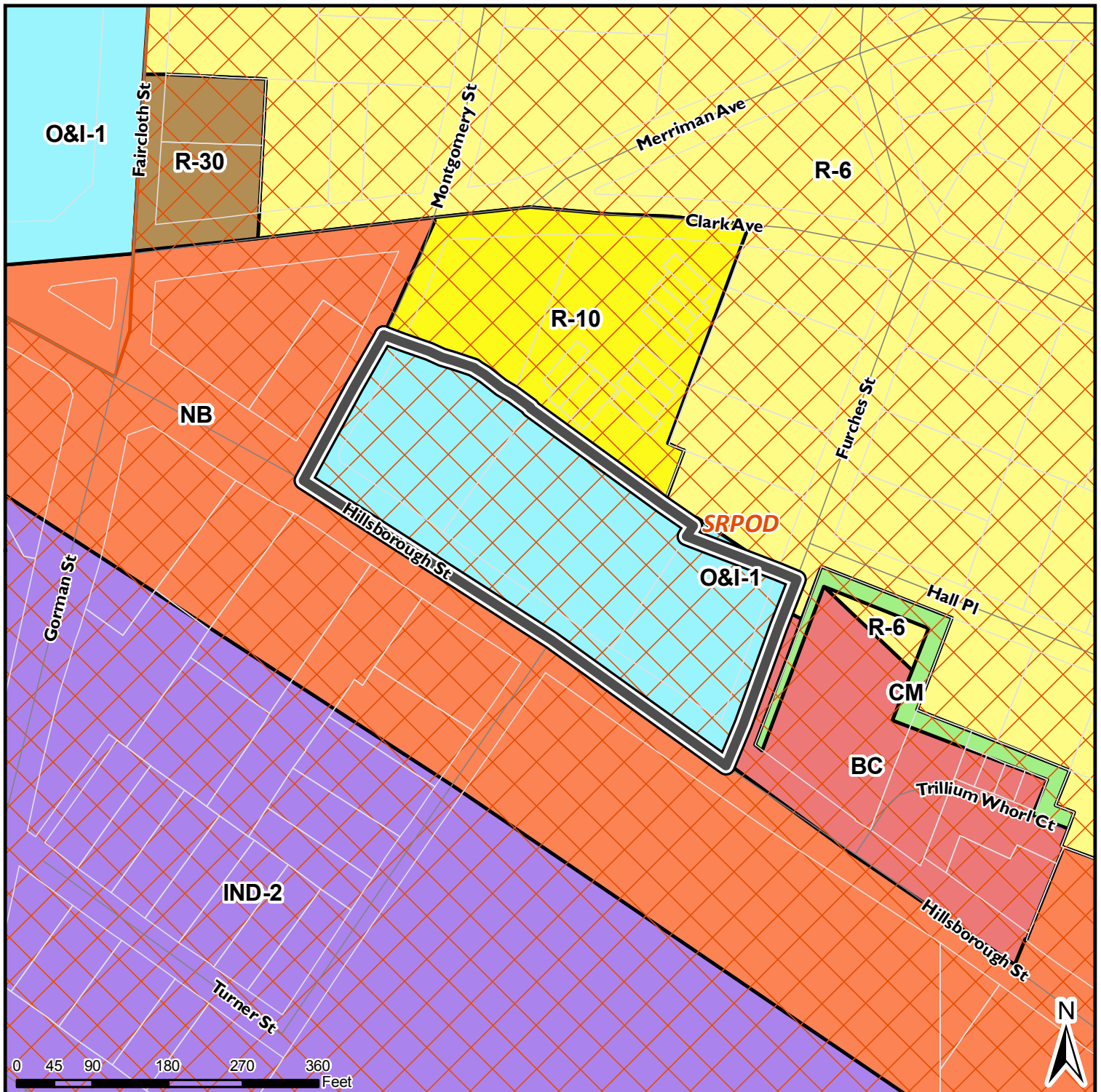


Existing Zoning Map

Z-35-2013



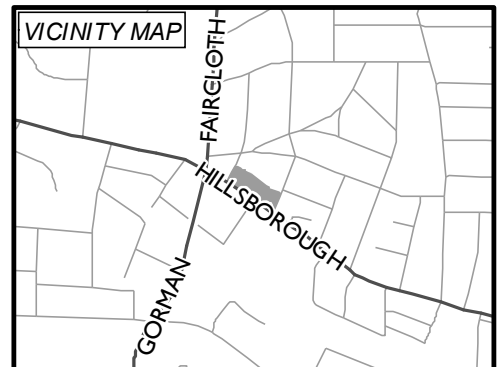
**Submittal
Date**

12/31/2013

Request:

2.18 acres from
O&I-1 w/SRPOD
to **NX-5-UL-CU**
w/ **-SRPOD**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11598

Case Information: Z-35-13 - Hillsborough Street

<i>Location</i>	Hillsborough Street, north side, between Montgomery & Furches streets Address: 3402, 3412, & 3414 Hillsborough Street PINs: 0794339776, 0794431645, 0794433517
<i>Request</i>	Rezone property from Office & Institution-1 with Special Residential Parking Overlay District (O&I-1 w/ SRPOD) to Neighborhood Mixed Use-5 stories-Urban Limited-Conditional Use with Special Residential Parking Overlay District (NX-5-UL-CU w/ SRPOD)
<i>Area of Request</i>	2.18 acres
<i>Property Owners</i>	3402 Hillsborough Street: REDA Properties LLC 3412 Hillsborough Street: Leland/ Gonzalez LLC 3414 Hillsborough Street: Annemarie Alexander
<i>Applicant</i>	Mack Paul: (919) 590-0377; mpaul@morningstarlawgroupd.com
<i>Citizens Advisory Council</i>	Wade – Mike Rieder, Chair: (919) 755-1352, mrieder1945@gmail.com
<i>PC Recommendation Deadline</i>	October 21, 2014

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Neighborhood Mixed Use
<i>CONSISTENT Policies</i>	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 4.7 Capitalizing on Transit Access Policy LU 4.8 Station Area Land Uses Policy LU 5.4 Density Transitions Policy LU 5.6 Buffering Requirements Policy UD 6.1 Encouraging Pedestrian Oriented Uses Policy UD 7.3 Design Guidelines
<i>INCONSISTENT Policies</i>	(None.)

Summary of Proposed Conditions

1. Certain uses prohibited.
2. Solid waste and recycling dumpster locations limited to inside building.
3. Service hours for solid waste & recycling facilities limited.
4. Lighting pole height and fixture type limited between building and north lot line.
5. Lighting fixture type on north façade limited.

6. HVAC unit locations limited; all units to be screened.
7. Open-air balconies, patios and terraces prohibited on north side of building.
8. Fence height/ location and landscape plantings along north lot line specified.
9. Cladding materials on structured parking limited; minimum height of solid walls specified.
10. No exterior pedestrian access permitted on north side of building.
11. Transit easement or shelter offered.
12. Minimum setback from lot to north provided.
13. Minimum setback from lot to northeast provided.
14. Maximum building height within 50 feet of lot to north specified.
15. Maximum building height on Hillsborough Street specified.
16. Percentage of four-bedroom dwelling units limited.
17. Ground floor on Montgomery Street and part of Hillsborough Street to conform to Mixed Use Building design.
18. Total amount of floor area for non-residential uses limited; location restricted.
19. Undisturbed area and fence provided along lot to northeast.
20. Minimum articulation of Hillsborough Street façade specified.
21. Minimum setback from lot to northwest provided.
22. Maximum density and number of dwelling units specified.

Public Meetings

Neighbor Meeting	CAC	Planning Commission	Committee of the Whole	City Council	Public Hearing
12/4/13	2/17/14; 3/25/14: Y-1, N-92	3/25/14 (<i>deferred</i>); 6/10/14 (60-day <i>extension request</i> , <i>approved by City Council</i> , 6/17/14); 8/12/14 (60-day <i>extension request</i> , <i>approved by City Council</i> , 9/2/14); 10/14/14 (60-day <i>extension request</i> , <i>approved by City Council</i> , 10/21/14); 11/12/14 (<i>recommended approval</i>)	11/4/14 (<i>recommended approval</i>)	11/18/14 (<i>deferred</i>); 12/2/14 (<i>deferred</i>); 1/6/15; 3/3/15	2/3/15 (<i>held as Special Item</i>)

☒ **Valid Statutory Protest Petition**

Attachments

1. Staff Report
2. Recommendation of Deputy City Attorney
3. TIA Worksheet (revised)
4. Trip Generation (revised)

Planning Commission Recommendation

Recommendation	Approve with conditions. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
Findings & Reasons	1. The proposal is consistent with the Future Land Use Map,

	<p>Urban Form Map, and applicable Comprehensive Plan policies. The Future Land Use Map designates this area for Neighborhood Mixed Use development, and thereby appropriate for NX zoning. The Urban Form Map assigns a Transit Emphasis Corridor on Hillsborough Street, for which the requested Urban Limited frontage is appropriate.</p> <p>2. The proposal is reasonable and in the public interest. Conditions permit a diversity of housing units, and limited ground-floor non-residential uses. Density is consistent with site proximity to a future rail station, and existing bus lines.</p> <p>3. The proposal is compatible with the surrounding area. Conditioned buffers, building setbacks, and heights/stepbacks direct taller site development and more intensive uses away from neighboring low-density properties.</p>
<i>Motion and Vote</i>	<p>Motion: Terando Second: Braun Recused: Fluhrer In Favor: Braun, Buxton, Fleming, Lyle, Schuster, Sterling-Lewis, Swink, Terando and Whitsett</p>

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.

	<u>11/12/14</u>		<u>11/12/14</u>
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Doug Hill: (919) 996-2622; Doug.Hill@raleighnc.gov



Zoning Staff Report – Z-35-13

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to allow up to five stories of primarily residential development.

Existing build-out attests to the subject site's original suburban, residential setting. The historic value of the three properties is today recognized in their forming the southwest corner of the West Raleigh National Register Historic District. While one structure remains residential (as fraternity lodging), the other houses now contain non-residential uses, with associated surface parking. Large site trees, however, underscore the three properties' established feel.

Surrounding tracts display varied uses and character. To the southwest, across Hillsborough Street, a 12½ acre-tract contains an electrical substation, offices and a telecommunication tower for Duke Energy Progress. Commercial uses across Hillsborough and Montgomery streets are primarily automobile-oriented; other retail uses line the Hillsborough/ Gorman/ Faircloth street intersection. Northwest of that intersection is the Meredith College campus.

Beyond that core, residential uses predominate. South of the commercial lots fronting Hillsborough is the Grove Park subdivision, which dates from the 1920s. North of the site, the single-family house lots lining Furches Street are joined by townhouse and apartment properties along Clark Avenue, with the University Park neighborhood extending onward to the north.

The zoning request supports multi-story construction, stepping up from four stories parallel to the north-central lot line, to five stories along Hillsborough Street (further conditioned to 59 feet). Additionally, minimum building setbacks ranging from 30 feet to 75 feet are required along the north lot lines. Non-residential uses are confined to the Montgomery/ Hillsborough corner; the number of dwelling units is capped at 150. However, staff has requested a restrictive covenant be recorded allocating commercial floor area gross and residential density.

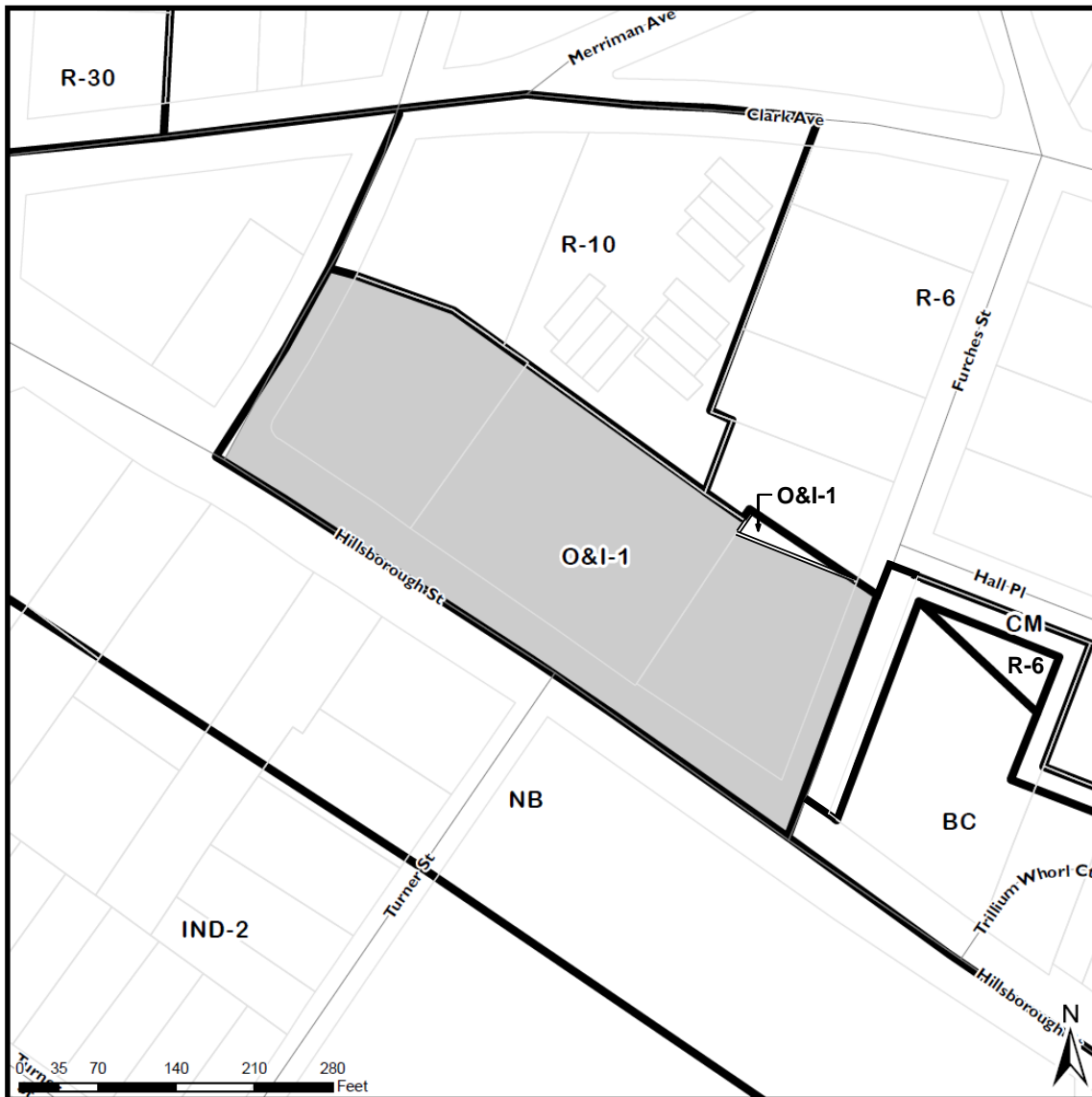
The properties are located inside a larger area designated on the Urban Form Map as a Mixed-Use Center, to be served by a future rail transit station south of Hillsborough Street. The rezoning's request for Urban Limited frontage is consistent with the status of Hillsborough Street's designation as a Transit Emphasis Corridor.

Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none">1. Site access, tree conservation and/ or sewer & fire flow matters may need to be addressed at the site plan stage.2. Need for restrictive covenant allocating commercial floor area gross and residential density.	<i>Suggested Mitigation</i>	<ol style="list-style-type: none">1. Address respective impacts at the site plan stage.2. Record restrictive covenant allocating commercial floor area gross and residential density.
---------------------------	---	-----------------------------	--

Existing Zoning Map

Z-35-2013

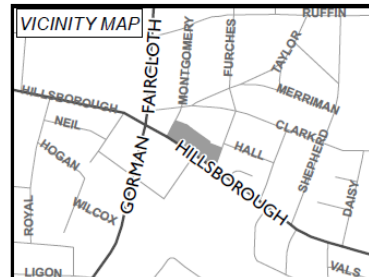


**Submittal
Date**

12/31/2013

Request:

2.18 acres from
O&I-1 w/SRPOD
to NX-5-UL-CU
w/SRPOD



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	O&I-1	R-10, R-6, O&I-1	NB	CM, BC	NB
<i>Additional Overlay</i>	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
<i>Future Land Use</i>	Neighborhood Mixed Use	Low Density Residential	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use
<i>Current Land Use</i>	Fraternity, Offices	Apartments, Townhouses, Single-Family Residence	Eating Establishment, Convenience Store, Offices	Office	Eating Establishment
<i>Urban Form (if applicable)</i>	Mixed-Use Center on Transit Emphasis Corridor	Mixed-Use Center	Mixed-Use Center on Transit Emphasis Corridor	(none)	Mixed-Use Center on Transit Emphasis Corridor

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density (Maximum):</i>	25 DU/ acre; 54 DUs max.	75 DU/ acre; 150 DUs max. (per condition)*
<i>Setbacks (Minimum):</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	30 feet 5 feet 20 feet	<u>UL Build-tos:</u> Min. 50% of bldg. w/n 20 feet Min. 25% of bldg. w/n 20 feet 30 to 75 feet (per conditions) **
<i>Retail Intensity Permitted:</i>	35,600 sf (if residential-related services: 50% floor area gross, maximum)	4,000 sf (per condition)
<i>Office Intensity Permitted:</i>	71,000 sf (0.75 FAR)	4,000 sf (per condition)

* Estimate per Envision Tomorrow software

** plus 30 feet from north central and northwest properties, 75 feet from northeast property

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning *
<i>Total Acreage</i>	2.18	2.18
<i>Zoning</i>	O&I-1 w/ SRPOD	NX-5-UL-CU w/ SRPOD
<i>Max. Gross Building SF</i>	71,000	173,000

<i>Max. # of Residential Units</i>	54	150
<i>Max. Gross Office SF</i>	71,000	4,000 <i>(per condition)</i>
<i>Max. Gross Retail SF</i>	35,600	4,000 <i>(per condition)</i>
<i>Max. Gross Industrial SF</i>	- 0 - <i>(not permitted)</i>	- 0 - <i>(not permitted)</i>
<i>Potential F.A.R. (max.)</i>	0.75	1.82

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

The proposed rezoning is:

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

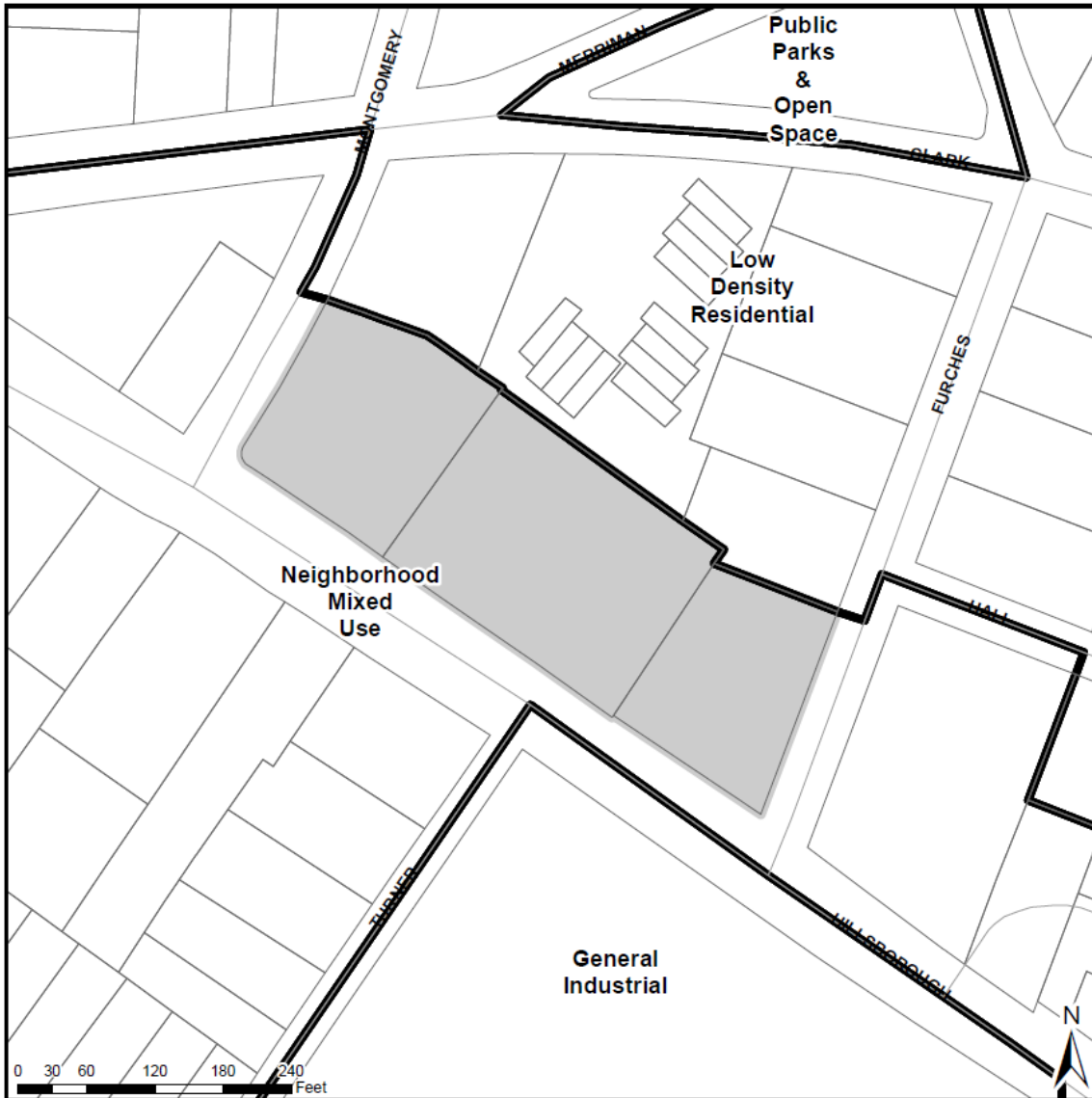
☐ **Incompatible.**

Analysis of Incompatibility:

(n/ a)

Future Land Use Map

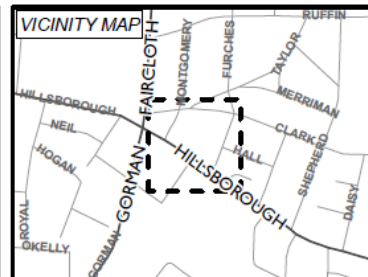
Z-35-2013



**Submittal
Date**

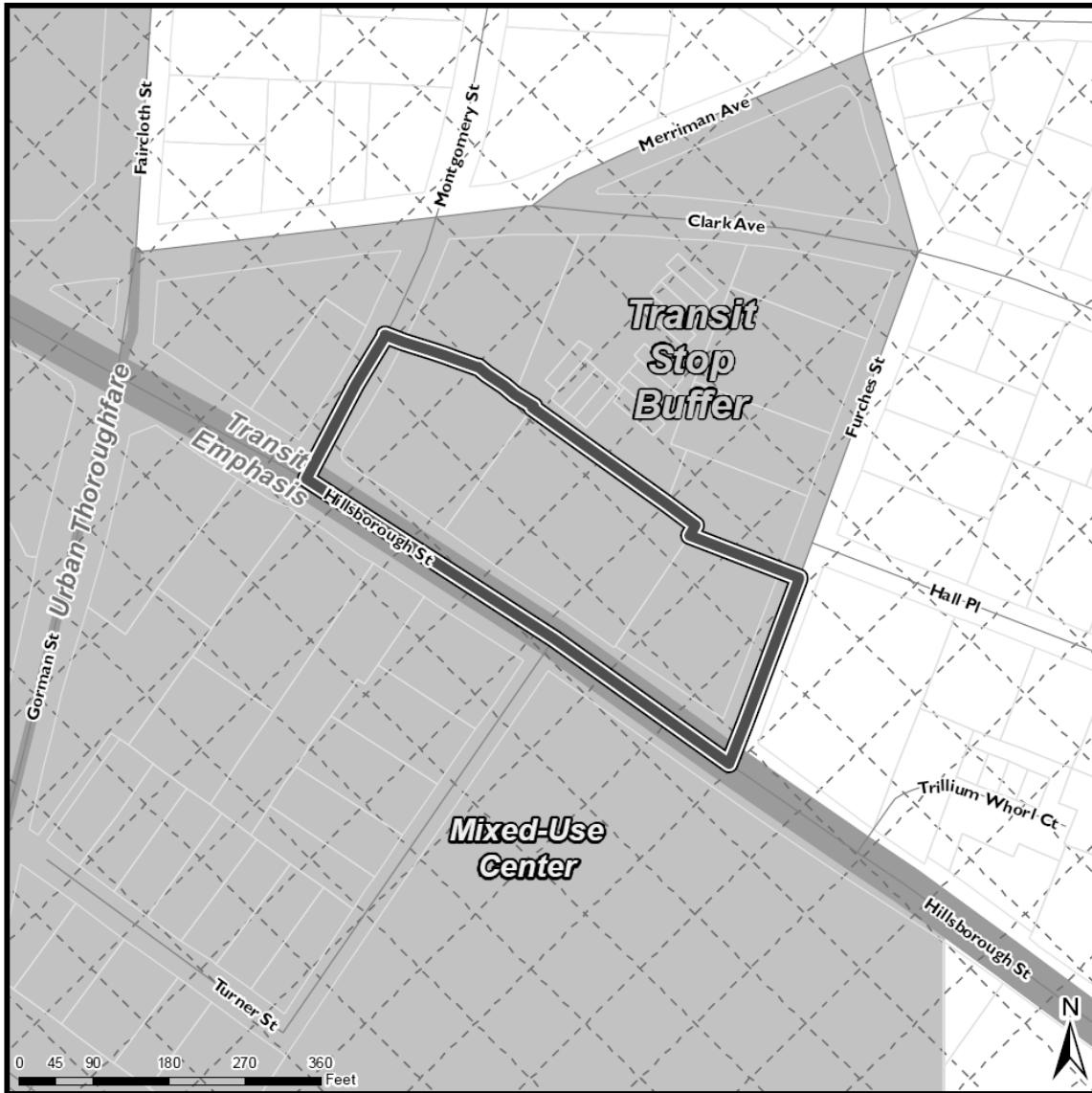
12/31/2013

Request:
2.18 ac from O&I-1 w/SRPOD to
NX-5-UL-CU w/SRPOD



Urban Form Map

Z-35-2013



**Submittal
Date**

12/31/2013

Request:

2.18 acres from
O&I-1 w/SRPOD
to NX-5-UL-CU
w/ -SRPOD

VICINITY MAP



2. Comprehensive Plan Consistency Analysis

2.1 Future Land Use

Future Land Use designation: Neighborhood Mixed Use

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

n/a

2.2 Urban Form

Urban Form designation: Mixed-Use Center, fronting Transit Emphasis Corridor (Hillsborough Street); within ½-mile Transit Stop Buffer

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

The rezoning request is:

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

The site is less than ¼ mile from a future rail Transit Stop and located on a Transit Emphasis Corridor. Within Mixed Use Land Use areas, the Comprehensive Plan assigns such locations “Core/ Transit” status, for which Table LU-2 of the Plan recommends, for Neighborhood Mixed Use sites, a 5-story height cap. However, most of the site is also within 150 feet of low- to moderate-density residential properties, which the Plan defines as an “Edge” area, and in which a 3-story height cap is recommended.

The City’s Unified Development Ordinance (UDO) directly pairs number of stories and with set heights in feet: five stories/ 75 feet, 4 stories/ 62 feet, or 3 stories/ 50 feet. Under the proposal, the 5-story maximum is reduced to 59 feet (lower than the 4-story standard of the UDO), and 4-story height is reduced to 50 feet, the same limit in feet as is in effect on the adjacent residential properties. Conditioned buffers, setbacks, and stepbacks provide further mitigation.

☐ **Inconsistent**

Analysis of Inconsistency:

n/a

2.3 Policy Guidance

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

(None.)

2.4 Area Plan Policy Guidance

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

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Increasing the supply of multi-family housing proximate to NC State University and Meredith College, and to a proposed future transit station.
- Opportunity to provide limited non-residential uses on site, for the benefit of site residents and nearby residential areas.
- Location on an existing bus line and in walking distance to existing businesses, reducing need for vehicular travel.

3.2 Detriments of the Proposed Rezoning

- Potential loss to future redevelopment of three dwellings designated as "Contributing" to the West Raleigh National Register Historic District.

4. Impact Analysis

4.1 Transportation

A traffic impact analysis is not recommended for case Z-35-13 (see accompanying Transportation Evaluation). According to Map T-1 of the 2030 Comprehensive Plan, this segment of Hillsborough Street is classified as a 3-lane avenue with parallel parking and requires a total of 94' of R/W.

Currently, vehicular access to the subject parcels is provided by one driveway on Montgomery Street (180 feet north of Hillsborough), one driveway on Furches Street (170 feet north of Hillsborough) and three driveways on Hillsborough Street. In accordance with section 6.5.3 of the *Raleigh Street Design Manual*, multi-unit living developments are required to furnish one access point from a public street for every 150 dwelling units. If rezoning case Z-35-2013 is approved, two driveways would be needed to serve the proposed residential development. Per section 6.5.2 of the *Street Design Manual*, a driveway serving any multi-unit living shall not be permitted to access neighborhood yield or neighborhood local streets unless the proposed access point is less than 300 feet from the intersection of another public street.

Impact Identified: Access will be evaluated during the site plan phase.

4.2 Transit

This area is currently served by CAT and Triangle Transit. The City of Raleigh Short Range Transit Plan and the Wake County 2040 Transit Study call for increased service along Hillsborough Street.

Per Zoning Condition 13, the Transit Program will request the dedication of a 15'x20' transit easement or shelter along Hillsborough Street. If a shelter is incorporated into the face of the building, the size of the transit easement may be reduced as the circumstances dictate.

Impact Identified: This project will increase demand for transit in this area.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Beaver - SW
<i>Stormwater Management</i>	Subject to Part 10A, Chapter 9 (UDO)
<i>Overlay District</i>	None

Site will be subject to Stormwater Regulations under Part 10A, Chapter 9 of the City of Raleigh UDO. No floodplain or Neuse River buffers exist on the site.

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	7,085 gpd	37,200 gpd
<i>Waste Water</i>	7,085 gpd	37,200 gpd

The proposed rezoning would add approximately 30,115 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.

Impact Identified: At the time of development plan submittal, a downstream sewer capacity study will be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

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

4.5 Parks and Recreation

The subject rezoning case is not adjacent to any Capital Area Greenway corridors or connectors. Site recreation needs will be served by Method Community Center.

Impact Identified: None.

4.6 Urban Forestry

This site is 2.18 acres and subject to Unified Development Ordinance Chapter 9, Article 9.1—Tree Conservation.

Impact Identified: The site will have to provide 0.22 acre in Tree Conservation Area. If less than 0.22 acre is identified then the maximum amount of trees and their critical root zones that can be saved prior to considering lot layout/site improvements will be required.

4.7 Designated Historic Resources

These three properties form the southwest corner of the West Raleigh National Register Historic District. Each contains a dwelling constructed as a single family residence in the early part of the past century. All are in classified as "contributing" to historic district character and integrity.

Impact Identified: None. National Register status does not restrict redevelopment of the properties.

4.8 Community Development

The site is not located within a designated Redevelopment Plan area.

Impact Identified: None.

4.9 Appearance Commission

The rezoning is not subject to Appearance Commission review.

4.10 Impacts Summary

Site access, tree conservation and/ or sewer/ fire flow matters may need to be addressed at the site plan stage.

4.11 Mitigation of Impacts

Address at the site plan stage impacts respectively identified above.

5. Conclusions

The rezoning proposes changes in site use and development consistent with the Comprehensive Plan. Other impacts may need to be addressed at the site plan stage. Staff has requested a restrictive covenant be recorded allocating commercial floor area gross and residential density.

Z-35-13: Recommendation of Deputy City Attorney

In light of zoning conditions 18 and 22, and the fact that there are multiple lots in this rezoning case, a new zoning condition is needed requiring the recording of a restrictive covenant allocating commercial floor area gross and residential density.

This covenant must be approved by the City Attorney or his/her designee and recorded within 45 days following the effective date of this rezoning ordinance.

Raleigh Street Design Manual: Section 6.23 Traffic Study Worksheet: Z-35-2013

6.23.3	Land Uses	Meets TIA Conditions? (Y/N)
A	Single Family Residential Developments ≥ 150 Dwellings	Not Applicable
B	Apartment Developments ≥ 240 Dwellings	No
C	Residential Condo/Townhome Developments ≥ 300 Dwellings	Not Applicable
D	General Office Buildings $\geq 64,000$ sq.ft.	No
E	Medical Office Buildings $\geq 47,000$ sq.ft.	No
F	Shopping Centers $\geq 23,000$ sq.ft.	No
G	Supermarkets $\geq 20,000$ sq.ft.	Not Applicable
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions*	Not Applicable
I	Pharmacy w/ Drive-Thru $\geq 29,000$ sq.ft.	Not Applicable
J	Drive-In Bank $\geq 11,500$ sq.ft.	Not Applicable
K	Fast-Food Restaurant w/ Drive-Thru $\geq 6,000$ sq.ft.	Not Applicable
Development intensities listed in Section 6.23.3 are consistent with the estimated volume of new trips on the public street system in Section 6.24.3 after deductions for pass-by trips.		
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)
A	Peak Hour Trips ≥ 150 veh/hr	No, Maximum change in peak hour trip volume is 92 vph
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	N/A, Hillsborough Street is a 4-lane road along Z-35-13 site frontage
C	More than 100 veh/hr trips in the peak direction	No, maximum volume in peak direction = 55 vph
D	Daily Trips $\geq 3,000$ veh/day	No, change in daily trip volume is 1,280 vpd
E	Enrollment increases at public or private schools	Not Applicable
Volumes listed in Section 6.23.4 are for new trips on the public street system after deductions for pass-by trips and, for mixed-use developments, internal capture trips.		
6.23.5	Site Context	Meets TIA Conditions? (Y/N)
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No, highest Severity Index (Hillsborough/Furches) is less than 4.0 between 1/1/2011 and 12/31/2013. No Fatalities were recorded
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	No, maximum peak period v/c ratio = 0.89 on Hillsborough Street
C	Creates a fourth leg at an existing signalized intersection	Not Applicable
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	Not Applicable
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	No, this segment of Hillsborough Street is classified as a Mixed-Use street
F	Proposed access is within 1,000 feet of an interchange	No, nearest interchange (I-440 at Hillsborough St) lies 3,000 feet to the west
G	Involves an existing or proposed median crossover	Not Applicable
H	Involves an active roadway construction project	No, Hillsborough Streetscape project, Phase II, terminates ~900 feet east of the site at Shepard Street
I	Involves a break in controlled access along a corridor	Not Applicable
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)
A	Planned Development Districts	Not Applicable
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	No instructions given for a traffic study by either body as of 11/13/14



Planning & Development

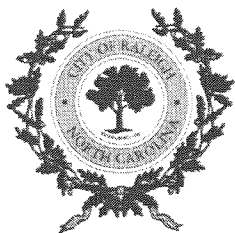
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request		OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification: O&I-1 with SRPOD Proposed Zoning Classification Base District: NX Height: -5 Frontage: -UL Overlay: -SRPOD If the property has been previously rezoned, provide the rezoning case number: Z-38-12 (SRPOD) Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences: 376534		Transaction Number

GENERAL INFORMATION		
Property Address: 3402, 3412 and 3414 Hillsborough Street		Date: September 12, 2014
Property PIN: 0794-43-3517, 0794-43-1645 and 1794-33-9776	Deed Reference (Book/Page): BK 7825, PG 207; BK 10840, PG 511; BK 2379, PG 108	
Nearest Intersection: Hillsborough Street, between Montgomery Street and Furches Street		Property size (in acres): 2.18 ac
Property Owner/Address: 3402 Hillsborough Street – REDA Properties LLC 3412 Hillsborough Street – Leland/Gonzalez, LLC 3414 Hillsborough Street – Annemarie Alexander	Phone	Fax
	Email	
Project Contact Person/Address: Jeff Glenn, Cedar Fork Investments, LLC Mack Paul, Morningstar Law Group David Brown, JDavis Architects	Phone (919) 590.0377	Fax
	Email mpaul@morningstarlawgroup.com	
Owner/Agent Signature	Email	

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



Planning & Development

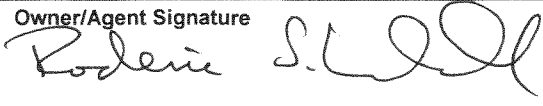
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

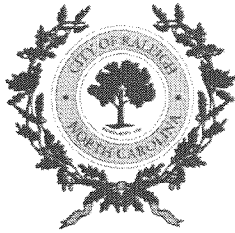
Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-35-13		Transaction Number
Date Submitted: November 26, 2014		

NARRATIVE OF ZONING CONDITIONS OFFERED

1. The following uses shall be prohibited: boardinghouse; congregate care; life care community; rest home; telecommunication tower – all types; detention center, jail, prison; tattoo parlor; vehicle repair (minor); vehicular fuel sales.
2. Solid waste and recycling dumpsters shall be located within the principal building.
3. Hours of service of on-site solid waste and recycling facilities shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday.
4. In the event there are outdoor pole-mounted lights between the north façade of the principal building and the northern property line (adjoining those parcels of land described in Deed Book 14982, Page 1591; Deed Book 3680, Page 771; Deed Book 13058, Page 2176), then such outdoor pole-mounted light fixtures shall be no more than eight feet (8') in height and shall be of full cut-off design.
5. All light fixtures mounted on the exterior of the north façade of the principal building shall be of full cut-off design.
6. At least eighty-five percent (85%) of the HVAC units on the property shall be roof-mounted units.
7. There shall be no outdoor, open-air balconies, patios or terraces which are accessible by residents or the public located on the north façade of the building. This condition shall not prohibit the use of architectural features that resemble a terrace (such as roof ledge over a lower level of the building or building step-back) so long as those areas are not accessible by residents or the public.
8. Unless a more restrictive standard is required by the UDO, the following standards in this Condition 8 shall apply. A closed wood fence measuring at least eight feet (8') in height shall be constructed along the northern property line adjoining those parcels of land described in Deed Book 14982, Page 1591, Deed Book 3680, Page 771 and Deed Book 13058, Page 2176. Such fence shall be located as near as practicable to the northern property line adjoining those properties described in Deed Book 3680, Page 771 and Deed Book 13058, Page 2176, and shall be located at least three feet from the northern property line adjoining that property described in Deed Book 14982, Page 1591. A landscape area measuring at least ten feet in width shall be provided along the common property lines with those parcels of land described in Deed Book 14982, Page 1591, Deed Book 3680, Page 771 and Deed Book 13058, Page 2176. If this landscape area is not used to comply with the tree conservation requirement of the UDO, then the following planting schedule shall apply to this landscape area: four shade trees per 100 lineal feet and three understory trees per 100 lineal feet. At least seventy-five percent (75%) of those new trees planted pursuant to this condition shall be evergreen species, which shall include American Holly, Southern Magnolia and other similar species, and such evergreen shade trees shall have a minimum caliper of three (3) inches and be at least ten (10) feet tall at time of planting, and such evergreen understory trees shall have a minimum caliper of one and one-half (1.5) inches and be at least six (6) feet tall at time of planting. To the extent it meets the terms of the UDO, the closed fence and plantings required by this condition may be used to comply with any transition requirement of the UDO.

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 	Print Name RODERIC S. LELAND, JR
---	-------------------------------------



Planning & Development

Development Services Customer Service Center


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

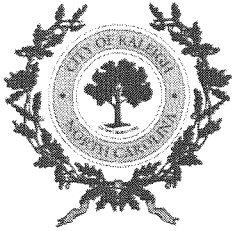
Conditional Use District Zoning Conditions	OFFICE USE ONLY
Zoning Case Number: Z-35-13	Transaction Number
Date Submitted: November 26, 2014	

NARRATIVE OF ZONING CONDITIONS OFFERED

9.	Any visible portion of an exterior elevation of a parking structure shall be clad with building materials compatible with the principal building in terms of texture, quality, material and color, and shall include a solid wall at least forty-two inches (42") in height as measured from the top of each parking surface. If the parking structure is above grade, then the open area between the top of the solid wall measuring at least forty-two inches (42") in height and the next level of parking shall be screened with a wall, louver or similar screening device.
10.	There shall be no pedestrian access point located on the north façade of the building that provides direct access to the interior of the principal building, except that a fire access on the north façade of the building shall not be prohibited. This condition shall not prohibit pedestrian access points to the interior of the principal building from the parking structure.
11.	Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Hillsborough Street shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. In lieu of deeding an easement, with the consent of the Public Works Department and subject to the approval of the Raleigh City Council or NC Department of Transportation, a transit shelter may be constructed in the public right-of-way at the sole expense of the owner of the rezoned land in satisfaction of this condition.
12.	There shall be a minimum building setback of thirty (30) feet from the common property line with that parcel of land described in Deed Book 3680, Page 771
13.	There shall be a minimum building setback of seventy-five feet (75') from the common property line with that parcel of land described in Deed Book 13058, Page 2176. This measurement shall be defined and limited by a 90 degree line extending from the SW property corner of the adjacent property described above.
14.	The maximum height of any portion of a building located less than fifty feet (50') from the common property line with that parcel of land described in Deed Book 3680, Page 771 shall be four (4) stories and fifty feet (50').
15.	The average maximum height of a building fronting Hillsborough Street shall be no greater than five (5) stories and fifty-nine (59') feet.
16.	No more than 33% of the total number of dwelling units shall contain four (4) bedrooms. In addition, no units containing four (4) bedrooms shall be situated on the north façade of the building.
17.	For that portion of the building fronting along Montgomery Street and that portion of the building fronting along Hillsborough Street that is within fifty feet (50') of the Montgomery Street right-of-way, the ground story shall comply with the mixed use building type standards in UDO section 3.2.6..
18.	The total amount of floor area for Commercial land uses not otherwise prohibited by these zoning conditions, as listed in UDO Section 6.1.4. "Allowed Principal Use Table", shall be limited to 4,000 square feet. The floor area occupied by Commercial land uses not otherwise prohibited by these zoning conditions shall be restricted to that portion of the property described in Deed Book 2379, Page 108, Wake County Registry.
19.	An undisturbed area measuring at least thirty (30) feet in width shall be provided along the northern property line adjacent to that parcel of land described in Deed Book 13058, Page 2176, although the closed fence and supplemental plantings required by this rezoning ordinance may be installed within this undisturbed area. This measurement shall be defined and limited by a 90 degree line extending from the SW property corner of the adjacent property described above.

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 	Print Name RODERIC S. LELAND, JR
--	-------------------------------------



Planning & Development

Development Services Customer Service Center

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

Conditional Use District Zoning Conditions

OFFICE USE ONLY

Zoning Case Number: Z-35-13

Transaction Number

Date Submitted: November 26, 2014

NARRATIVE OF ZONING CONDITIONS OFFERED

- | | |
|-----|---|
| 20. | Along the building façade facing the Hillsborough Street public right-of-way, there shall be at least two (2) recessions in a portion (but not necessarily the entire portion) of the vertical plane of the building. Each recession in building façade shall measure at least twenty (20) feet in depth. Each of the two (2) recessed areas required by this condition shall be separated from another required recessed area by at least fifty (50) linear feet, as measured along the horizontal plane of the building elevation facing the Hillsborough Street public right-of-way. |
| 21. | There shall be a minimum building setback of thirty (30) feet from the common property line with that parcel of land described in Deed Book 14982, Page 1591. |
| 22. | The maximum residential density on the property shall be seventy-five (75) units per acre, but in no event shall more than 150 dwelling units be permitted on the property. |

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

Roderic S. Leland, Jr.

Print Name

RODERIC S. LELAND, JR.



Planning & Development

Development Services Customer Service Center

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

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
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.	Transaction Number
	Zoning Case Number

STATEMENT OF CONSISTENCY

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

- The properties are designated "Neighborhood Mixed Use" on the Future Land Use Map. This classification supports residential and mixed-use buildings with upper-story housing over ground-floor retail. The rezoning request is consistent with the NMU designation because the RX district permits multi-family residential use and ground-floor retail uses.
- The properties front along Hillsborough Street, which is classified a "Transit Emphasis Corridor" on the Urban Form Map. This corridor type recommends a hybrid frontage type be applied during the rezoning process. The rezoning request is consistent with the Transit Emphasis Corridor designation because the Parking Limited frontage type is considered a hybrid frontage.
- According to the Urban Form Map, the properties are located within a mixed-use center and less than 0.15 miles from a planned fixed-guideway transit stop. The properties are also well-served by bus service, including Route 12 of the CAT system and TTA service to downtown Raleigh and the RDU Airport. Based on this, and the properties' frontage along a Transit Emphasis Corridor, the properties are within the Core/Transit area for the purposes of determining appropriate height. Table LU-2 Recommended Height Designations provides guidance for up to five stories in building height for properties designated Neighborhood Mixed Use by the Future Land Use Map and located within a Core/Transit area. Therefore, the rezoning request for a maximum building height of five stories is consistent with the Comprehensive Plan.
- The rezoning request is consistent with the following policies: LU 2.2 "Compact Development", LU 2.6 "Zoning and Infrastructure Impacts", LU 4.1 "Coordinating Transportation Infrastructure with Land Use", LU 4.4 "Reducing VMT Through Mixed Use", LU 4.6 "Transit-Oriented Development", LU 4.7 "Capitalizing on Transit Access", LU 4.8 "Station Area Land Uses", LU 4.9 "Corridor Development", LU 5.4 "Density Transitions", LU 6.1 "Composition of Mixed Use Centers", LU 6.3 "Mixed-Use and Multi-Modal Transportation", and LU 8.14 "Student-Oriented Housing". The rezoning facilitates development of higher-density residential uses and accessory retail uses in close proximity to Meredith College and North Carolina State University, and along a pedestrian-oriented corridor with existing transit service.

PUBLIC BENEFITS

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

- The rezoning request provides the public benefit of permitting multi-family housing in close proximity to Meredith College and North Carolina State University, and along a corridor with existing bus service and retail uses. Also, the rezoning request permits limited retail uses that could serve the future residents of the multi-family building and nearby residents. The provision of housing and retail options in close proximity to such institutions and transportation infrastructure can reduce the impact on the broader transportation system.

Revision 10.16.13

URBAN DESIGN GUIDELINES

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response: The proposed rezoning permits a mix of retail, office and residential uses consistent with this guideline, and the Parking Limited frontage type and building type guidelines will facilitate pedestrian-level interest along Hillsborough Street.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response: Development permitted by the proposed rezoning will comply with the Neighborhood Transition regulations of the UDO, consistent with this guideline.</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response: The properties are located along Hillsborough Street, Montgomery Street and Furches Street. There is the ability to access the side streets, such that trips from the surrounding neighborhood can access the area without traveling on Hillsborough Street.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response: No new streets are proposed, and the properties front along three public streets.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response: The properties are part of an existing block face, which meets the 660-foot guideline.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response: The Parking Limited frontage type, allowable building types and proposed zoning conditions require that the building line Hillsborough Street and provide pedestrian interest. Vehicular entrances will be located to the rear of the building.</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response: The Parking Limited frontage type, zoning condition and apartment building type regulations prohibit parking between the building and the road and place the building in close proximity to the primary street, all consistent with this guideline.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: The Parking Limited frontage type, zoning condition and apartment building type standards move the building to the intersection corners and place the parking to the rear of the building, consistent with this guideline.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: The urban open space will be provided in accordance with the UDO requirements.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: The Parking Limited frontage type requires a street-facing building entrance, and the apartment building type requires a minimum level of transparency on the ground level.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: The RX zoning district and permitted building types require the nonresidential uses be located in the corner of the building on the ground-level, which will provide pedestrian-level interest.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: The urban open space will be provided in accordance with the UDO standards for outdoor amenity area.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: The outdoor amenity standards in the UDO require provision of seating, consistent with this guideline.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: The Parking Limited frontage type with the zoning condition prohibits parking between the building and Hillsborough Street.</p>

15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response: The Parking Lot frontage type and zoning condition prohibits parking between the building and Hillsborough Street, consistent with this guideline.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response: The UDO governs parking structure screening and treatment, consistent with this guideline.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response: The properties are located along Hillsborough Street, which is well-served by bus transit. Also, the properties are located in close proximity to a planned fixed-guideway transit stop.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: The properties front along Hillsborough Street, which already provides pedestrian access to existing bus stops.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response: There are no sensitive landscape areas on the property.</p>
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response: No new streets are contemplated as part of this development.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response: The proposed development will comply with the applicable UDO regulations, consistent with this guideline.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response: Street trees will be provided in accordance with the UDO and streetscape guidelines for Hillsborough Street.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: The Parking Limited frontage type, zoning condition, permitted building types and other architectural feature requirements of the UDO will ensure compliance with this guideline.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response: The permitted building types require a primary building entrance facing Hillsborough Street, consistent with this guideline.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response: The transparency requirement of the permitted building types, the permitted ground-floor retail uses, and the Parking Limited frontage type and zoning condition will ensure compliance with this guideline.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: The Parking Limited frontage type, zoning condition, permitted building types and other UDO provisions will ensure that the proposed development will complement the function of the existing public sidewalk along Hillsborough Street.</p>

Revision 10.16.13

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Wednesday, December 4, 2013, 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. Heights, uses and setbacks contained in the existing O&I-1 district
2. Policy guidance provided for the subject properties by the Future Land Use Map contained in the Comprehensive Plan
3. Policy guidance in the Urban Form Map
4. Proposed project in terms of building form, including height and setbacks
5. Key elements of zoning under the UDO (e.g., height, use and frontage)
6. Location and amount of parking being proposed
7. Significance of front yard parking overlay district
8. Location of dumpsters/trash collection. Preference stated for Montgomery Street vicinity. Hours of collection
9. Target market for tenants of residential units
10. Security to be provided on-site for residents
11. Potential noise generated by occupants
12. Landscaping at rear of property and opportunities to preserve existing trees
13. Setbacks between single family property and buildings in mixed use districts under the UDO
14. Lighting at rear of building adjacent to surrounding residents
15. Potential to construct wall at rear of property
16. Ability to eliminate driveway between Montgomery Street and Furches Street
17. Ability to enter parking garage directly from Furches Street and Montgomery Street
18. Concern expressed over outdoor recreation (e.g., basketball court) due to noise
19. Topography of area and impacts on privacy and noise
20. Layout of units and meaning of "shared" common space
21. Concern expressed over certain types of retail uses (e.g., nightclub)
22. Future street cross section for Hillsborough Street and whether there will be on street parking
23. Screening of parking garage from street, including blocking light spillage
24. Impact of project on surrounding property values
25. Other recent projects in Hillsborough Street corridor and long-range vision for Hillsborough Street
26. Request that developer engage neighbors during the site plan process (developer agreed)

EXHIBIT D

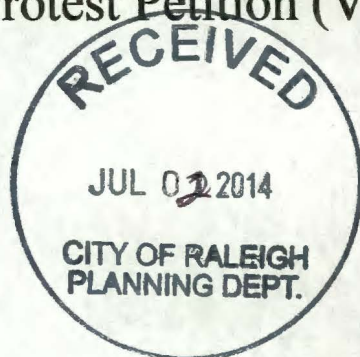
NEIGHBORHOOD MEETING ATTENDEES

Debbie Martin
Ed Gavin
Bill Hube
Shera Hube
Susan DelMonico
Andrew Techet
Will Coward
Mary Coward



Rezoning Valid Statutory Protest Petition (VSPP)

orig to Debbie
received
6-30-14
Debbie Martin, City Clerk



Valrd.
DL 7/2/14

Submit this form to:

City Clerk
Municipal Building – Room 207
222 West Hargett Street
Raleigh, NC 27602

Date: June 30, 2014 Case #: Z- 35 - 2013

Contact Person: DEBBIE MARTIN

Address: 3431 CLARK AVE.

City: RALEIGH State: NC Zip: 27607

Telephone: (919) 880.1555 Fax: (919) - 595.7218

E-Mail: dmartin3431@gmail.com

What is a valid statutory protest petition (VSPP)?

If a valid statutory protest petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- (1) Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; or
- (2) Five percent (5%) of a 100-foot-wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the 'owners' of potentially qualifying areas.
- (3) Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded.
- (4) Be submitted no less than 2 full working days before the hearing date, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays, and,
- (5) Be delivered to the office of the City Clerk, Room 207, Municipal Building, 222 West Hargett Street, before 5:00 pm on the deadline date; and,

Attach signatures to this sheet on the form provided. The signature form may be duplicated if necessary.



Valid Statutory Protest Petition

Case Number: Case #: Z- 35 - 2013

Statement of Opposition:

While open to new development, the undersigned respectfully oppose
the Z-35-2013 request currently proposed. The height, mass
and scale as proposed will detract from, rather than enhance,
the character and quality of the adjacent neighborhood.

Signature: Deborah A Martin Print Name (clearly): DEBORAH A. MARTIN
Address: 3431 CLARK AVE. RALEIGH NC 27607

Signature: H E D Dillon Print Name (clearly): Henry E. Dillon, Jr.
Address: 3421 Clark Ave Raleigh NC 27607
WESTOAK HOMEOWNERS ASSOC INC

Signature: Edwin Lee Gavin II, PRES Print Name (clearly): Edwin Lee Gavin II, PRES.
Address: 3417 Clark Ave, Raleigh NC 27607

Signature: Robert H. Lewis Print Name (clearly): ROBERT H. LEWIS
Address: 3425 Clark Ave. Raleigh NC 27607

Signature: Mark B. Welsh Print Name (clearly): Mark B. Welsh
Address: 3427 Clark Ave Raleigh NC 27607

Signature: Lauren Robbins Print Name (clearly): Lauren Robbins
Address: 3419 Clark Ave Raleigh NC 27607

Signature: Susan DelMonico Print Name (clearly): Susan DelMonico
Address: 13 Furches St. Raleigh NC 27607

Signature: Deborah Ann Martin, EXE Print Name (clearly): DEBORAH ANN MARTIN, EXE.
Address: 3431 CLARK AVENUE RALEIGH NC 27607

Signature: Peter T. DANIEL Print Name (clearly): Peter T Daniel
Address: 15 Furches St. Raleigh, NC 27607

Signature: Vickie H. Daniel Print Name (clearly): Vickie Daniel
Address: 15 Furches St. Ral, NC 27607

Signature: _____ Print Name (clearly): _____
Address: _____