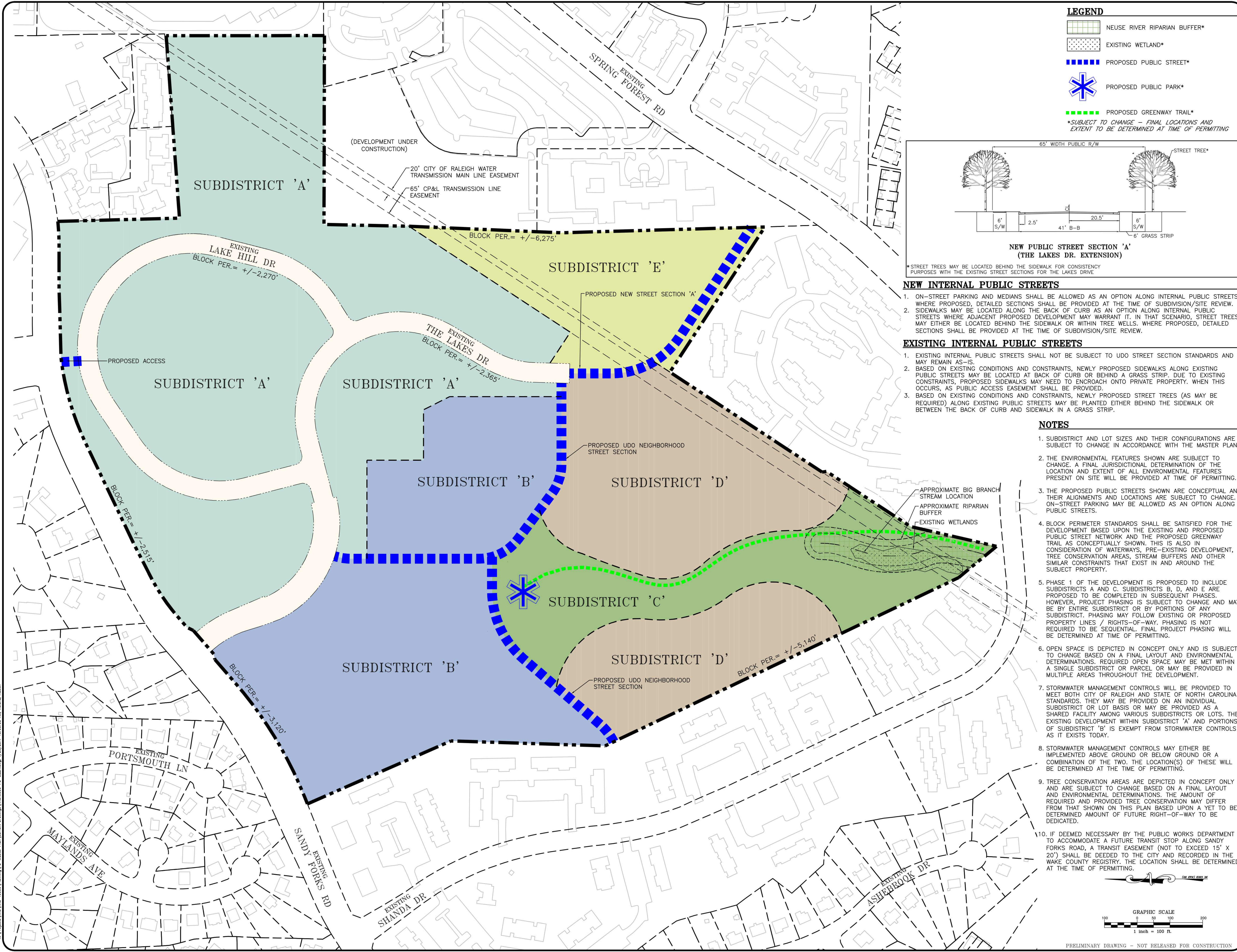
DEVELOPMENT PLAN

PROJECT NO.	WHS16000-PD-001
FILENAME:	HRS16000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2016-10-05
SHEET NO.	P-2

McAdams



X:\Projects\WHS-16000\Planning\VP-Master Plan\Current Drawings\WHS16000-PO-S&B.dwg, 1/20/2017 10:00:35 AM, Robert Austin



THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • McAdamsCo.com

REVISIONS:

2016-10-05 PER COR COMMENTS
2017-01-20 PER COR COMMENTS

OWNER:

HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

PROJECT NO: WHS16000-PO-S&B

FILENAME: HRS16000

CHECKED BY: BOP

DRAWN BY: CMV

SCALE: 1"=100'

DATE: 2016-10-05

SHEET NO: P-3

McADAMS

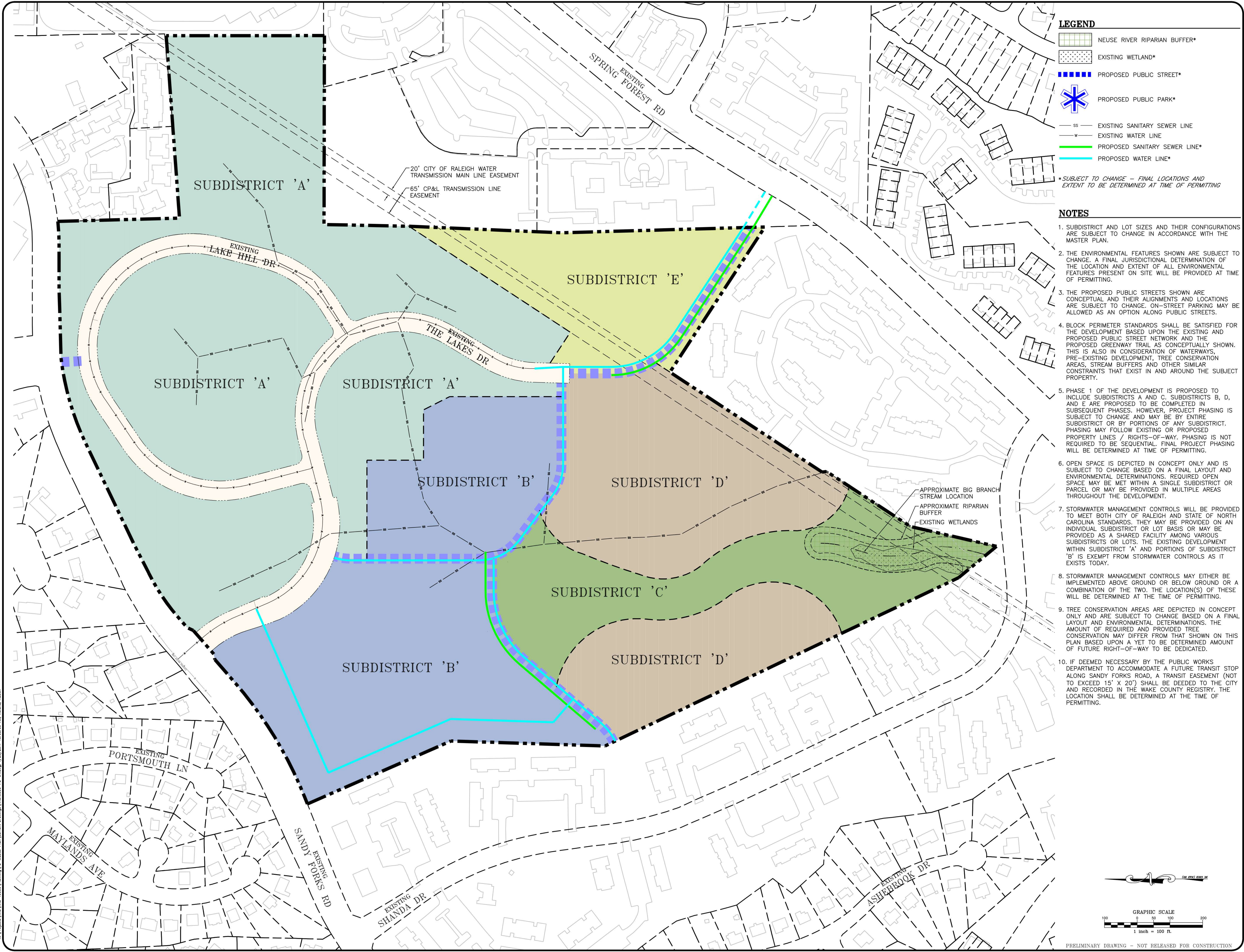
HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
RALEIGH, NORTH CAROLINA  
STREET AND BLOCK PLAN







X:\Projects\WES-16000\Planning\PD-Master Plan\Current Drawings\WES16000-PD-U1.dwg, 1/20/2017, 10:05:08 AM, Robert, Austin



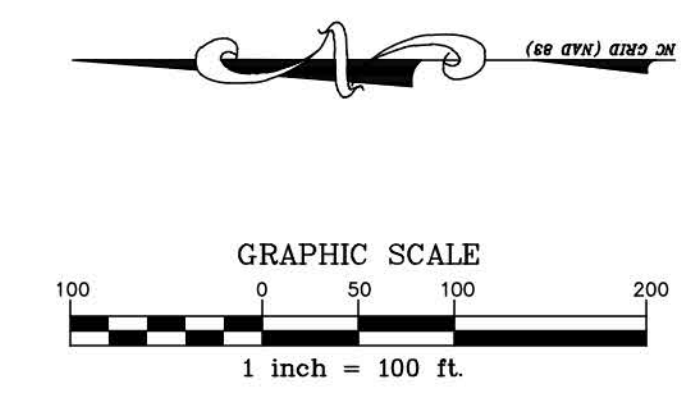
**LEGEND**

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*
- EXISTING SANITARY SEWER LINE (SS)
- EXISTING WATER LINE (W)
- PROPOSED SANITARY SEWER LINE\*
- PROPOSED WATER LINE\*

*\*SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING*

**NOTES**

- SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
- THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
- THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
- BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AND THE PROPOSED GREENWAY TRAIL AS CONCEPTUALLY SHOWN. THIS IS ALSO IN CONSIDERATION OF WATERWAYS, PRE-EXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS AND OTHER SIMILAR CONSTRAINTS THAT EXIST IN AND AROUND THE SUBJECT PROPERTY.
- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
- STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
- STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
- IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.



**THE JOHN R. MCADAMS COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • [McAdamsCo.com](http://McAdamsCo.com)

**McADAMS**

REVISIONS:

NO.	DATE	DESCRIPTION
1	2016-10-05	FOR COMMENTS
2	2017-01-20	FOR COMMENTS

OWNER:

**HAWTHORNE LAKES, LLC**  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

**HAWTHORNE NORTH RIDGE PD/MASTER PLAN**  
RALEIGH, NORTH CAROLINA

UTILITY & STORMWATER PLAN

PROJECT NO.: HRS16000-PD-U1

FILENAME: HRS16000

CHECKED BY: BOP

DRAWN BY: CMV

SCALE: 1"=100'

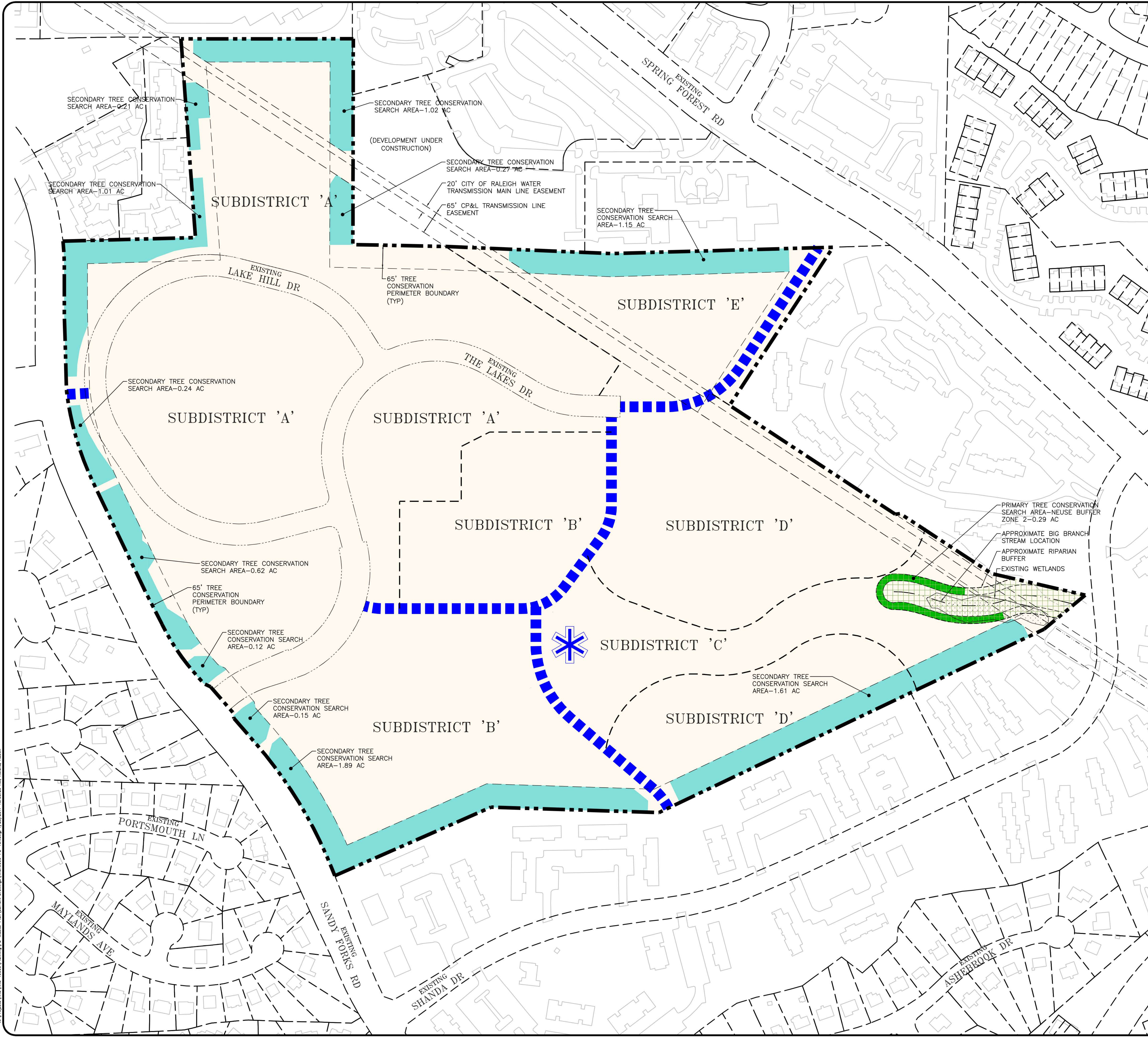
DATE: 2016-10-05

SHEET NO.: **P-5**

**McADAMS**



X:\Projects\WES-16000\Planning\VP-Master Plan\Current Drawings\WES16000-PP-TCI.dwg, 1/20/2017 10:03:28 AM, Roland, Austin



#### LEGEND

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*
- PRIMARY TREE CONSERVATION SEARCH AREAS  
TOTAL APPROXIMATELY 0.29 AC.\*
- SECONDARY TREE CONSERVATION SEARCH AREAS  
TOTAL APPROXIMATELY 8.29 AC.\*
- \*ALTERNATE SECONDARY TREE CONSERVATION AREAS ARE NOT IDENTIFIED, BUT SHALL BE ALLOWED.

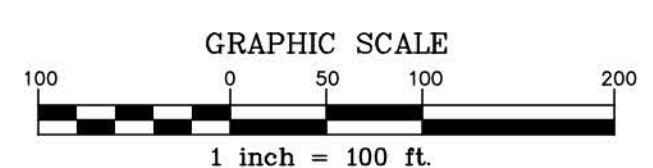
#### TCA CALCULATIONS\*

SITE AREA: 70.72 AC\*  
REQUIRED TCA: 7.07 AC\* (10%)  
MIN. TCA TO BE PROVIDED: 7.07 AC\* (10%)  
(SEE NOTE #9)

\*SUBJECT TO CHANGE -- FINAL LOCATIONS AND EXTENT OF TREE CONSERVATION AREAS ARE TO BE DETERMINED AT TIME OF PERMITTING

#### NOTES

- SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
- THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
- THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
- BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AND THE PROPOSED GREENWAY TRAIL AS CONCEPTUALLY SHOWN. THIS IS ALSO IN CONSIDERATION OF WATERWAYS, PRE-EXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS AND OTHER SIMILAR CONSTRAINTS THAT EXIST IN AND AROUND THE SUBJECT PROPERTY.
- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
- STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
- STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
- IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • McAdamsCo.com



REVISIONS:

2016-12-02 PER FOR COMMENTS  
2017-01-20 PER FOR COMMENTS

HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

OWNER:

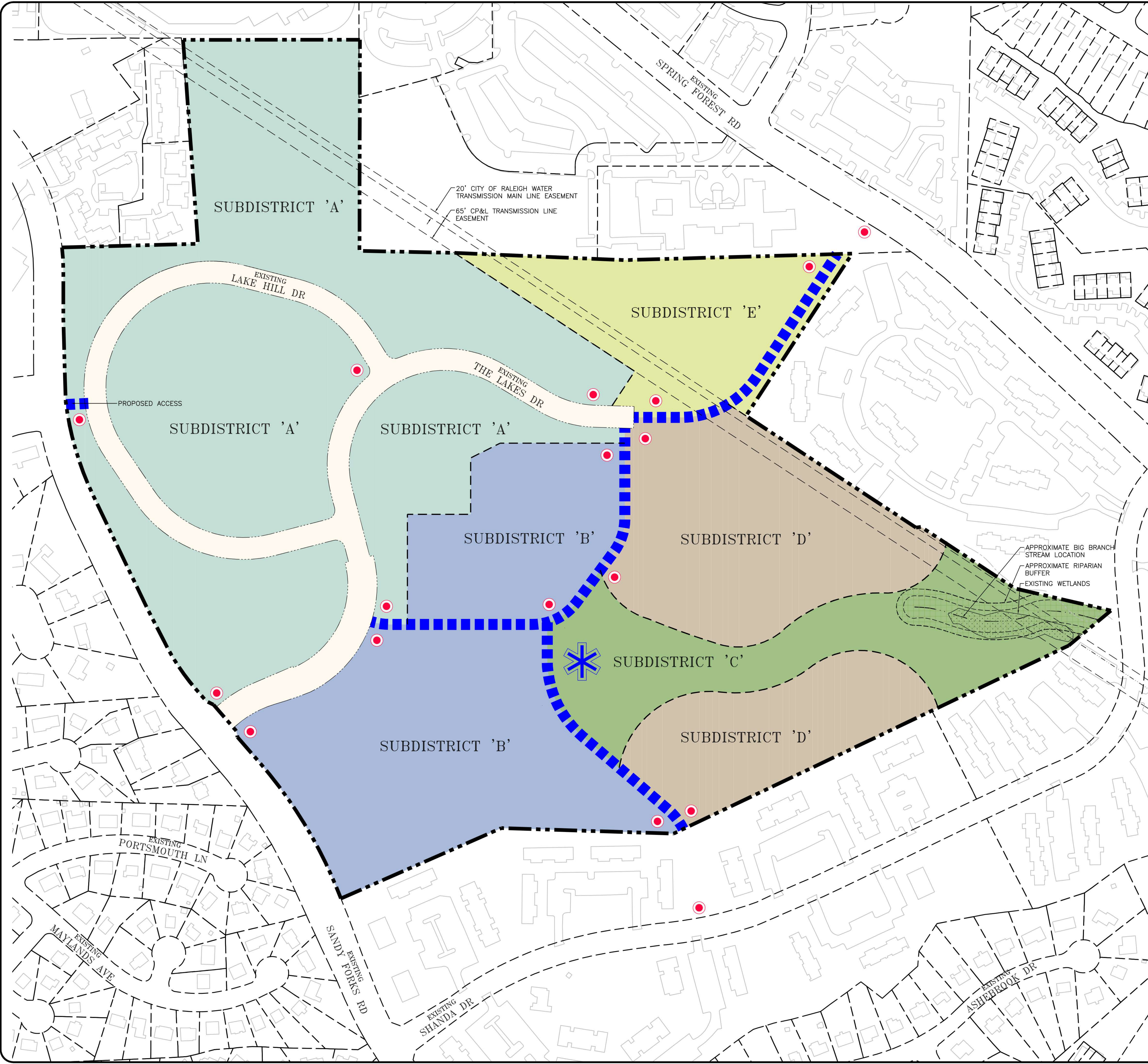
HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
ALEIGH, NORTH CAROLINA  
TREE CONSERVATION PLAN

PROJECT NO. HRS16000-PP-TCI  
FILENAME: HRS16000  
CHECKED BY: BOP  
DRAWN BY: CMV  
SCALE: 1"=100'  
DATE: 2016-10-05  
SHEET NO.: P-6

McAdams



X:\Projects\WHS-16000\Planning\PD-Master Plan\Current Drawings\WHS16000-PD-SI.dwg, 1/20/2017 10:02:28 AM, Roland, Austin



#### LEGEND

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*
- PROPOSED SIGNAGE LOCATION\*

\*SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

#### SIGNAGE DATA

DEVELOPMENT SIGNAGE SHALL BE IMPLEMENTED IN A UNIFORM AND HARMONIOUS MANNER THROUGHOUT THE DEVELOPMENT. SIGNAGE SHALL BE SUBSTANTIALLY CONSISTENT IN FONT STYLE(S), COLOR, AND MATERIALS. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS NOTED BELOW.

FOR SIGNAGE ITEMS NOT SPECIFIED HEREIN, NOR ADDRESSED IN THE UDO (SUCH AS TYPE SCRIPT), THE MASTER DEVELOPER SHALL SUBMIT SUPPLEMENTAL STANDARDS FOR THE COMMON SIGNAGE PLAN AT THE TIME OF ANY INITIAL SIGNAGE PERMITTING. ALL SUBSEQUENT SIGNAGE PERMITTING SHALL THEN FOLLOW THE UPDATED STANDARDS.

SIGNAGE FOR THE PROPOSED PUBLIC PARK SHALL BE ALLOWED IN ADDITION TO SIGNAGE FOR THE DEVELOPMENT WITHIN EACH SUBDISTRICT. HOWEVER, PUBLIC PARK SIGNAGE ALSO MAY BE INCORPORATED INTO THE DEVELOPMENT SIGNAGE.

THE FOLLOWING SIGNAGE TYPES SHALL BE ALLOWED WITHIN EACH OF THE SUBDISTRICTS OF THE MASTER PLAN:

- WALL SIGN
- PROJECTING SIGN
- AWNING, GALLERY, MARQUE SIGN
- WINDOW SIGN
- LOW PROFILE SIGN
- MEDIUM PROFILE SIGN
- TRACT IDENTIFICATION SIGN
- A-FRAME SIGN
- SPECIAL SIGN TYPES
- OFF-PREMISE SIGN (WITHIN EASEMENTS AT FUTURE ROAD CONNECTIONS TO SHANDA DR. AND SPRING FOREST RD.)

PERMITTED SIGNAGE COLORS SHALL INCLUDE:

- WHITE
- PANTONE 314 C\*
- PANTONE 390 C\*
- PANTONE 425 C\*

\*SUBJECT TO CHANGE - THE MASTER DEVELOPER MAY CHOOSE AN ALTERNATE (OR EQUAL) COLOR WITH APPROVAL FROM THE CITY OF RALEIGH.

#### NOTES

- SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
- THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
- THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
- BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AND THE PROPOSED GREENWAY TRAIL AS CONCEPTUALLY SHOWN. THIS IS ALSO IN CONSIDERATION OF WATERWAYS, PRE-EXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS AND OTHER SIMILAR CONSTRAINTS THAT EXIST IN AND AROUND THE SUBJECT PROPERTY.
- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
- STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
- STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
- IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 735-5646 • McAdamsCo.com



REVISIONS:

HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

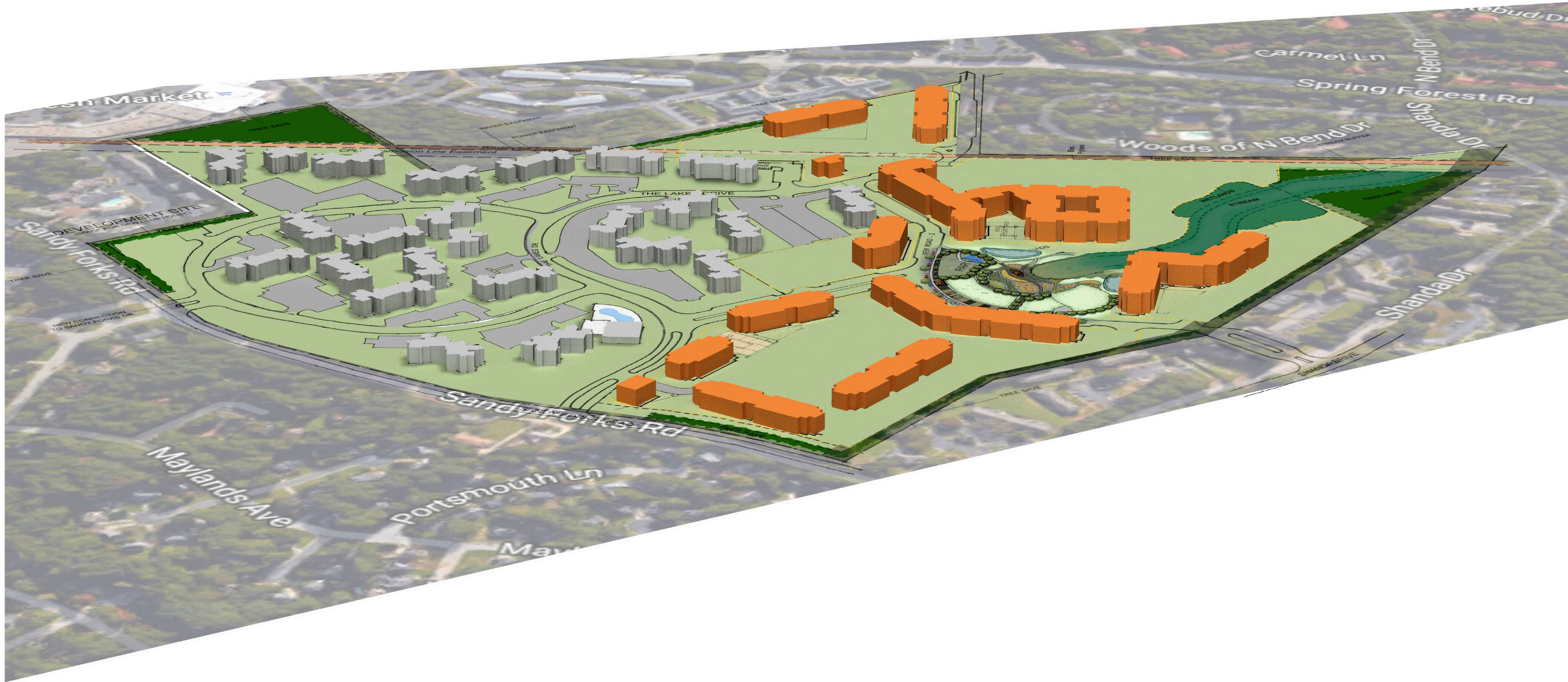
OWNER:

HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
RALEIGH, NORTH CAROLINA  
COMMON SIGNAGE PLAN

PROJECT NO.: WHS16000-PD-001  
FILENAME: HRS16000  
CHECKED BY: BOP  
DRAWN BY: CMV  
SCALE: 1"=100'  
DATE: 2016-10-05  
SHEET NO.: P-7

McAdams





X:\Projects\HRS-16000\Planning\VP-Master Plan\Current Drawings\HRS16000-PD-MST.dwg, 1/20/2017 8:56:30 AM, Roland, Austin



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**HAWTHORNE NORTH RIDGE**  
**PD/MASTER PLAN**  
**RALEIGH, NORTH CAROLINA**

3D MASSING STUDY

OWNER:

HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 106  
CHARLOTTE, NC 28207

REVISIONS:

1	2016-12-02 PER COR COMMENTS
2	2017-01-20 PER COR COMMENTS



THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No: C-0293  
(800) 735-5546 • McAdamsCo.com

PROJECT NO:	HRS16000-PD-MST
FILENAME:	HRS16000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	N.T.S.
DATE:	2016-10-05
SHEET NO:	P-8





Z-33-2016 Existing Land Use	Daily	AM	PM
	3,760	298	348
Z-33-2016 Current Zoning Entitlements	Daily	AM	PM
	3,038	239	282
Z-33-2016 Proposed Zoning Maximums	Daily	AM	PM
	11,448	821	987
Z-33-2016 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>8,410</b>	<b>582</b>	<b>705</b>
<b>Z-33-2016 Traffic Study Worksheet</b>			
<b>6.23.4</b>	<b>Trip Generation</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Peak Hour Trips $\geq$ 150 veh/hr	Yes, the change in average peak hour trip volume is 705 veh/hr	
B	Peak Hour Trips $\geq$ 100 veh/hr if primary access is on a 2-lane road	Not Applicable	
C	More than 100 veh/hr trips in the peak direction	Yes	
D	Daily Trips $\geq$ 3,000 veh/day	Yes, the change in average daily trip volume is 8,410 veh/day	
E	Enrollment increases at public or private schools	Not Applicable	
<b>6.23.5</b>	<b>Site Context</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Affects a location with a high crash history [Severity Index $\geq$ 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio $\geq$ 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
<b>6.23.6</b>	<b>Miscellaneous Applications</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of November 7, 2016	



January 11, 2017

**MEMORANDUM**

TO: Sophie Huemer  
Planner II

FROM: Bowman Kelly, PE, PTOE *ABK*  
Transportation Engineer

SUBJECT: Traffic Impact Analysis Review for the Hawthorne North Ridge development (Z-33-16)

I have reviewed the Traffic Impact Analysis (TIA) report for rezoning case Z-33-2016, aka Hawthorne North Ridge. The site is located south of Sandy Forks Road and east of Shanda Drive; it is currently occupied by a multifamily residential development that was constructed in the early 1970's. Redevelopment is assumed to be complete in 2026. The following intersections were studied as part of this traffic analysis:

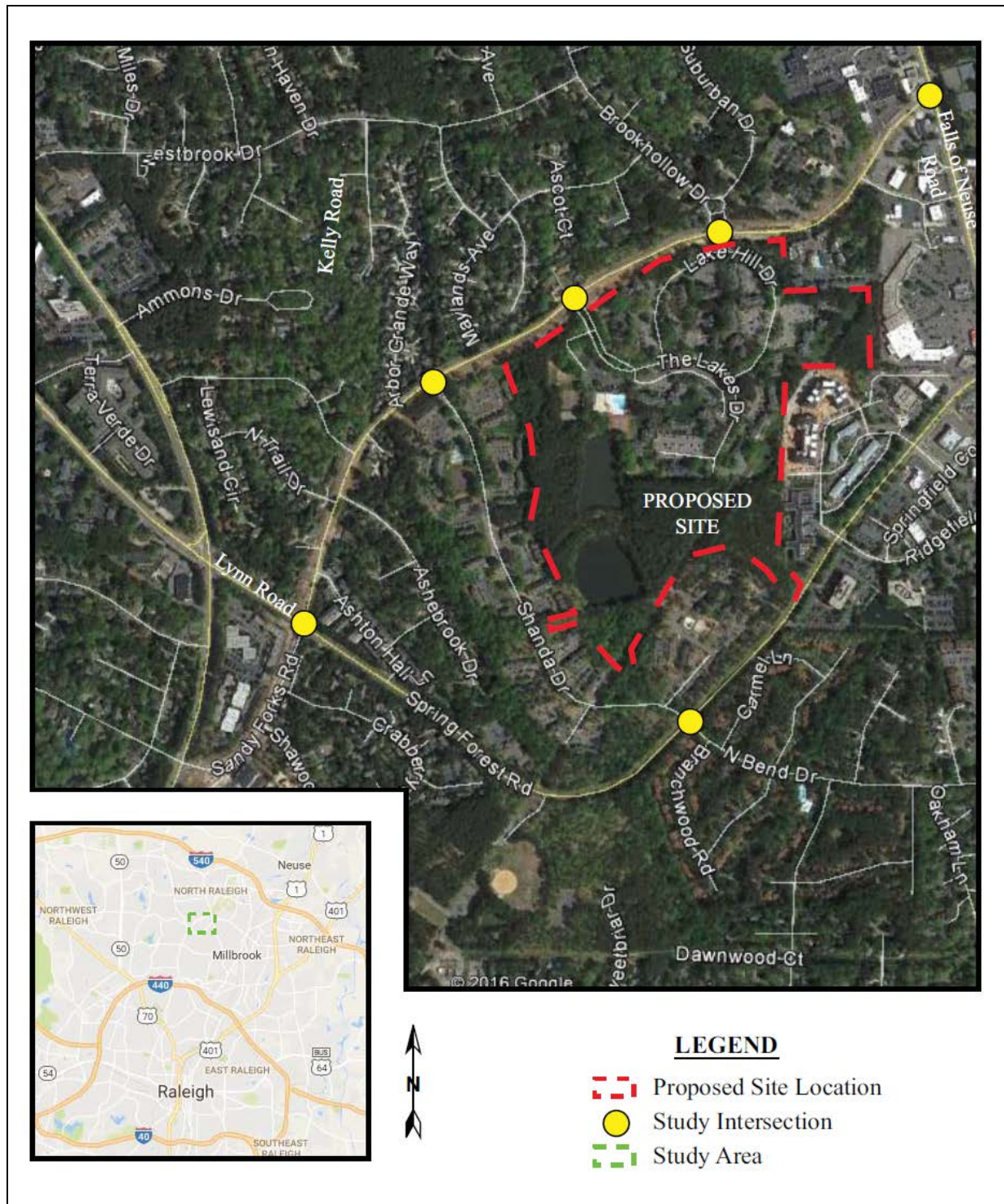
- Sandy Forks Road at Spring Forest Road/Lynn Road *(Signalized)*
- Sandy Forks Road at Shanda Drive *(Unsignalized)*
- Sandy Forks Road at The Lakes Drive *(Unsignalized)*
- Sandy Forks Road at Suburban Drive/Brookhollow Drive *(Unsignalized)*
- Sandy Forks Road at Falls of Neuse Road *(Signalized)*
- Spring Forest Road at Shanda Drive/North Bend Drive *(Signalized)*

Rezoning case Z-33-2016 proposes to upgrade the existing complex and increase the number of leasable units from 600 dwellings to 1,500 dwellings. The traffic study has assumed that development will be limited to residential uses only; retail uses will not be permitted. Table 1 summarizes the expected change in trips. Note that these volumes represent long-run averages; actual trip volumes will vary from day to day. A study area map for Hawthorne North Ridge is shown in Figure 1. Refer to Figure 2 for a schematic map of the existing traffic lanes.

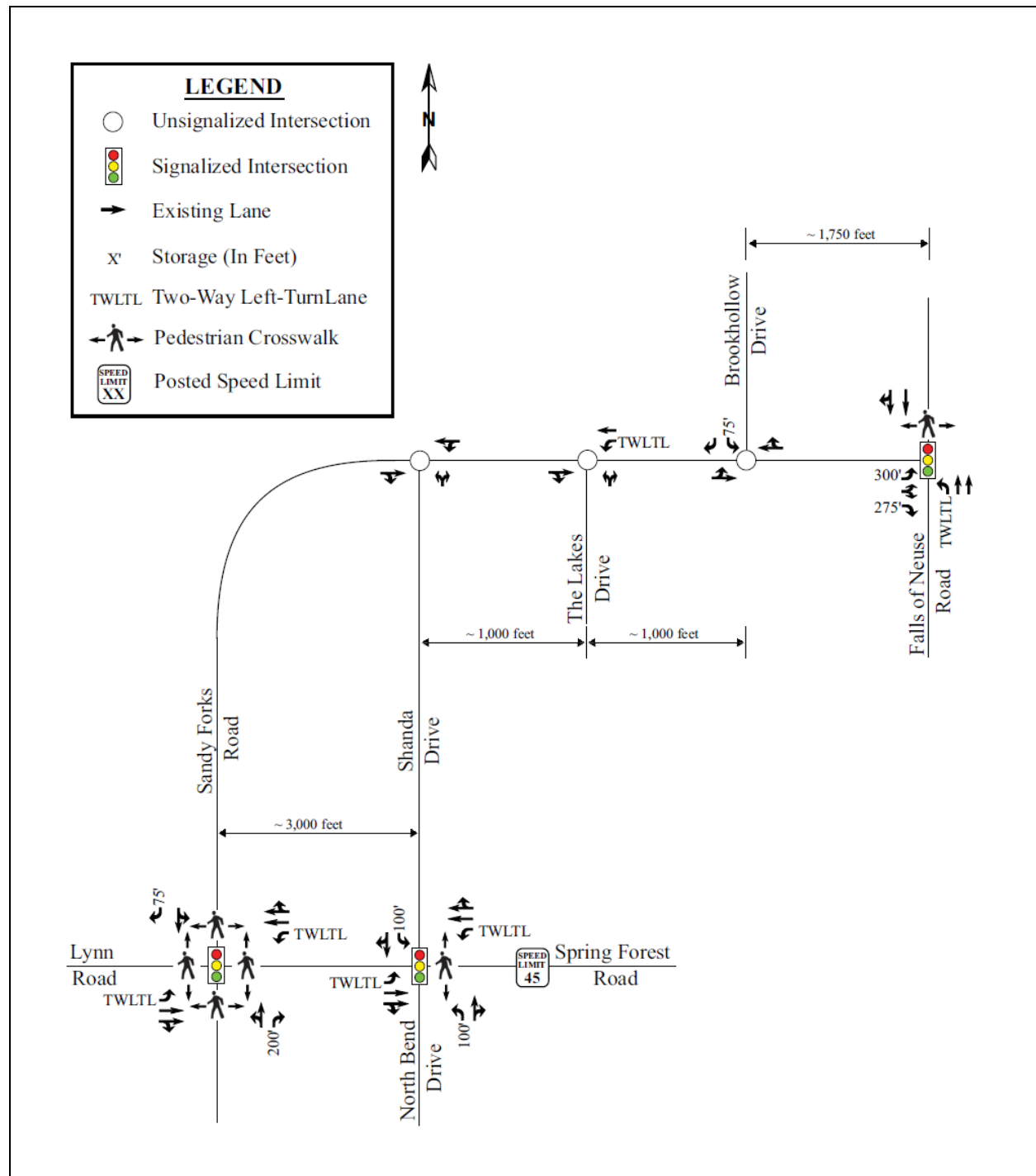
**Table 1: Z-33-2016 Hawthorne North Ridge Trip Generation**

Land Use	Daily Trips (vpd)	AM Peak (vph)	PM Peak (vph)
Existing Use: Multifamily 600 DU	3,760	298	348
Current Zoning: Multifamily 826 DU	5,129	408	472
Proposed Zoning: Multifamily 1,500 DU	9,214	739	843
<b>Net New External Trips</b>	<b>4,085</b>	<b>331</b>	<b>371</b>

**Figure 1: Z-33-2016 Hawthorne North Ridge Study Area Map**



**Figure 2: Z-33-2016 Hawthorne North Ridge Area Traffic Lanes Map**

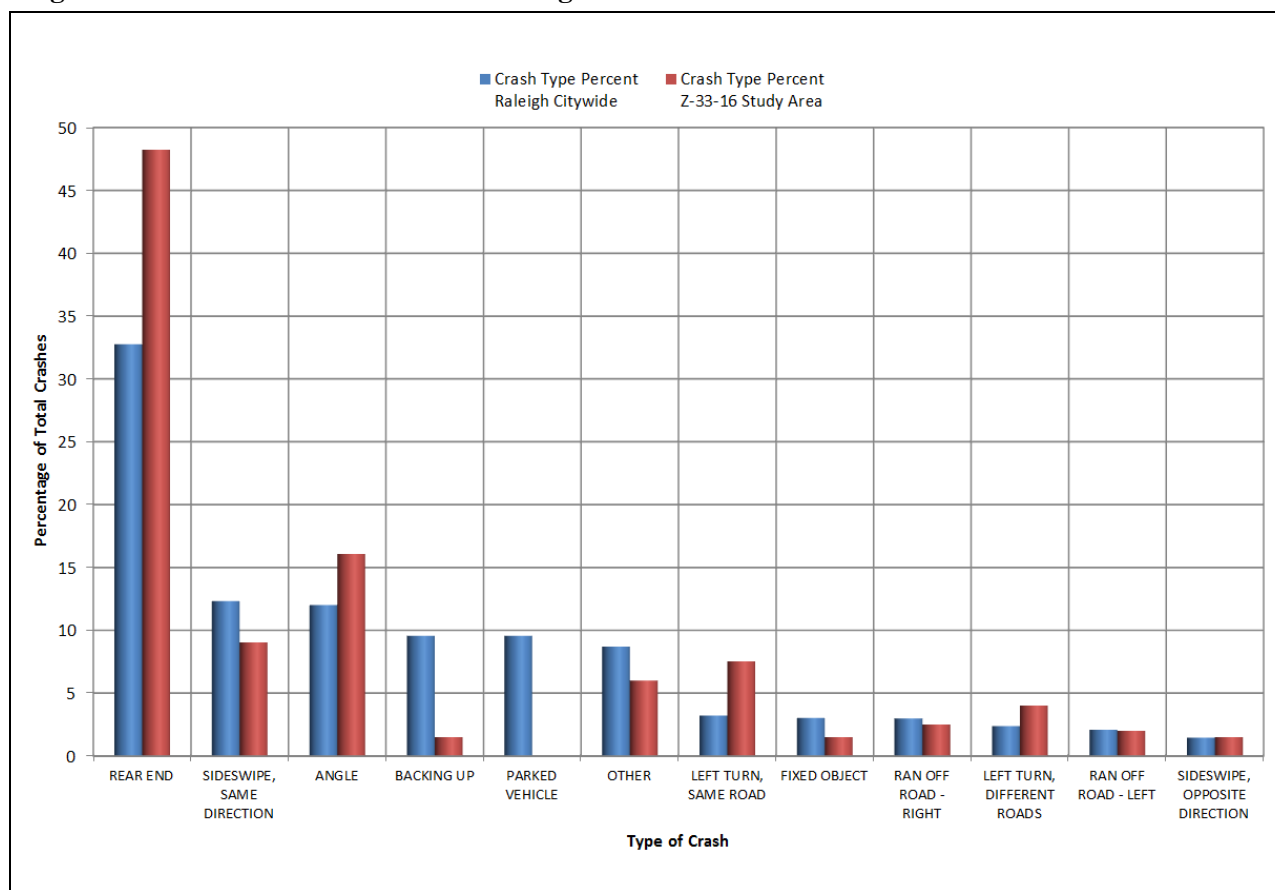




## Crash History

Generally, crash patterns within the study area mirror those found throughout Raleigh. Figure 4 shows the relative percentages of intersection crash types for the City as a whole versus the Z-33-2016 study intersections (shown in Figure 1). There were 199 reported crashes for the study area intersections between October 1, 2011 and September 30, 2016. Of these, twelve crashes resulted in minor injuries<sup>1</sup>, forty-six crashes resulted in possible injury and the remaining 141 were property damage only crashes. There were no fatal crashes or crashes with major injuries. Rear end crashes formed the most recognizable pattern; rear end crashes are typical of areas with high traffic volumes and long queues. Most angle crashes, 30 out of 32, occurred at the signalized intersections on Sandy Fork Road. The TIA report did not recommend any infrastructure improvements to address injury crashes.

**Figure 4: Z-33-2016 Hawthorne North Ridge Area Crash Chart**



## Traffic Impacts

Policy T5.1 of the City's 2030 Comprehensive Plan calls for enhancing pedestrian and bicycle circulation, access, and safety along roadway corridors and near schools. Sidewalks are currently in place, or are being installed along both sides of Sandy Forks Road between Six Forks Road and Falls of Neuse Road. Pedestrian actuated signals are provided at the intersections of Sandy Forks Road with Spring Forest Road and Falls of Neuse Road. There are plans for a refuge island just north of Sandy Forks to facilitate

<sup>1</sup> Class B Injury - Injuries that would not typically prevent a person from carrying on his or her normal activities for at least one day. (NC Crash Report Instruction Manual)

pedestrians crossing Falls of Neuse Road. In addition, the Sandy Forks Road widening project will provide exclusive lanes for bicycles on both sides of the street between Falls of Neuse and Spring Forest.

The Hawthorne North Ridge site will be served by GoRaleigh Route 2 (Falls of Neuse Road) and Route 8 (Six Forks Road). Buses run twice per hour between approximately 5:30AM until 8:00PM. There are no bus shelters along either route in the vicinity of the Hawthorne North Ridge site. GoTriangle Route 201 provides transit service along Spring Forest Road, but only during the AM and PM peak periods.

Multi-modal analyses were performed for the existing (2016) traffic condition, and the projected (2026) build-out traffic conditions. ARTPLAN 2012 software was utilized to determine the levels-of-service for bicyclists, pedestrians, and buses in the study area. ARTPLAN predicts that Bicycle and Pedestrian levels-of-service will be LOS C or better upon completion of the Sandy Forks Road project. Due to the absence of buses along Sandy Forks Road, transit level-of-service is expected to be LOS E.

Changes in traffic volumes and traffic delay are not linear: a relatively small increase in traffic volume can lead to a proportionally larger change in delay. Analyses indicate that the signalized intersections of Sandy Forks Road at Spring Forest Road and Sandy Forks Road at Falls of Neuse Road would operate at LOS C in the PM peak hour if the case Z-33-2016 was approved. The PM peak is the scenario with the highest delays overall. Refer to Table 2 for details.

**Table 2: Z-33-2016 Hawthorne North Ridge Traffic Impacts**

Current Zoning vs Proposed Zoning: Sandy Forks Road, PM Peak			
Intersection	Change in Volume	Change in Delay	Change in Level-of-Service
Spring Forest Road	+ 6%	+ 4%	Same (LOS C)
Falls of Neuse Road	+ 1%	+ 5%	Same (LOS C)
Brookhollow Drive Southbound*	+ 4%	+ 5%	Same (LOS D)
Shanda Drive Northbound*	+ 4%	+ 8%	Same (LOS C)

\*Volume change is for the whole intersection, delay change is for the given approach

Of the unsignalized intersections along Sandy Forks Road (Brookhollow Drive and Shanda Drive) the minor street approaches are expected to operate at LOS D or better during the PM peak period. Generally, this is true whether the site is developed under its current zoning or under this proposed zoning. The increased trips to and from a residential development such as Hawthorne North Ridge would exacerbate delay for these approaches and lead to more delay within the same levels of service. The TIA report did not recommend any infrastructure improvements to reduce delay or improve level of service. Refer to Figure 3 for a schematic map of the proposed infrastructure improvements.

**Figure 3: Z-33-2016 Hawthorne North Ridge Recommended Lanes**

