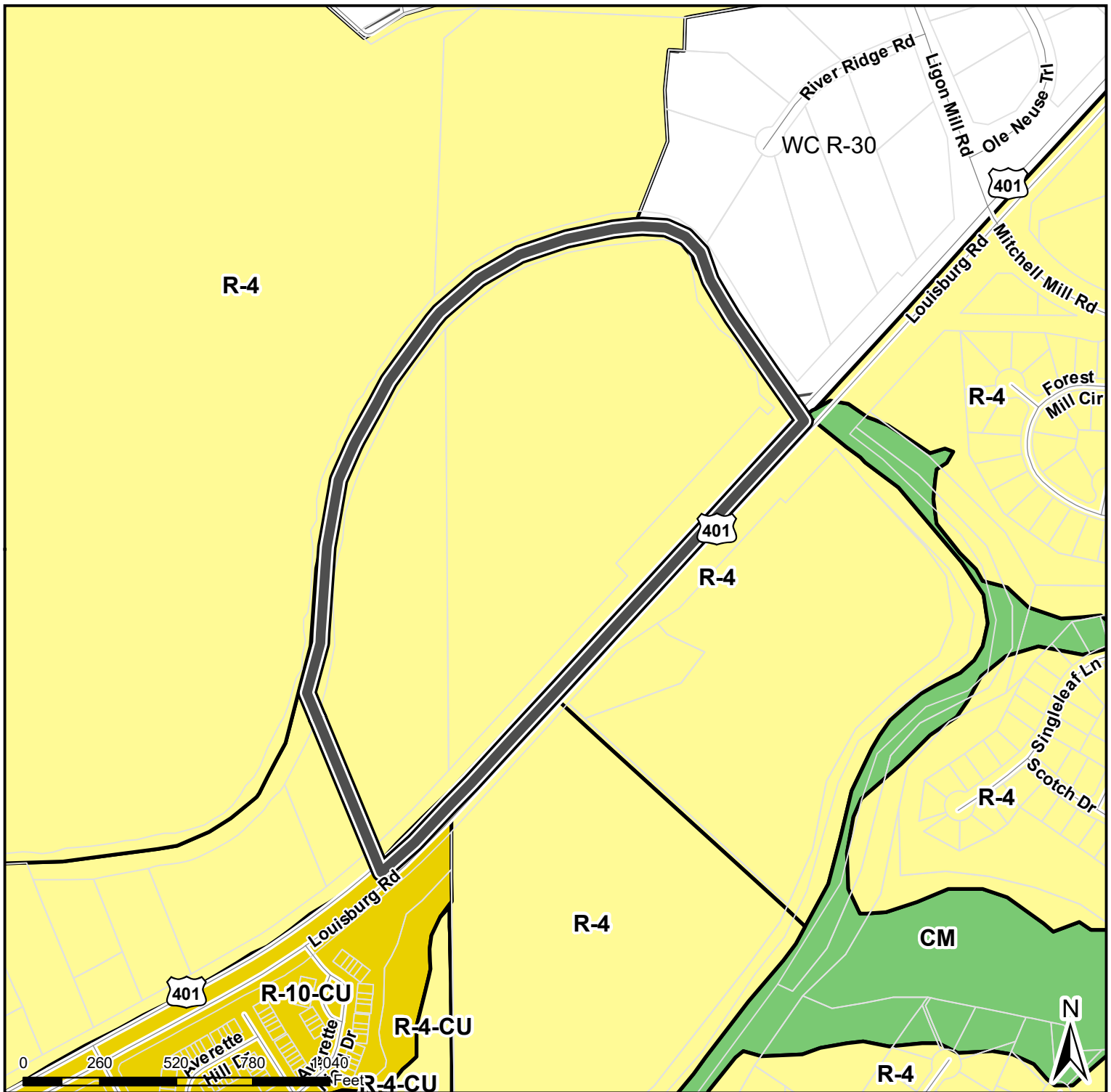
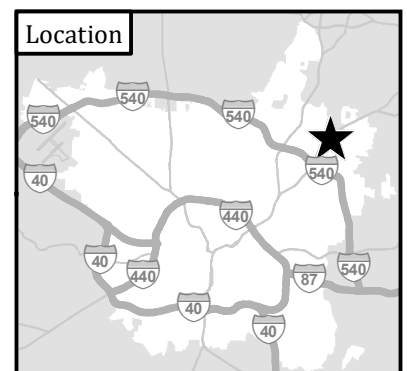


# Existing Zoning

# Z-40-2021



Property	8031 & 0 Louisburg Rd
Size	41.42 acres
Existing Zoning	R-4
Requested Zoning	RX-4-PL-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	November 16, 2021
Subject	Public Hearing Agenda Item: December 7, 2021 Meeting Rezoning Z-40-21 Louisburg Road

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At its November 16, 2021 meeting, the City Council scheduled a public hearing for the following item at its December 7, 2021 meeting:

**Z-40-21: 0 & 8031 Louisburg Road**, on its west side, 950 feet south of Mitchell Mill Road, being Wake County PINs 1737971057 & 1737863462. Approximately 41.42 acres are requested by The Ghorri Family LLC and Mary S. Murray to be rezoned from Residential-4 (R-4) to Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU). The proposed conditions prohibit cemeteries, schools, and outdoor sports facilities; limit the total number of dwelling units to 375; require development to comply with TC-16-20 "Special Flood Hazard Area Regulations"; require vegetation to be planted along Louisburg Road where the site is graded for development, require a pedestrian connection from the greenway trail to Louisburg Road, require agencies in control of the greenway easement to be notified of development plans, and require electric vehicle charging stations to serve four vehicles.

**Current Zoning:** Residential-4 (R-4)

**Requested Zoning:** Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The **Planning Commission** voted 8-0 to recommend approval of the request.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and Neighborhood Meeting Report.



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13069

## CASE INFORMATION: Z-40-21 0 & 8031 LOUISBURG ROAD

Location	Louisburg Road, on its west side, 950 feet south of Mitchell Mill Road  Addresses: 0 & 8031 Louisburg Road  PINs: 1737971057, 1737863462  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Residential-4 (R-4)
Requested Zoning	Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU)
Area of Request	41.42 acres
Corporate Limits	The site is within Raleigh's extra-territorial jurisdiction but outside of its corporate limits. A petition for annexation will need to be submitted prior to issuance of utility connection permits.
Property Owners	The Ghorri Family LLC Mary S. Murray
Applicant	Jennifer Ashton, Longleaf Law Partners
Council District	District B
PC Recommendation Deadline	December 11, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Prohibits cemeteries, schools, and outdoor sports facilities.
2. Limits the total number of dwelling units to 375.
3. Requires development to comply with TC-16-20 "Special Flood Hazard Area Regulations".
4. Requires vegetation to be planted along Louisburg Road where the site is graded for development.
5. Requires a multi-use path connection between the Neuse River Greenway Trail and Louisburg Road.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use, Public Parks & Open Space
Urban Form	Parkway Corridor
Consistent Policies	●Policy LU 1.2 – Future Land Use Map and Zoning Consistency ●Policy LU 1.3 – Conditional Use District Consistency

	<ul style="list-style-type: none"> <li>●Policy LU 2.2 – Compact Development</li> <li>●Policy LU 2.4 – Large Site Development</li> <li>●Policy LU 2.5 – Healthy Communities</li> <li>Policy LU 8.1 – Housing Variety</li> <li>●Policy LU 8.9 – Open Space in New Development</li> <li>Policy T 5.1 Enhancing Bike/Pedestrian Circulation</li> <li>Policy EP 5.3 – Canopy Restoration</li> <li>●Policy H 1.8 – Zoning for Housing</li> <li>●Policy PR 3.13 – Greenway-oriented Development</li> </ul>
<b>Inconsistent Policies</b>	Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Policy EP 5.5 – Forested Buffers ●Policy UD 1.10 – Frontage

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
5/26/2021 (3 attendees)	8/16/2021 (14 attendees)	10/12/2021	

## REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
23	1	4	2
<b>Summary of Comments:</b> Frustration with difficulty finding information about the case.			

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

<b>Reasonableness and Public Interest</b>	The proposal is consistent with the Future Land Use Map and the 2030 Comprehensive Plan because it would serve goals related to stormwater management, tree conservation, and greenway access.
<b>Recommendation</b>	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
<b>Motion and Vote</b>	Motion: Miller Second: Lampman In Favor: Bennett, Dautel, Elder, Fox, Lampman, Miller, O'Haver, and Rains

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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 and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: 10/12/2021

Staff Coordinator: John Anagnost: (919) 996-2638; [John.Anagnost@raleighnc.gov](mailto:John.Anagnost@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-40-21

## Conditional Use District

### OVERVIEW

The rezoning request is for just over 40 acres on the west side of Louisburg Road immediately south of the Neuse River. The proposal is to rezone from Residential-4 (R-4) to Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU). The site is roughly oblong with its northern and western boundaries formed by a curve in the Neuse River. Most of the rezoning area is heavily wooded and slopes downward from south to north toward the river. More than 30 acres in the northern portion of the site are within the 100-year floodplain or the floodway of the Neuse River. The Neuse River Greenway Trail follows the riverbank along the northern and western edges of the property.

A City park, Horseshoe Farm, is located on the west side of the Neuse River opposite the site. Ligon Mill Road and Mitchell Mill Road meet at Louisburg Road approximately 900 feet northeast of the site. Perry Creek Road passes about one-half mile to the southwest. North Raleigh Christian Academy and the WRAL Soccer Park lie to the west of the site on the north side of Perry Creek Road. Development in the surrounding area is mostly residential with a mix of rural, low density, and moderate density residential character. Some non-residential uses are present at the intersection of Louisburg Road and Perry Creek Road, including a grocery-anchored shopping center.

Zoning around the rezoning property is primarily R-4. Some Wake County zoning is present to the north of the site on the west side of Louisburg Road. Mixed Use Districts are mapped around the intersection of Louisburg Road and Perry Creek Road. The Future Land Use Map calls for mixed-use or higher density residential zoning along Louisburg Road between Perry Creek Road and the Neuse River. Louisburg Road is a Parkway Corridor on the Urban Form Map.

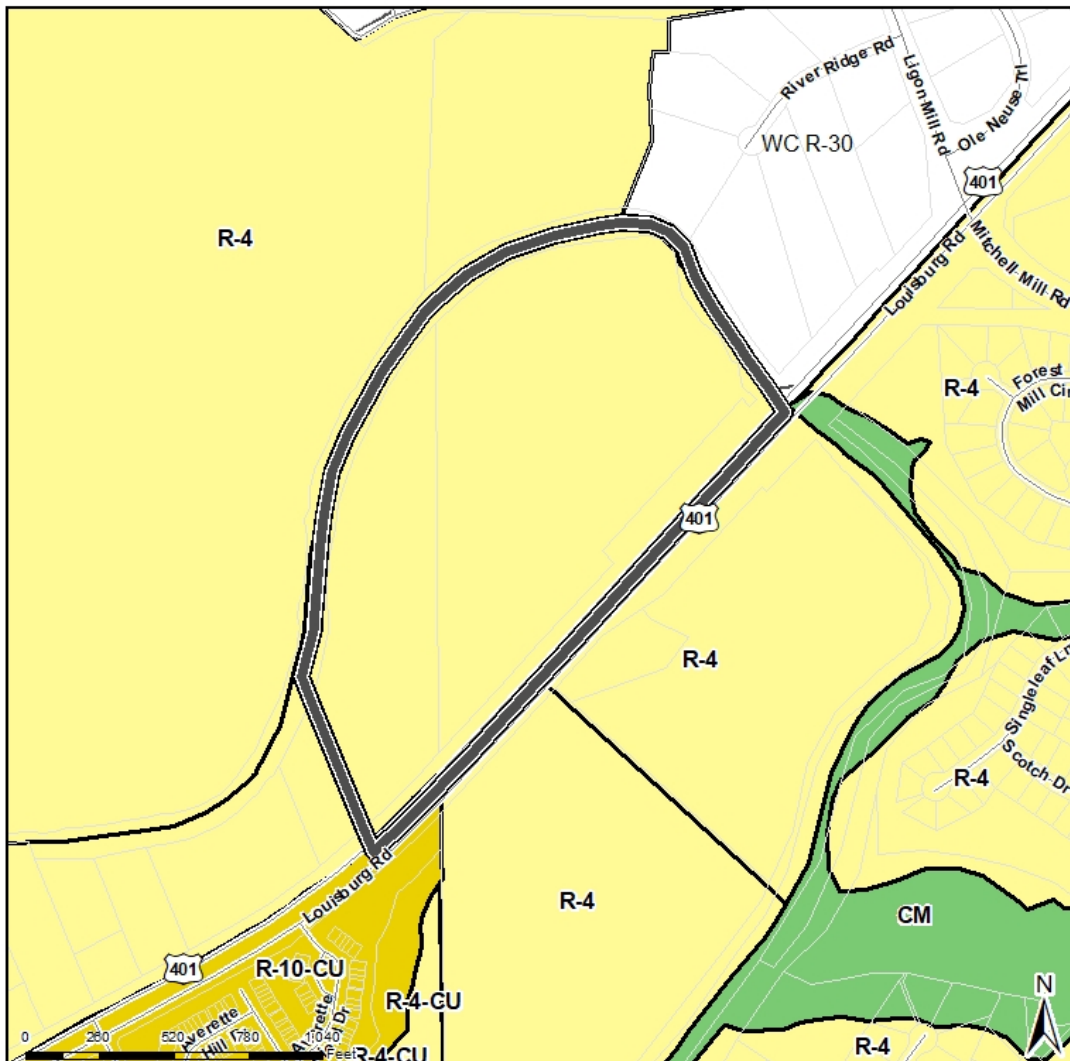
Conditions are offered with the request to prohibit certain uses, limit the total number of residential units to 375, require landscaping along Louisburg Road where grading occurs during development, and require a multi-use path connection with the greenway trail. A final condition has been included which imposes floodplain regulations recently adopted through text change TC-16-20. This text change was approved on May 4, 2021 with an effective date of April 1, 2022.

### OUTSTANDING ISSUES

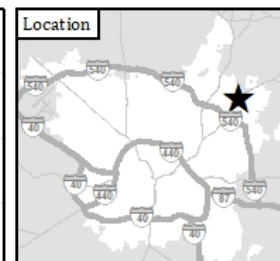
Outstanding Issues	None.	Suggested Mitigation	N/A
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# Existing Zoning

Z-40-2021



<b>Property</b>	8031 & 0 Louisburg Rd
<b>Size</b>	41.42 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-4-PL-CU



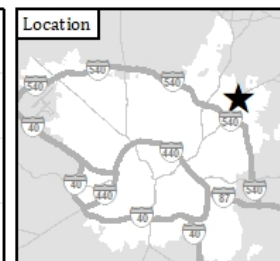
Map by Raleigh Department of Planning and Development (mansol@): 7/1/2021

# Future Land Use

Z-40-2021

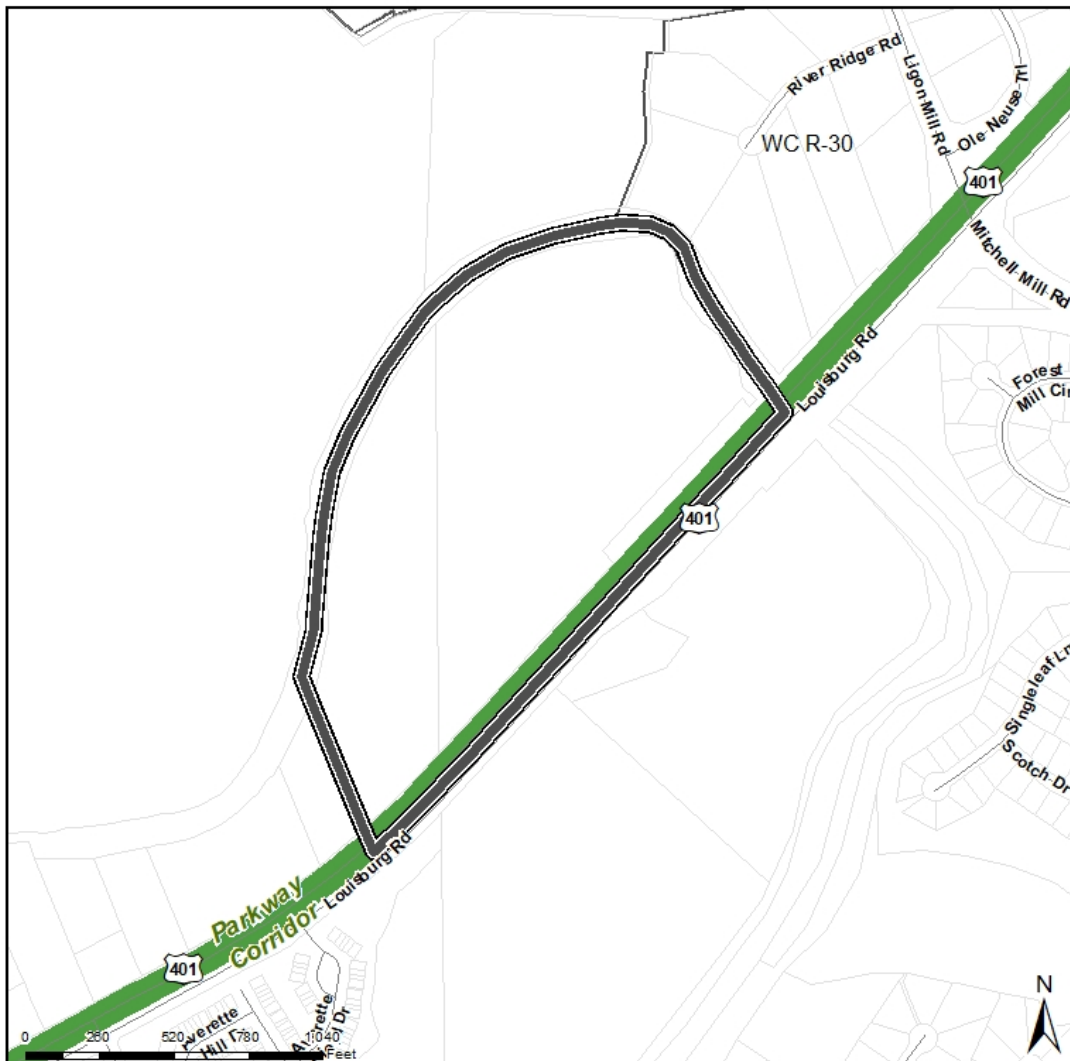


<b>Property</b>	8031 & 0 Louisburg Rd
<b>Size</b>	41.42 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-4-PL-CU

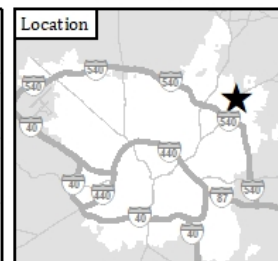


Map by Raleigh Department of Planning and Development (mansol@): 7/1/2021





<b>Property</b>	8031 & 0 Louisburg Rd
<b>Size</b>	41.42 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-4-PL-CU



Map by Raleigh Department of Planning and Development (mansol@): 7/1/2021

# 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?

Yes, the request is consistent with the Expanding Housing Supply Vision Theme because it would increase the number of potential residential units on the site by about 185. The additional units would also be allowed in the townhouse and apartment building types, which are not currently allowed in a conventional development on the site. The Managing Our Growth Vision Theme aligns with the proposal because the proposal is in an urbanized area with destinations in the area for employment and shopping. The site has access to the Neuse River Greenway Trail and Horseshoe Farm Park. The proposal further supports this Vision Theme by requiring a multi-use path connection between Louisburg Road and the greenway trail. The connection will contribute to the larger bicycle network and provide a recreational amenity within the site.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes, the site is designated for Office & Residential Mixed Use on the Future Land Use Map. This designation states that appropriate development could include offices, multi-family residential, or a mix of the two. The proposed zoning allows multi-family residential development.

- 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?

Not applicable. The requested use is specifically designated.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

No traffic impact analysis (TIA) was required for this case. Comments have been received from nearby residents about delays for southbound vehicles turning westbound at the intersection of Louisburg Road and Perry Creek Road. NCDOT is designing a project for the intersection of Louisburg Road with Mitchell Mill Road and Ligon Mill Road. This project will alleviate traffic congestion for some trips near the site. The NCDOT project will also provide sidewalks on the bridge over the Neuse River and on Louisburg Road opposite the site. A TIA is likely to be required for a site plan on this site. Other facilities and services are expected to be sufficient for the requested amount of development.

## Future Land Use

**Future Land Use designation:** Office & Residential Mixed Use, Public Parks & Open Space

**The rezoning request is**

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

☐ **Inconsistent**

About two-thirds of the site, on its northeast side, is within the 100-year floodplain. This area is mapped with the Public Parks & Open Space designation on the Future Land Use Map. The proposed zoning conditions would apply floodplain regulations from TC-16-20. These regulations do not allow new structures in the floodplain. This area also holds a segment of the Neuse River Greenway Trail and an associated access easement. The floodplain regulations, zoning condition, and access easement will prevent development of this portion of the site. The developable area of the site is mapped for Office & Residential Mixed Use. The requested RX-4-PL-CU zoning would permit apartment buildings in this area with maximum heights of four stories. The designation indicates that office or apartment development with height up to four or five stories is appropriate. The request is consistent with both Future Land Use designations for the site.

## Urban Form

**Urban Form designation:** Parkway Corridor

**The rezoning request is**

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

☒ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Louisburg Road is identified as a Parkway Corridor along the rezoning site. This Urban Form designation encourages a tree-line roadway. The request includes the Parking Limited frontage, which would exempt development from primary tree conservation areas along Louisburg Road where building or parking areas are complying with the frontage requirements. The request includes a zoning requirement to require tree planting with a width of 20 feet along Louisburg Road where land is disturbed. This condition mitigates the inconsistency, but the request would be more consistent if the Parking Limited frontage was replaced with the Parkway frontage. A Parkway frontage would require a 50-foot wide tree conservation or planting area along the site's frontage. Removing the Parking Limited frontage would also improve consistency by allowing primary tree conservation to remain in effect.

## Compatibility

### **The proposed rezoning is**

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

☐ **Incompatible.**

The request is compatible with the surrounding area due to the significant open space buffer that will be provided by floodplain regulations and the greenway easement. Neighborhood Transition requirements will apply to the southwestern border of the site where it abuts a R-4 district. The transition requirements will provide a 50-foot building setback, a protective yard, and height controls at the setback line. The tops of buildings within the site may be visible from Horseshoe Farm Park. The closest a building could be to an unforested area of the park is about 800 feet away. The elevation of the rezoning site is about ten feet higher than the park at this closest point.

## Public Benefits of the Proposed Rezoning

- The request would allow a greater amount and variety of housing in the area.

## Detriments of the Proposed Rezoning

- The proposed zoning would allow development which may create additional vehicle trips on Louisburg Road.
- Buildings may be visible from Horseshoe Farm Park.

## Policy Guidance

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

### ● **Policy LU 1.2 – Future Land Use Map and Zoning Consistency**

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

*The zoning proposal would allow for the site to be developed with four-story apartment buildings. The portion of the site outside the 100-year floodplain is designated for Office & Residential Mixed Use. This category supports office or residential development with height of up to four or five stories. The remainder of the site falls in the Public Parks & Open Space category of the Future Land Use Map. This area is almost fully covered by an existing greenway easement that will be reaffirmed when the site is developed. The Public Parks & Open Space area is also in the 100-year floodplain. The rezoning request includes a zoning condition to require new development to comply with floodplain regulations that have been approved by the City Council but have not yet gone into effect. These regulations effectively prohibit any structures in the floodplain. The combination of requested*

*zoning, conditions, and UDO floodplain regulations will lead to development that follows the recommendations of the Future Land Use Map.*

● **Policy LU 1.3 – Conditional Use District Consistency**

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

*Zoning conditions included with the petition would limit the number of dwelling units, ensure floodplain regulations will apply, and require tree planting along Louisburg Road. These factors mitigate potential impacts of the request to traffic congestion, stormwater, and the Parkway frontage. By reducing the likelihood and magnitude of these impacts, the conditions improve consistency with the Comprehensive Plan.*

● **Policy LU 2.2 – Compact Development**

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

*The request would allow more residential units in an are with access to public utilities and served by existing streets and parks.*

● **Policy LU 2.4 – Large Site Development**

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset impacts of the development.

● **Policy LU 2.5 – Healthy Communities**

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

● **Policy LU 8.9 – Open Space in New Development**

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site

*The rezoning site contains a large floodplain and greenway easement that hold a segment of the Neuse River Greenway Trail. While the property has likely been compensated previously for the greenway easement, the greenway remains a beneficial feature that will support recreational experiences for future users of the site. The applicant is also not seeking entitlement greater than what the Future Land Use Map recommends. The greenway amenity is commensurate with the scale of development. The offered zoning condition to provide a multi-use path between the greenway and Louisburg Road supplements the greenway and helps to integrated with the development.*

**Policy LU 8.1—Housing Variety**

Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

● **Policy H 1.8 – Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

*The proposed zoning would allow around double the number of dwelling units compared to the existing zoning and allow all residential building types. The existing zoning would allow townhouses as part of a Conservation development but does not allow apartments in any by-right development option.*

**Policy EP 5.3 Canopy Restoration**

Promote the reforestation of tree coverage that is typically lost during urban and suburban development through tree conservation, targeted tree plantings, urban forestry, and street tree plantings.

*A condition is included in the request which requires tree planting along Louisburg Road where the site is disturbed during development. The planting will restore trees lost through development of the site.*

**Policy T 5.1 Enhancing Bike/Pedestrian Circulation**

Enhance pedestrian and bicycle circulation, access, and safety along corridors, downtown, in activity and employment centers, at densely developed areas and transit stations, and near schools, libraries, and parks.

● **Policy PR 3.13 Greenway-oriented Development**

Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.

*The rezoning proposes to add a multi-use path to connect Louisburg Road with the Neuse River Greenway Trail through a zoning condition. The multi-use path will link the development with the greenway and has the potential to create a pedestrian loop within or near the site that would encourage use of the greenway.*

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

**Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use**

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

*The Future Land Use Map indicates that the non-floodplain portion of the site could be developed with offices or mixed-use buildings that include a small amount of non-office commercial space. The requested district of RX prohibits stand-alone office*

*uses, and requires commercial space in an apartment building to be at the corner of two public streets. A request for an Office Mixed Use (OX) district would provide more flexibility for including non-residential development by allowing office buildings and a larger, more flexible retail component. Non-residential uses on the site could reduce the need for vehicle trips leaving the site by offering goods and services within walking distance to residents.*

#### **Policy EP 5.5 Forested Buffers**

Conserve forested buffers along Raleigh's freeways and expressways through the use of Special Highway Overlay Districts and conditional use zoning.

#### **●Policy UD 1.10 Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

*The lack of a Parkway frontage and request for the Parking Limited frontage removes requirements for trees to line Louisburg Road and allows an exemption to tree conservation requirements. The request will reduce the likelihood of a forested area of the width and consistency recommended by the Parkway Corridor designation on the Urban Form Map. The site has existing tree cover along Louisburg Road that may meet tree conservation standards.*

### **Area Plan Policy Guidance**

*There is no area plan guidance for the rezoning site.*

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
<b>Transit Score</b>	30	18	The Transit Score is very low. There is no transit service within walking distance of the site.
<b>Walk Score</b>	30	14	The nearest non-residential destinations are at the intersection of Louisburg Road and Perry Creek Road. The intersection is about one-half mile away, but there are almost no sidewalks in that distance. Vehicle speeds on Louisburg Road are high. The parking area of Horseshoe Farm Park is about 3,000 feet away by greenway.
<b>Bike Score</b>	41	52	The Neuse River Greenway Trail passes through the site. The greenway provides access to Horseshoe Farm Park. Wildwood Forest Elementary and River Bend Elementary and Middle Schools are within a distance of about two miles by greenway and lower-speed streets.
<b>HUD Low Transportation Cost Index</b>	[N/A, index is expressed as a percentile.]	70	This score is typical to high for parts of Raleigh with a suburban style of development. The score likely reflects employment uses as Triangle Town Center and Gresham Lake Road as the subject Census tract extends from Louisburg Road to Capital Boulevard on the north side of I-540. Residents of the site will almost certainly need at least one vehicle per household. The site is not served by transit.
<b>HUD Jobs Proximity Index</b>	[N/A, index is expressed as a percentile.]	30	The jobs proximity index is based on the Census block group, which follows Louisburg Road north of I-540 and then extends toward Thornton Road. The value of the index is low, indicating the residential character of the block group with smaller-scale employment uses along major roads.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.



## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

*Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.*

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The request would allow around 185 additional housing units on the site.
Is naturally occurring affordable housing present on the site?	No	There is no housing on the site currently.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	All residential building types would be allowed by the proposed zoning.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	The request is for a mixed use district.
Is it within walking distance of transit?	No	The nearest transit stop is for GoRaleigh Route 25L Triangle Town Link. It is just over one-half mile away at the intersection of Louisburg Road and Perry Creek Road. Another stop is located at North Raleigh Christian Academy on Perry Creek Road, about three-quarters of a mile away. This stop serves Route 25L as well as GoRaleigh 401X Rolesville Express.

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	53	36
People of Color Population (%)	77	46
Low Income Population (%)	28	30
Linguistically Isolated Population (%)	6	3
Population with Less Than High School Education (%)	14	9
Population under Age 5 (%)	8	6
Population over Age 64 (%)	9	11
% change in median rent since 2015	-0.32	20.3

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

## Health and Environmental Analysis

What is the life expectancy in this tract? Is it higher or lower than the County average (78.1 yrs)?	80	The life expectancy in the tract is somewhat higher than the county average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	None identified.
Are there hazardous waste facilities are located within one kilometer?	No	None identified.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	About 60% of the site area lies within the floodway or the 100-year floodplain of the Neuse River, which forms the northern boundary of the site. Most of the floodprone area is occupied by a City of Raleigh greenway easement. New development is prohibited according to changes made to the UDO by TC-16-20.
Is this area considered a food desert by the USDA?	No	A grocery store is present at the southeast corner of Louisburg road and Perry Creek Road.

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The property is not in Raleigh's corporate limits and does not appear to have ever been developed.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	None identified.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	None identified.

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*Response: The site does not have very good access to employment destinations or transit service. New residents will likely be reliant on private vehicles for most daily trips. Allowed housing types would probably consume less carbon per unit than housing constructed in the existing zoning.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Response: Existing residents of the area are more likely to be non-white, lack English proficiency, and have lower educational attainment than a typical Raleigh resident. However, the proportion of low-income households is slightly lower in the subject area than in Raleigh overall. Also, housing costs have decreased in the subject tract from 2015 to 2019. Additional housing types and supply may allow existing residents or their family members to remain in the area at different stages of life and continue the trend of stable housing costs.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Response: Housing costs have been stable in this area. This stability contrasts with the 20% increase in costs for Raleigh as a whole.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*Response: Much of the surrounding area was developed since the 1970s. Demographic data suggest that this area is populated by racial and ethnic minority residents. That may suggest that this area has been economically accessible for people of color over the last forty years and may be a source of economic opportunity for historically marginalized people.*

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Response: The information gathered does not suggest elevated exposure to environmental toxins or hazards or lower-quality health outcomes. While the proportion of residents with lower than a high school diploma is significantly higher than the citywide rate in Raleigh, life expectancy is higher than the county average.*

# IMPACT ANALYSIS

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None.

## Parks and Recreation

1. This site contains the Neuse River Greenway Trail and Greenway Easement. While there is existing partial Greenway Easement on site, at the time of a subdivision or site plan this corridor will require the dedication of a 150-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B).
2. Nearest existing park access is provided by Horseshoe Farm Nature Preserve (0.5 miles) and Berkshire Downs West Park (1.8 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (within site).
4. Current park access level of service in this area is graded a B letter grade.
5. Please consider providing a paved pedestrian connection from the internal pedestrian network of the development to the adjacent Neuse River Greenway Trail. This connection would support Comp Plan PR 3.13 Greenway-oriented Development: "Development adjacent to a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits." An ideal design solution would include a direct pedestrian connection to the Neuse River Greenway Trail at the southwestern portion of the site, for direct access to the greenway trail from the proposed apartments on that portion of the site; as well as a direct greenway connection from the Louisburg Rd right-of-way to the existing greenway trail bridge over the Neuse River, at the northeastern portion of the site.

**Impact Identified:** Development of the site with the multi-use path required by a zoning condition will help to integrate connections with the existing greenway trail that passes through the site.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	47,000	94,270
Waste Water	0	47,000	94,270

### **Impact Identified:**

1. The proposed rezoning would add 94,270 gpd to the wastewater collection and water distribution systems of the City. There are existing water mains adjacent to the proposed rezoning area. An offsite sewer extension with offsite easement acquisition would be needed for sanitary sewer
2. 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
3. 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

## Stormwater

Floodplain	FEMA
Drainage Basin	Neuse
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

**Impact Identified:** none

## Transportation

### **Site and Location Context**

#### *Location*

The Z-40-21 site is in Northeast Raleigh on the west side of Louisburg Road, approximately 1000 ft south of the intersection of Louisburg Road and Mitchell Mill Road. The site is between Louisburg Road and the Neuse River.

### *Area Plans*

The Z-40-21 site is not located within the boundaries of an adopted area plan.

### *Other Projects*

Approximately 0.1 miles north of the site, NCDOT plans to widen Louisburg road between the bridge and Leland Rive, as well as add capacity to the intersection of Louisburg Road, Ligon Mill Road, and Mitchell Mill Road. This project is listed as Project U-5748 in the N.C. Department of Transportation's State Transportation Improvement Program (STIP). It is expected to begin construction in 2022. The project includes widening Louisburg Road to eight lanes and the construction of 10-foot multi-use path along the southern portion. Improvements to Mitchell Mill Road and Ligon Mill Road are also included. The project will also be converting intersections from Perry Creek Road to Leeland Drive to "reduced conflict intersections." Also known as a "superstreet." This configuration will not allow for left turns onto Louisburg Road nor through movements to cross it. The result will be simpler signal phasing that will increase the capacity of Louisburg Road.

## **Existing and Planned Infrastructure**

### *Streets*

Louisburg Road designated as a 6-lane divided avenue and is maintained by NCDOT. It is currently built as a 6-lane, divided avenue. NCDOT Project U-5748 will make changes and improvements to Louisburg Road. Refer to the previous section for details about the project.

The existing block perimeter is approximately 45,000 ft. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-4 zoning districts is 3,000 feet, and the maximum dead-end street length is 400 feet. The site's block perimeter is restricted by the Neuse River, which bounds the northern and eastern portion to the site.

### *Pedestrian Facilities*

There are no existing sidewalks along the northwestern side of Louisburg Road, including along the site's frontage. There is approximately 3000 feet of sidewalk along the eastern portion of Louisburg Road, north of the Perry Creek Road intersection. Frontage improvements, including sidewalks are required for subdivision or tier 3 site plan approval. Perry Creek Road and Mitchell Mill Road both have sidewalks.

NCDOT Project U-5748 will be adding a sidewalk across both sides of the bridge north of the site. The project with also be adding a ten-foot multiuse path along the southern portion of Louisburg Road between the bridge and Leland Drive. City staff is discussing additional opportunities to add sidewalk to project U-5748.

### *Bicycle Facilities*

There is an existing bike lane on Mitchell Mill Road between Louisburg Road and Forestville Road approximately 0.4 miles north of the Z-40-21 site. The remaining portions of Mitchell Mill Road and Ligon Mill Road are designated for bicycle lanes in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan); Louisburg Road is designated for a separated bikeway.

Approximately 0.1 miles north of the site, NCDOT Project U-5748 will be adding a ten-foot multiuse path along the southern portion of Louisburg Road between the bridge and Leland Drive.

### *Greenway*

The Neuse River Trail runs along the northern and eastern portion of the Z-40-21 site. This makes the site uniquely positioned to take advantage of access to the existing greenway trail while also improving access to the trail for nearby properties. Condition #5 requires the construction of a 10-foot multiuse path connecting Louisburg Road to the Neuse River Trail, as long as the path is not required to be ADA-accessible. This path is required to be no more than 1300 feet from the southern boundary of the property, which is approximately 70 percent of the distance from the southern boundary to the river. This connection would reduce walking and biking distances to the trail and is consistent with Comprehensive Plan Policies T 5.2, T 5.4, and T 5.7.

### *Transit*

There is one transit route near the Z-40-21 site. GoRaleigh Route 25L operate on Perry Creek Road between the North Ridge Shopping Center and Wake Med North. The nearest inbound stop is located approximately 0.5 miles south of the site at the intersection of Louisburg Road and Perry Creek Road. The nearest outbound stop is located approximately 1 mile south of the site at the intersection of Louisburg Road and Harnett Drive. Louisburg Road is designated in Map T-2 (Planned Transit Facilities) as a Regional Bus Connection. GoRaleigh Route 401X passes the subject site without stopping. This service provides limited express service from Triangle Town Center to a park and ride lot in Rolesville

### *Access*

Vehicle access to the subject site is via Louisburg Road or new public streets.

## **Traffic Impact Analysis**

### *Determination*

Based on the Envision results, approval of case Z-40-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4 to RX-4-PL-CU is projected to generate 43 new trips in the AM peak hour and 60 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-40-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-40-21 Current Zoning Entitlements	Daily	AM	PM
Residential	1,376	86	105
Z-40-21 Proposed Zoning Maximums	Daily	AM	PM
Residential Mixed Use	2,109	130	165
Z-40-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>733</b>	<b>43</b>	<b>60</b>

**Impact Identified:** The request did not meet established thresholds to require a traffic impact analysis (TIA) during the rezoning process. A TIA may be required for a development plan. A multi-use path required by a zoning condition will add to the bicycle and pedestrian network in the area.



## Urban Forestry

The proposed Parking Limited Frontage would eliminate the Primary Tree Conservation Area along Louisburg Road.

**Impact Identified:** Tree cover along Louisburg Road will not be protected by tree conservation requirements.

## Impacts Summary

The request would allow a lower quality of forestation along Louisburg Road.

## Mitigation of Impacts

The petition could replace the Parking Limited frontage with a Parkway frontage to ensure the suburban, tree-line quality of Louisburg Road.

## CONCLUSION

The rezoning petition applies to 41 acres on the west side of Louisburg Road immediately south of the Neuse River. The existing zoning is R-4. The proposed zoning is RX-4-PL-CU. Conditions limit total dwelling units to 375, prohibit certain uses, require tree planting along Louisburg Road, prohibit development in the floodplain, and require a multi-use path connection to the greenway trail.

The proposed height and uses are supported by the Office & Residential Mixed Use Future Land Use designation on the southwest portion of the site. The northwest portion is covered by the 100-year floodplain and a greenway easement. These features will prevent development in that area, which is designated for Public Parks & Open Space. The request is consistent with the Future Land Use Map.

It is also aligned with Comprehensive Plan policies calling for denser development in urbanized areas, orienting development to greenways, and providing sufficient open space for new residents. Inconsistent policies are related to the lack of protection for trees along Louisburg Road, which is encouraged by the Urban Form Map. The petition is consistent with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
5/26/2021	First neighborhood meeting held	
6/25/2021	Application submitted	
7/19/2021	Initial review complete	No TIA required
8/16/2021	Second neighborhood meeting held	
10/12/2021	Case placed on Planning Commission agenda for discussion	Planning Commission recommends approval.

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4, R-30 (Wake County)	R-10-CU, R-4, CM	R-4, CM, R-30 (Wake County)	R-4
Additional Overlay	None	None	None	None	None
Future Land Use	Office & Residential Mixed Use, Public Parks & Open Space	Public Parks and Open Space	Medium Density Residential, Public Parks & Open Space	Low Density Residential, Public Parks & Open Space	Office & Residential Mixed Use, Public Parks & Open Space
Current Land Use	Open Space, Greenway	Park, Open Space	Open Space	Low Density Residential, Open Space	Rural Residential, Open Space
Urban Form	Parkway Corridor	None	Parkway Corridor	Parkway Corridor	Parkway Corridor

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	RX-4-PL-CU
Total Acreage	41.42	41.42
Setbacks:		
Front	20'	0'-100' (build-to)
Side	10'	0' or 6'
Rear	30'	0' or 6'
Residential Density:	4.54	9.05
Max. # of Residential Units	188	375
Max. Gross Building SF	N/A	394,000
Max. Gross Office SF	Not permitted	4,000
Max. Gross Retail SF	Not permitted	4,000
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	0.26

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

**AGENDA ITEM (F) 3: Z-40-21 – Louisburg Road**

This case is located 0 & 8031 Louisburg Road, on its west side, 950 feet south of Mitchell Mill Road.

Approximately 41.42 acres are requested by The Ghorl Family LLC and Mary S. Murray to be rezoned from Residential-4 (R-4) to Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU). The proposed conditions prohibit cemeteries, schools, and outdoor sports facilities; limit the total number of dwelling units to 375; require development to comply with TC-16-20 “Special Flood Hazard Area Regulations”; require vegetation to be planted along Louisburg Road where the site is graded for development and require a pedestrian connection from the greenway trail to Louisburg Road. The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The second neighborhood meeting for this case was held on August 16. Legal notice has been provided for the item to be discussed at this meeting. The deadline for Planning Commission action is December 11, 2021

Planner Anagnost gave a brief overview of the case.

Jennifer Ashton representing the applicant gave a brief overview of the case.

Joe Angelone spoke in objection. He expressed an objection that water quality will not be affected. He also stated that he was in favor of high-density affordable housing, but the biggest issue is of parking in the area. He retention pond; public access to the beach in the area and limiting building height in the area would continue to preserve the beautiful view in the area.

Ms. Ashton responded regarding how stormwater would be addressed on the property; parking in the area and having no control of parking with respect to the lake.

There was further discussion regarding why the decision was made between Parkway Limited and Parkway Frontage.

Ms. Ashton responded that the reasoning for the choice was the amounts of trees that could be saved.

There was further discussion regarding opened space and whether the land around Orchards Farm Park could be reallocated to the city.

Planner Anagnost responded that it didn’t seem that the City would have much interest in acquiring that land even if the applicant were to offer it.

There was further discussion regarding whether any structure could be placed in the floodway fringe area.

Ms. Ashton responded that it could be developed but many trees would be lost.

There was further discussion that the concerns of the neighborhood regarding the impact of the stormwater and the quality of water in the area.

Planner Anagnost responded that he did not properly communicate in a meeting the difference between quality and quantity of storm water in an area.

**Ms. Miller made a motion to recommend approval of the case. Mr. Lampman seconded the motion.**

**Commissioners, how do you vote?**

**Bennett (Aye), Dautel (Aye), Elder (Aye), Chair Fox (Aye), Lampman (Aye) Miller (Aye), Mr. O'Haver (Aye) and Mr. Rains (Aye).**

**The vote is unanimous, 8-0.**

# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4		Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX		Height: 4	Frontage: PL	Overlay(s):
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 8031 and 0 Louisburg Road		
Property PIN: 11737863462 and 1737971057		
Deed reference (book/page): 7827/562; and 12303/95		
Nearest intersection: Louisburg Rd and Mitchell Mill Rd		Property size (acres): 41.42
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Ghori Family LLC, and Mary S. Murray		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: <a href="mailto:jashton@longleaflp.com">jashton@longleaflp.com</a>		
Applicant phone: 919.780.5433		
Applicant signature(s): <i>Roshan Asif Ghori</i>		
Additional email(s):		

# Rezoning Application and Checklist

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Existing zoning base district: R-4		Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX		Height: 4	Frontage: PL	Overlay(s):
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
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Nearest intersection: Louisburg Rd and Mitchell Mill Rd		Property size (acres): 41.42
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Ghorri Family LLC, and Mary S. Murray		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: <a href="mailto:jashton@longleaflp.com">jashton@longleaflp.com</a>		
Applicant phone: 919.780.5433		
Applicant signature(s): <i>Mary S. Murray</i>		
Additional email(s):		

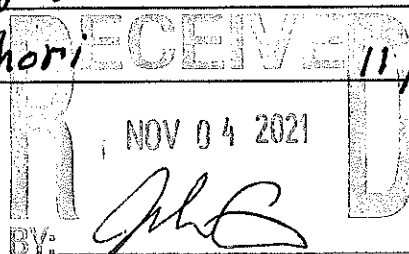
**Conditional Use District Zoning Conditions**Zoning case #: **Z-40-21**Date submitted: **6/18/21****Office Use Only**

Rezoning case # \_\_\_\_\_

Existing zoning: **R-4**Proposed zoning: **RX-4-PL-CU****Narrative of Zoning Conditions Offered**

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- District shall be prohibited: (i) Cemetery; (ii) school, public or private (K-12); and (iii) outdoor sports or entertainment facility (>250 seats).
2. The maximum number of dwelling units permitted on the property is 375 dwelling units.
3. Any site plan submitted to the City prior to the effective date of TC-16-20 shall comply with all applicable standards contained in Sec. 9.3.6 of TC-16-20 (Ordinance 2021 - 231 TC 447).
4. Except as stated below, where tree removal occurs along Hwy 401/Louisburg Road, plantings shall be installed at a rate of 4 shade trees and 15 shrubs per 100 lineal feet within the area between the right-of-way and 20' back, or within the right-of-way if there is an approved encroachment agreement. Where overhead utilities exist: (i) such plantings shall be installed outside the utility easement area, unless there is an approved utility encroachment agreement; and (ii) understory trees may be substituted at a rate of 2 understory trees per 1 shade tree if plantings are allowed within said utility easement area. All plantings contemplated by this condition shall be counted toward any streetscape planting requirement, and any streetscape plantings shall be counted toward compliance with this condition.
5. Subject to approval by the City Planning and Development Department, and the consent of any easement holder, Developer will construct a ten foot (10') multi-use path connecting Louisburg Road/Hwy 401 to the City of Raleigh Neuse River Greenway Trail, as long as such path is not required by the City of Raleigh or by federal law to be ADA-accessible. The points at which this multi-use path will connect to Louisburg Road and to the greenway trail shall be located no farther than one thousand three hundred feet (1,300') from the property line adjacent to 8025 Louisburg Road (DB 9048 / PG 150).
6. Developer shall provide Level II Electric Vehicle Charging Stations serving four (4) parking spaces within the development. The charging stations shall be installed prior to issuance of a certificate of occupancy for the building that they serve.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: Roshan Aziz GhoriPrinted Name(s): Roshan Aziz Ghori



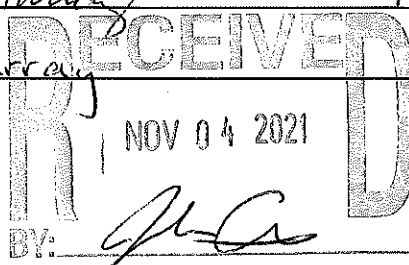
Conditional Use District Zoning Conditions		
Zoning case #: <b>Z-40-21</b>	Date submitted: <b>6/18/21</b>	Office Use Only Rezoning case # _____
Existing zoning: <b>R-4</b>	Proposed zoning: <b>RX-4-PL-CU</b>	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- District shall be prohibited: (i) Cemetery; (ii) school, public or private (K-12); and (iii) outdoor sports or entertainment facility (&gt;250 seats).</p> <p>2. The maximum number of dwelling units permitted on the property is 375 dwelling units.</p> <p>3. Any site plan submitted to the City prior to the effective date of TC-16-20 shall comply with all applicable standards contained in Sec. 9.3.6 of TC-16-20 (Ordinance 2021 - 231 TC 447).</p> <p>4. Except as stated below, where tree removal occurs along Hwy 401/Louisburg Road, plantings shall be installed at a rate of 4 shade trees and 15 shrubs per 100 lineal feet within the area between the right-of-way and 20' back, or within the right-of-way if there is an approved encroachment agreement. Where overhead utilities exist: (i) such plantings shall be installed outside the utility easement area, unless there is an approved utility encroachment agreement; and (ii) understory trees may be substituted at a rate of 2 understory trees per 1 shade tree if plantings are allowed within said utility easement area. All plantings contemplated by this condition shall be counted toward any streetscape planting requirement, and any streetscape plantings shall be counted toward compliance with this condition.</p> <p>5. Subject to approval by the City Planning and Development Department, and the consent of any easement holder, Developer will construct a ten foot (10') multi-use path connecting Louisburg Road/Hwy 401 to the City of Raleigh Neuse River Greenway Trail, as long as such path is not required by the City of Raleigh or by federal law to be ADA-accessible. The points at which this multi-use path will connect to Louisburg Road and to the greenway trail shall be located no farther than one thousand three hundred feet (1,300') from the property line adjacent to 8025 Louisburg Road (DB 9048 / PG 150).</p> <p>6. Developer shall provide Level II Electric Vehicle Charging Stations serving four (4) parking spaces within the development. The charging stations shall be installed prior to issuance of a certificate of occupancy for the building that they serve.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: Mary S. Murray 11-3-21

Printed Name(s): Mary S. Murray



## Rezoning Application Addendum #1

### Comprehensive Plan Analysis

### Office Use Only

Rezoning case # \_\_\_\_\_

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

### Statement of Consistency

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

1. The Future Land Use Map designates a portion of the property as Office & Residential Mixed Use. Office & Residential Mixed Use encourages higher residential densities given that it is usually applied to frontage lots along major streets where low-density residential uses are no longer appropriate. Additionally, Office & Residential Mixed Use provides that buildings 4 stories in height are appropriate when located near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted. The rezoning request proposes a density of 375 dwelling units on site. The request further proposes a maximum height of 4 stories. Both the proposed density and maximum height are consistent with the Future Land Use Map.
2. The Future Land Use Map designates a portion of the property as Public Parks and Open Space, and this category suggests these areas be limited to recreational or resource conservation uses. The majority of this area is already subject to a greenway easement and includes an existing greenway trail. Additionally, this area largely coincides with the future conditions flood hazard area, which the rezoning subjects to the new regulations prohibiting development in this area. Based on this, the request is consistent with this designation.
3. Louisburg Road is designated as a Parkway Corridor on the Urban Form Map, which suggests landscaping between the road and buildings, buildings setback from the road, and primarily lined by residential uses. Approximately one-third of the property's street frontage is within the floodplain, and the zoning conditions prohibit development within this area. The environmental features on the property cause only 30% of the property to be available for development. If the Parkway frontage was applied, this would render another 4% of the site undevelopable. Because of these limitations, the rezoning applies a Parking Limited (-PL) frontage so that buildings may be located closer to Louisburg Road. But, in recognition of the Parkway guidance, the applicant proposes a condition requiring plantings consistent with a Type C2 Street Protective Yard to provide a landscaped buffer adjacent to the roadway. Regarding building setback, the buildings must be located behind this landscaping area. Additionally, the property line is already 35 feet beyond the curb line of Louisburg Road, resulting in a significant building setback from the roadway. Given all these factors, the rezoning is consistent with the Parkway Corridor guidance.
4. The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency" (the proposed use with conditions is consistent with the Office & Residential Mixed use and Public Parks and Open Space land use designations); LU 2.2 "Compact Development" (the proposed use will be arranged in a compact manner); LU 2.5 "Healthy Communities" (development promotes active lifestyle given proximity to greenway trail); LU 5.1 "Reinforcing the Urban Pattern" (the proposed residential use will enhance the urban fabric); LU 8.10 "Infill Development" (the proposed residential use will fill gaps in the urban fabric); and EP 3.12 "Mitigating Stormwater Impacts" (development is proposed to mitigate stormwater impacts); PR 1.8 "Integrate Parks and Transportation Options" (the proposed use will utilize existing greenway trails and pedestrian connections to provide access to parks and recreation); PR 3.1 "Capital Area Greenway System" (the proposed use will expand Raleigh's greenway trail network); PR 3.3 "Resilience and Green Infrastructure Network" (the proposed use will assist the City in acquiring and maintaining greenways along important riparian corridors); PR 3.8 "Multi-modal Integration" (the proposed use will improve pedestrian and bicycle linkages by closing gaps in network connectivity and prioritizing connections to public transportation, streets, sidewalks, and other transportation corridors); PR 3.13 "Greenway-oriented Development" (the proposed development will provide links between internal pedestrian infrastructure and the greenway network); and PR 5.4 "Improving Park Access" (the proposed development will connect to and benefit from its proximity to the existing greenway trail).

### Public Benefits

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

1. The rezoning increases the area's housing variety and housing supply.
2. The rezoning locates density along a major transportation corridor, without impacting neighborhood streets.
3. The rezoning locates density proximate to the City's greenway system and park, providing opportunities for alternate modes of transportation.
4. The rezoning protects the floodplain, river and tree canopy while still allowing the property to accommodate development consistent with the Future Land Use Map.

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case #  _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

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

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: Parkway Corridor

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

REZONING OF PROPERTY CONSISTING OF +/- 41.42 ACRES,  
LOCATED ALONG THE WEST SIDE OF HWY 401/LOUISBURG ROAD, JUST SOUTH OF  
THE NEUSE RIVER,  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY NEIGHBORS ON  
MAY 26, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Wednesday, May 26, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 41.42 acres, is located along Hwy 401/Louisburg Road, in the City of Raleigh, and has Wake County Parcel Identification Numbers 1737863462, and 1737971057. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Jennifer Ashton  
Date: May 5, 2021  
Re: Neighborhood Meeting for Rezoning of 8031 and 0 Louisburg Road

You are invited to attend a virtual meeting to discuss the proposed rezoning of 8031 and 0 Louisburg Road. We have scheduled an informational meeting with surrounding neighbors on Wednesday, May 26<sup>th</sup> at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 836 6402 3027

Password: 879267

To join by telephone:

**+1 646 558 8656**

Meeting ID: 836 6402 3027

Password: 879267

The purpose of this meeting is to discuss the proposed rezoning of 8031 and 0 Louisburg Road (with Property Identification Numbers (PINs) 1737863462, and 1737971057). The property totals approximately 41.42 acres in size, and is located along the west side of Hwy 401/Louisburg Road, just south of the Neuse River.

The property is currently zoned Residential-4 (R-4), and the proposed zoning designation is Residential Mixed Use with a 4-story height limit and Parking Limited frontage with zoning conditions (RX-4-PL-CU). The purpose of the rezoning is to permit an apartment community.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5433 and [jashton@longleaflp.com](mailto:jashton@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2682 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

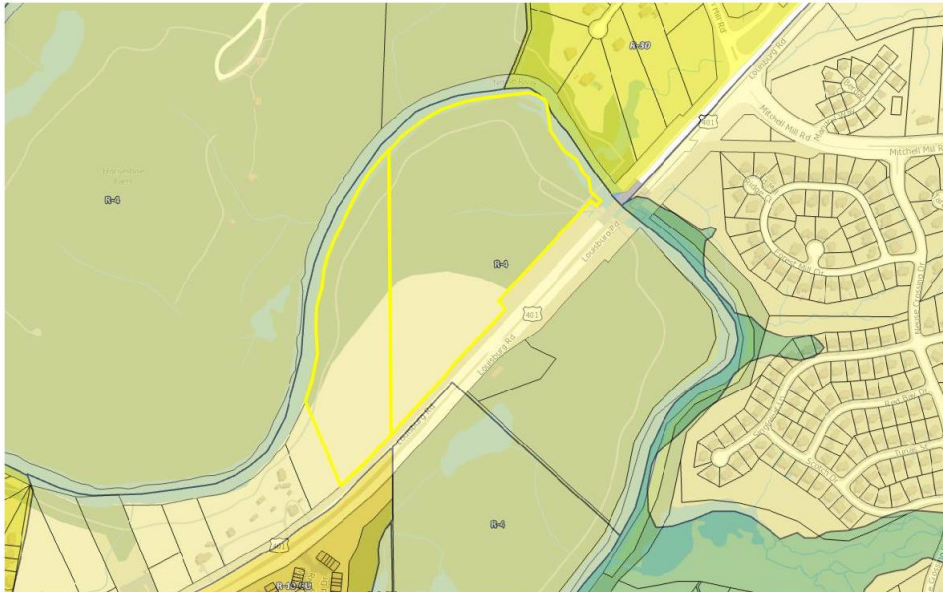
Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP





# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4		Height:	Frontage:
Proposed zoning base district: RX		Height: 4	Frontage: PL
Overlay(s):		Overlay(s):	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 8031 and 0 Louisburg Road		
Property PIN: 1 1737863462 and 1737971057		
Deed reference (book/page): 7827/562; and 12303/95		
Nearest intersection: Louisburg Rd and Mitchell Mill Rd		Property size (acres): 41.42
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Ghori Family LLC, and Mary S. Murray		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: <a href="mailto:jashton@longleaflp.com">jashton@longleaflp.com</a>		
Applicant phone: 919.780.5433		
Applicant signature(s):		
Additional email(s):		





## EXHIBIT B – NOTICE LIST

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
1737737883	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
1737758476	HOPE PROPERTIES LLC	7809 LOUISBURG RD	RALEIGH NC 27616-6703	
1737772130	RALEIGH CITY OF	PARKS RECREATION & CULTURAL RESOURC	PO BOX 590	RALEIGH NC 27602-0590
1737840525	SOUTHALL COMMONS HOMEOWNERS ASSN INC	976 TRINITY RD	RALEIGH NC 27607-4940	
1737851124	PITOL, MIGUEL PENA	8017 RIVER WATER CT	RALEIGH NC 27616-5498	
1737851761	AVERETTE FAMILY TRUST THE	C/O JOHN A AVERETTE	2609 OLD MILBURNIE RD	RALEIGH NC 27604-9651
1737852099	BRIGLIO, PHILIP	7932 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
1737852159	SANTAJULIANA, DANIEL ESPECHE, MARIA VIVIANA	103 COVEWOOD CT	CARY NC 27513-1784	
1737852168	CABLE, CHRISTOPHER CABLE, DOROTHY	109 VALLEY VISTA CT	GARNER NC 27529-7143	
1737852186	NGO, VINH NGUYEN, LAN THIEN	201 DUXBURY DR	CARY NC 27513-6282	
1737852211	SABA, MICHAEL G JR	7948 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
1737852230	NGUYEN, LAN THIEN NGO, VINH D	201 DUXBURY DR	CARY NC 27513-6282	
1737853101	FRAZIER, CHRISTINE FRAZIER, ERIK	7934 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
1737863462	GHORI FAMILY LLC THE	C/O SAEED K & ROSHAN A GHORI	10316 WHITESTONE RD	RALEIGH NC 27615-1234
1737889019	RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316	
1737950460	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
1737962138	RALEIGH CITY OF	PARKS & RECREATION	PO BOX 590	RALEIGH NC 27602-0590
1737967177	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
1737971057	MURRAY, MARY S	8471 WEBBS MILL RD	SPRING HOPE NC 27882-8685	
1737973897	PEOPLES, WILLIS A PEOPLES, SHIRLEY A	7901 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
1737976479	COOKE, MARK COOKE, DEBORAH	7900 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
1737978752	BLAND, EDWIN H BLAND, BEVERLY S	7904 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
1737984195	BURCKART, ERIK BURCKART, HEATHER	7905 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
1737989012	MAKATURA, GEORGE T	7908 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
1747051996	NEUSE CROSSING HOA INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
1747063325	NEUSE CROSSING HOMEOWNERS ASSOC INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
1747064114	NEUSE CROSSING HOMEOWNERS ASSOC INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
1747071083	NEUSE CROSSING HOMEOWNERS ASSOC INC	8213 OAK LEAF CT	RALEIGH NC 27615-5116	
1737758476	RESIDENT/TENANT	8001 LOUISBURG RD	RALEIGH NC 27616-6703	
1737852159	RESIDENT/TENANT	7944 AVERETTE FIELD DR	CARY NC 27513-1784	
1737852168	RESIDENT/TENANT	7942 AVERETTE FIELD DR	GARNER NC 27529-7143	
1737852186	RESIDENT/TENANT	7940 AVERETTE FIELD DR	CARY NC 27513-6282	
1737852230	RESIDENT/TENANT	7946 AVERETTE FIELD DR	CARY NC 27513-6282	

## **EXHIBIT C – ITEMS DISCUSSED**

1. **Overview of property and rezoning request**
2. **Percentage of property that is subject to greenway/conservation easement**
3. **Density allowed to be built on this project**
4. **NCDOT future expansion of Louisburg Road, and impact on development plans**

## **EXHIBIT D – MEETING ATTENDEES**

1. Jennifer Ashton
2. Kaline Shelton
3. Brian Miller
4. Stephen Franks
5. Johns Anagnost
6. Mark Cooke

REZONING OF PROPERTY CONSISTING OF +/- 41.42 ACRES,  
LOCATED ALONG THE WEST SIDE OF HWY 401/LOUISBURG ROAD, JUST SOUTH OF  
THE NEUSE RIVER,  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT NEIGHBORS ON  
AUGUST 16, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, August 16, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 41.42 acres, is located along Hwy 401/Louisburg Road, in the City of Raleigh, and has Wake County Parcel Identification Numbers 1737863462, and 1737971057. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants

From: Jennifer Ashton

Date: July 28, 2021

Re: Neighborhood Meeting for Rezoning of 8031 and 0 Louisburg Road (City of Raleigh Zoning Case No. Z-40-21)

You are invited to attend an informational meeting to discuss the proposed rezoning of 8031 and 0 Louisburg Road (with Property Identification Numbers (PINs) 1737863462, and 1737971057). The meeting will be held on **Monday, August 16, 2021 from 5:00 PM until 7:00 PM**, at the following location:

**Abbotts Creek Community Center  
Abbotts Creek CC Classroom  
9950 Durant Rd  
Raleigh, NC 27614**

The property totals approximately 41.42 acres in size, and is located along the west side of Hwy 401/Louisburg Road, just south of the Neuse River. The property is currently zoned Residential-4 (R-4), and the proposed zoning designation is Residential Mixed Use with a 4-story height limit and Parking Limited frontage with zoning conditions (RX-4-PL-CU). The purpose of the rezoning is to permit an apartment community.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1000 feet of the property after filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5433 and [jashton@longleaflp.com](mailto:jashton@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact John Anagnost at the Raleigh City Planning Department at 919.996.2638 or [John.Anagnost@raleighnc.gov](mailto:John.Anagnost@raleighnc.gov).

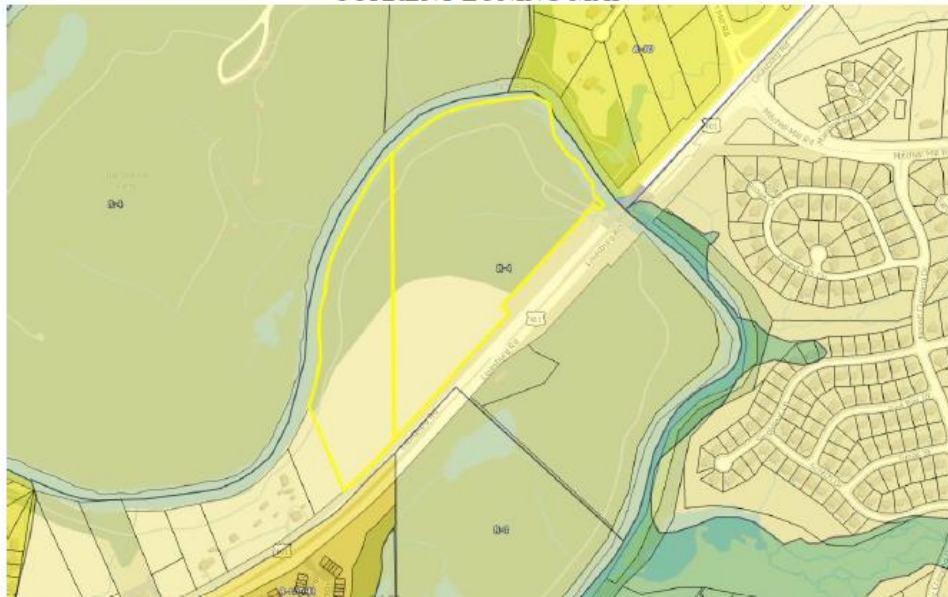
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



## EXHIBIT B – NOTICE LIST

1	PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
2	1737971057	MURRAY, MARY S	8471 WEBBS MILL RD	SPRING HOPE NC 27882-8685	
3	1737981496	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
4	1747063325	NEUSE CROSSING HOMEOWNERS ASSOC INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
5	1747077528	WAKE HIGH MEADOWS HOMEOWNERS ASSOC	4948 WINDY HILL DR	RALEIGH NC 27609-5189	
6	1747071083	NEUSE CROSSING HOMEOWNERS ASSOC INC	8213 OAK LEAF CT	RALEIGH NC 27615-5116	
7	1747064114	NEUSE CROSSING HOMEOWNERS ASSOC INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
8	1737772130	RALEIGH CITY OF	PARKS RECREATION & CULTURAL RESOURC	PO BOX 590	RALEIGH NC 27602-0590
9	1737772130	RESIDENT/TENANT	2900 HORSE SHOE FARM RD	RALEIGH NC 27616	
10	1737882593	BOWLING, TERESA L SAWYER, AMY S	2929 HORSE SHOE FARM RD	WAKE FOREST NC 27587-6724	
11	1737885549	DONNELLY, NATASHA DONNELLY, NEIL	2937 HORSE SHOE FARM RD	WAKE FOREST NC 27587-6724	
12	1737889019	RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316	
13	1737889725	JOHNSON, ROYCE LEN JOHNSON, CARRIE L	3005 HORSE SHOE FARM RD	WAKE FOREST NC 27587-6726	
14	1737983735	BAILEY, JOHN R. BAILEY, DONNA J.	3029 HORSE SHOE FARM RD	WAKE FOREST NC 27587-6726	
15	1747077028	ONKUNDI, PETER	3241 FOREST MILL CIR	RALEIGH NC 27616-8404	
16	1747076287	2018-3 IH BORROWER LP	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
17	1747076287	RESIDENT/TENANT	3244 FOREST MILL CIR	RALEIGH NC 27616	
18	1747076053	BROWN, NICOLE H BROWN, ANDREW W JR	3301 FOREST MILL CIR	RALEIGH NC 27616-8403	
19	1747064925	PRENTICE, ERICA LYNN PRENTICE, WILLIAM NICOL III	3304 FOREST MILL CIR	RALEIGH NC 27616-8402	
20	1747066934	BEEDENBENDER, KAINE	3305 FOREST MILL CIR	RALEIGH NC 27616-8403	
21	1747064857	HUNT, JAMES A	3308 FOREST MILL CIR	RALEIGH NC 27616-8402	
22	1747065709	HARRIS, J LEE HARRIS, CALVIN PERNELL	3312 FOREST MILL CIR	RALEIGH NC 27616-8402	
23	1747065763	GALLAGHER, LISA A GALLAGHER, FRANK J	3316 FOREST MILL CIR	RALEIGH NC 27616-8402	
24	1747066629	SARACENO, MATTHEW R SARACENO, MEREDITH J	3320 FOREST MILL CIR	RALEIGH NC 27616-8402	
25	1747071970	DEVINCENZO, BRUCE DEVINCENZO, SONDR A M	7912 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
26	1737988605	RALEIGH CITY OF	PARKS AND RECREATION ADMIN	PO BOX 590	RALEIGH NC 27602-0590
27	1737754121	NELMS, JAMES E NELMS, PATRICIA A	12644 SCENIC WAY	RALEIGH NC 27614-9184	
28	1737737883	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
29	1737755341	AVERETTE, PAUL L AVERETTE, PAULETTE H	7809 LOUISBURG RD	RALEIGH NC 27616-6703	
30	1737753323	NELMS, JAMES E NELMS, PATRICIA A	12644 SCENIC WAY	RALEIGH NC 27614-9184	
31	1737748678	STEIGERWALD, ANN	7831 AVERETTE FIELD DR	RALEIGH NC 27616-5197	
32	1737748790	BRAGDON, CURTIS M BRAGDON, SYLVIA LORRAINE	7833 AVERETTE FIELD DR	RALEIGH NC 27616-5197	
33	1737749701	FULLERTON, ANDREA FULLERTON, NEIL	7835 AVERETTE FIELD DR	RALEIGH NC 27616-5197	
34	1737840601	MCKOY, ANITA BRAME MCKOY, DRESDEN DEVON	7836 AVERETTE FIELD DR	RALEIGH NC 27616-5196	
35	1737749722	HUSSARI, RAJAI BAKR, SUHAD S	7837 AVERETTE FIELD DR	RALEIGH NC 27616-5197	
36	1737840624	DEALLAUME, SUSAN M	7840 AVERETTE FIELD DR	RALEIGH NC 27616-5196	
37	1737840646	FRIEND, BERNARD FRIEND, ILYSSE	7842 AVERETTE FIELD DR	RALEIGH NC 27616-5196	
38	1737840667	SIMMONS, LINDA	7844 AVERETTE FIELD DR	RALEIGH NC 27616-5196	



39	1737840678	ER, ALI	7846 AVERETTE FIELD DR	RALEIGH NC 27616-5196	
40	1737840689	KORNIYCHUK, EUGENE	1616 OAKBORO DR	RALEIGH NC 27614-7711	
41	1737840689	RESIDENT/TENANT	7848 AVERETTE FIELD DR	RALEIGH NC 27616	
42	1737841700	SHAHADY-BRIDDLE, ELIZABETH BRIDDLE, GARY	76 ROYAL LN	LOUISBURG NC 27549-6821	
43	1737841700	RESIDENT/TENANT	7850 AVERETTE FIELD DR	RALEIGH NC 27616	
44	1737841712	AVILA, ORLANDO AVILA, MARISELA	12051 GLENMORE DR	CORAL SPRINGS FL 33071-7828	
45	1737841712	RESIDENT/TENANT	7852 AVERETTE FIELD DR	RALEIGH NC 27616	
46	1737840525	SOUTHALL COMMONS HOMEOWNERS ASSN INC	976 TRINITY RD	RALEIGH NC 27607-4940	
47	1747076200	MVUMBI, GENEVIEVE N DIBANZA, GUIBERT M	7900 OLD MILL RIDGE CT	RALEIGH NC 27616-8405	
48	1737976479	COOKE, MARK COOKE, DEBORAH	7900 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
49	1747074084	SINGH, SAPNA	205 UNION RIDGE DR	MORRISVILLE NC 27560-9707	
50	1747074084	RESIDENT/TENANT	7901 OLD MILL RIDGE CT	RALEIGH NC 27616	
51	1737973897	PEOPLES, WILLIS A PEOPLES, SHIRLEY A	7901 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
52	1737842833	MARSHBURN, JEREMY SCOTT	7904 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
53	1747075268	MITCHELL, DENNIS MITCHELL, ENID	7904 OLD MILL RIDGE CT	RALEIGH NC 27616-8405	
54	1737978752	BLAND, EDWIN H BLAND, BEVERLY S	7904 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
55	1747073099	KING, BLAKE E KING, REBECCA H	7905 OLD MILL RIDGE CT	RALEIGH NC 27616-8407	
56	1737984195	BURCKART, ERIK BURCKART, HEATHER	7905 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
57	1737842845	ZAVERUKHA, IRINA ZAVERUKHA, ILYA	2508 CRANSWICK PL	APEX NC 27523-4877	
58	1737842845	RESIDENT/TENANT	7906 AVERETTE FIELD DR	RALEIGH NC 27616	
59	1737842857	BRISTOR, SAMANTHA	7908 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
60	1747074259	AKUS, SARAH	7908 OLD MILL RIDGE CT	RALEIGH NC 27616-8405	
61	1737989012	MAKATURA, GEORGE T	7908 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
62	1747073282	PLEASANT, EUGENIA PLEASANT, CLARENCE	5200 WINFREE LN	WAKE FOREST NC 27587-5633	
63	1747073282	RESIDENT/TENANT	7909 OLD MILL RIDGE CT	RALEIGH NC 27616	
64	1737986343	SHARBER, THERON S JR SHARBER, DAWN H	7909 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
65	1737842868	HAKIM, NEKOLE	7910 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
66	1737842961	GHW PROPERTIES LLC	465 MANCHESTER WAY	WYCKOFF NJ 07481-2538	
67	1737842961	RESIDENT/TENANT	7912 AVERETTE FIELD DR	RALEIGH NC 27616	
68	1747080187	DEVINCENZO, BRUCE DEVINCENZO, SONDR	7912 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
69	1737989410	STUTTS, ANTHONY D STUTTS, JOAN R	7913 RIVER RIDGE RD	WAKE FOREST NC 27587-9355	
70	1737842984	FRAZIER, CHRISTINE FRAZIER, ERIK	7916 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
71	1737842986	5800 SEWARD LLC EQUITY TRUST COMPANY /CUSTODIAN	7918 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
72	1737842988	ADAMS, ANTHONY J ADAMS, KIERA L	7915 KELBURN LN	CHARLOTTE NC 28273-0605	
73	1737842988	RESIDENT/TENANT	7920 AVERETTE FIELD DR	RALEIGH NC 27616	
74	1737852081	CORREA, WALTER R	7922 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
75	1737746877	AHMED, MOHAMED ELTERAIFI, HIBA	7925 AVERETTE HILL DR	RALEIGH NC 27616-5491	
76	1737746898	HINTON, NICHOLE R HINTON, TIMOTHY D	7927 AVERETTE HILL DR	RALEIGH NC 27616-5491	
77	1737852094	ZODL, ANTHONY D MALDONADO-ZODL, NANCY C	7928 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
78	1737747809	TRIPP, IRA MILTON TRIPP, MILTON R	7929 AVERETTE HILL DR	RALEIGH NC 27616-5560	
79	1737852097	NC RESIDENTIAL REALTY LLC	PO BOX 113	KITTLRELL NC 27544-0113	
80	1737852097	RESIDENT/TENANT	7930 AVERETTE FIELD DR	RALEIGH NC 27616	
81	1737747767	RICHARD COPPOLA IRREVOCABLE TRUST	35 ABBINGTON PL	YOUNGSVILLE NC 27596-7018	
82	1737747767	RESIDENT/TENANT	7930 AVERETTE HILL DR	RALEIGH NC 27616	
83	1737747920	GRIFFIN, JASMINE	7931 AVERETTE HILL DR	RALEIGH NC 27616-5560	
84	1737852099	BRIGLIO, PHILIP	7932 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
85	1737747789	JASKOLKA, MICHAEL T	7932 AVERETTE HILL DR	RALEIGH NC 27616-5492	
86	1737747941	HILL, RICHARD A II HILL, SANDRA	7933 AVERETTE HILL DR	RALEIGH NC 27616-5560	
87	1737853101	FRAZIER, CHRISTINE FRAZIER, ERIK	7934 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
88	1737747799	MEADOR, JAMES A	7934 AVERETTE HILL DR	RALEIGH NC 27616-5492	
89	1737747962	SAGIR, YOSSEF BRAVERMAN, TATYANA	6098 ELMBRIDGE DR	SAN JOSE CA 95129-3009	
90	1737747962	RESIDENT/TENANT	7935 AVERETTE HILL DR	RALEIGH NC 27616	
91	1737748810	MILLER, CHRISTOPHER DOYLE	7936 AVERETTE HILL DR	RALEIGH NC 27616-5492	
92	1737748821	PRADIEU, VIOLA PRADIEU, YVES GILBERT	3720 COACH LANTERN AVE	WAKE FOREST NC 27587-3403	
93	1737748821	RESIDENT/TENANT	7938 AVERETTE HILL DR	RALEIGH NC 27616	
94	1737852186	NGO, VINH NGUYEN, LAN THIEN	201 DUXBURY DR	CARY NC 27513-6282	
95	1737852186	RESIDENT/TENANT	7940 AVERETTE FIELD DR	RALEIGH NC 27616	
96	1737748852	RICHARD COPPOLA IRREVOCABLE TRUST	35 ABBINGTON PL	YOUNGSVILLE NC 27596-7018	
97	1737748852	RESIDENT/TENANT	7940 AVERETTE HILL DR	RALEIGH NC 27616	
98	1737747994	STUART, TRACY JENNIFER	7941 AVERETTE HILL DR	RALEIGH NC 27616-5560	
99	1737852168	CABLE, CHRISTOPHER CABLE, DOROTHY	109 VALLEY VISTA CT	GARNER NC 27529-7143	
100	1737852168	RESIDENT/TENANT	7942 AVERETTE FIELD DR	RALEIGH NC 27616	
101	1737748916	MUMA, GILBERT N MBANG, PAMELA A	118 FAIRCHILD DOWNS PL	CARY NC 27518-6335	
102	1737748916	RESIDENT/TENANT	7943 AVERETTE HILL DR	RALEIGH NC 27616	
103	1737852159	SANTAJULIANA, DANIEL ESPECHE, MARIA VIVIANA	103 COVEWOOD CT	CARY NC 27513-1784	
104	1737852159	RESIDENT/TENANT	7944 AVERETTE FIELD DR	RALEIGH NC 27616	
105	1737748937	MANLEY, JOHN D MANLEY, LORNA A	7945 AVERETTE HILL DR	RALEIGH NC 27616-5560	
106	1737852230	NGUYEN, LAN THIEN NGO, VINH D	201 DUXBURY DR	CARY NC 27513-6282	
107	1737852230	RESIDENT/TENANT	7946 AVERETTE FIELD DR	RALEIGH NC 27616	
108	1737748958	SPICER, FARAHA	7947 AVERETTE HILL DR	RALEIGH NC 27616-5560	
109	1737852211	SABA, MICHAEL G JR	7948 AVERETTE FIELD DR	RALEIGH NC 27616-5493	
110	1737758476	HOPE PROPERTIES LLC	7809 LOUISBURG RD	RALEIGH NC 27616-6703	

111	1737758476	RESIDENT/TENANT	8001 LOUISBURG RD	RALEIGH NC 27616	
112	1747067805	MACK, JO ANN	8001 MILL BLUFF CT	RALEIGH NC 27616-8409	
113	1737759045	ONAI BRE, FRANCISCA O	8003 RIVER GOLD LN	RALEIGH NC 27616-5559	
114	1737841968	HERNANDEZ, MARIA DELOSSANTOS VENTU	4612 DRESDEN VILLAGE DR	RALEIGH NC 27604-4970	
115	1737841968	RESIDENT/TENANT	8003 RIVER WATER CT	RALEIGH NC 27616	
116	1737759063	CRISCITIELLO, ARNOLD CRISCITIELLO, JOAN	3939 BAYSHORE RD	CAPE MAY NJ 08204-4106	
117	1737759063	RESIDENT/TENANT	8005 RIVER GOLD LN	RALEIGH NC 27616	
118	1737851050	POWELL, JALEESA	8005 RIVER WATER CT	RALEIGH NC 27616-5498	
119	1737759071	PALMER, FAITH PALMER, BROOK	5201 BECKOM ST	RALEIGH NC 27616-6688	
120	1737759071	RESIDENT/TENANT	8007 RIVER GOLD LN	RALEIGH NC 27616	
121	1737851042	GABRIELSEN, KRISTOPHER F.	111 MILLEY BROOK CT	CARY NC 27519-8507	
122	1737851042	RESIDENT/TENANT	8007 RIVER WATER CT	RALEIGH NC 27616	
123	1737759070	HOLMES, KELI M HOLMES, DARRELL L	8408 BRATT AVE	WAKE FOREST NC 27587-4317	
124	1737759070	RESIDENT/TENANT	8009 RIVER GOLD LN	RALEIGH NC 27616	
125	1737851034	BENITEZ, CANDELARIA	8009 RIVER WATER CT	RALEIGH NC 27616-5498	
126	1737749988	NGO, ALBERT E	8011 RIVER GOLD LN	RALEIGH NC 27616-5559	
127	1737851018	BANKS, TERRI	8011 RIVER WATER CT	RALEIGH NC 27616-5498	
128	1737840906	NGUYEN, HOANG HUYNH, HUYEN	8013 RIVER GOLD LN	RALEIGH NC 27616-5559	
129	1737851110	SUNG, MARK CHAO	8013 RIVER WATER CT	RALEIGH NC 27616-5498	
130	1737851122	OLURINMADE, OLU MIDE OLURINMADE, OLUWAKEMI	4005 VALLONIA DR	CARY NC 27519-6624	
131	1737851122	RESIDENT/TENANT	8015 RIVER WATER CT	RALEIGH NC 27616	
132	1737749817	LEVENBOOK, JEFFREY	8016 RIVER GOLD LN	RALEIGH NC 27616-5499	
133	1737840923	GARRISON, CHRISTINE DENISE	8017 RIVER GOLD LN	RALEIGH NC 27616-5559	
134	1737851124	PITOL, MIGUEL PENA	8017 RIVER WATER CT	RALEIGH NC 27616-5498	
135	1737749825	RICHARDSON, DANIEL RICHARDSON, VELVALY T	8018 RIVER GOLD LN	RALEIGH NC 27616-5499	
136	1737840931	REISS, LAURIE A	8019 RIVER GOLD LN	RALEIGH NC 27616-5559	
137	1737749833	JONES, JAZMYNE DIERRIAR	8020 RIVER GOLD LN	RALEIGH NC 27616-5499	
138	1737840940	AGNAAOU, ABDELMOUNAIM ESSAKAT, SALMA	8021 RIVER GOLD LN	RALEIGH NC 27616-5558	
139	1737749842	HEY GROUP LLC	PO BOX 12495	DURHAM NC 27709-2495	
140	1737749842	RESIDENT/TENANT	8022 RIVER GOLD LN	RALEIGH NC 27616	
141	1737840858	PACHECO, SHANNON D	8023 RIVER GOLD LN	RALEIGH NC 27616-5558	
142	1737749850	LE, THANH NGOC THIEN	5925 MYAKKA CT	RALEIGH NC 27616-3266	
143	1737749850	RESIDENT/TENANT	8024 RIVER GOLD LN	RALEIGH NC 27616	
144	1737851761	AVERETTE FAMILY TRUST THE	C/O JOHN A AVERETTE	2609 OLD MILBURNIE RD	RALEIGH NC 27604-9651
145	1737840867	HOLLIDAY, ANTIONETT	8025 RIVER GOLD LN	RALEIGH NC 27616-5558	
146	1737749768	GILADI INVESTMENTS LLC	6303 SAN MICHEL WAY	DELRAY BEACH FL 33484-6969	
147	1737749768	RESIDENT/TENANT	8026 RIVER GOLD LN	RALEIGH NC 27616	
148	1737840875	SHERMAN, LINDA W SHERMAN, STEPHEN C	1012 POPLAR ST	DURHAM NC 27703-9857	
149	1737840875	RESIDENT/TENANT	8027 RIVER GOLD LN	RALEIGH NC 27616	
150	1737840883	OWENS, WILLIAM JOSEPH TRUSTEE OWENS, SABRINA M TRUSTEE	8029 RIVER GOLD LN	RALEIGH NC 27616-5558	
151	1737863462	GHORI FAMILY LLC THE	C/O SAEED K & ROSHAN A GHORI	10316 WHITESTONE RD	RALEIGH NC 27615-1234
152	1737950460	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
153	1737962138	RALEIGH CITY OF	PARKS & RECREATION	PO BOX 590	RALEIGH NC 27602-0590
154	1737967177	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
155	1747051996	NEUSE CROSSING HOA INC	7109 RIVER BIRCH DR	RALEIGH NC 27613-3540	
156	1747279851	WAKE HIGH MEADOWS HOMEOWNERS ASSOC	4948 WINDY HILL DR	RALEIGH NC 27609-5189	
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## **EXHIBIT C – ITEMS DISCUSSED**

- 1. Overview of property and rezoning request, including proposed conditions**
- 2. Percentage of property that is within the floodplain**
- 3. Discussion of floodplain and stormwater regulations as they pertain to the property**
- 4. Objections to having any development near the Neuse River and Greenway Trail due to perceived loss of public amenities, and environmental concerns**
- 5. Explanation that existing greenway trail is being preserved, and additional greenway trail dedications are being required by the City**
- 6. Objections to proposed parking limited frontage along Louisburg Road, and the loss of trees due to development**
- 7. Objections to four stories in height**
- 8. Discussion regarding height in relation to the Future Land Use Map, and Comprehensive Plan policy guidance**
- 9. Discussion of other projects along Louisburg Road with taller heights**
- 10. Density allowed to be built on this project, and proposed condition capping density**
- 11. Uses permitted under the RX Zoning District**
- 12. NCDOT future expansion of Louisburg Road, and impact on development plans**
- 13. Alternative uses recommended by residents for the property such as a parking lot for Horseshoe Farm Nature Preserve**

## **EXHIBIT D – MEETING ATTENDEES**

1. Jennifer Ashton
2. John Anagnost
3. Timothy McHale
4. Paul Averette
5. Paulette Averette
6. John Averette
7. Betty Averette
8. Amy Sawyer
9. Linda Bickel
10. Erik Burckart
11. Joe Angelone
12. Allan Swanepoel
13. Laura Gallitano
14. Mary Abrams
15. John Silveri
16. Council Member David Cox