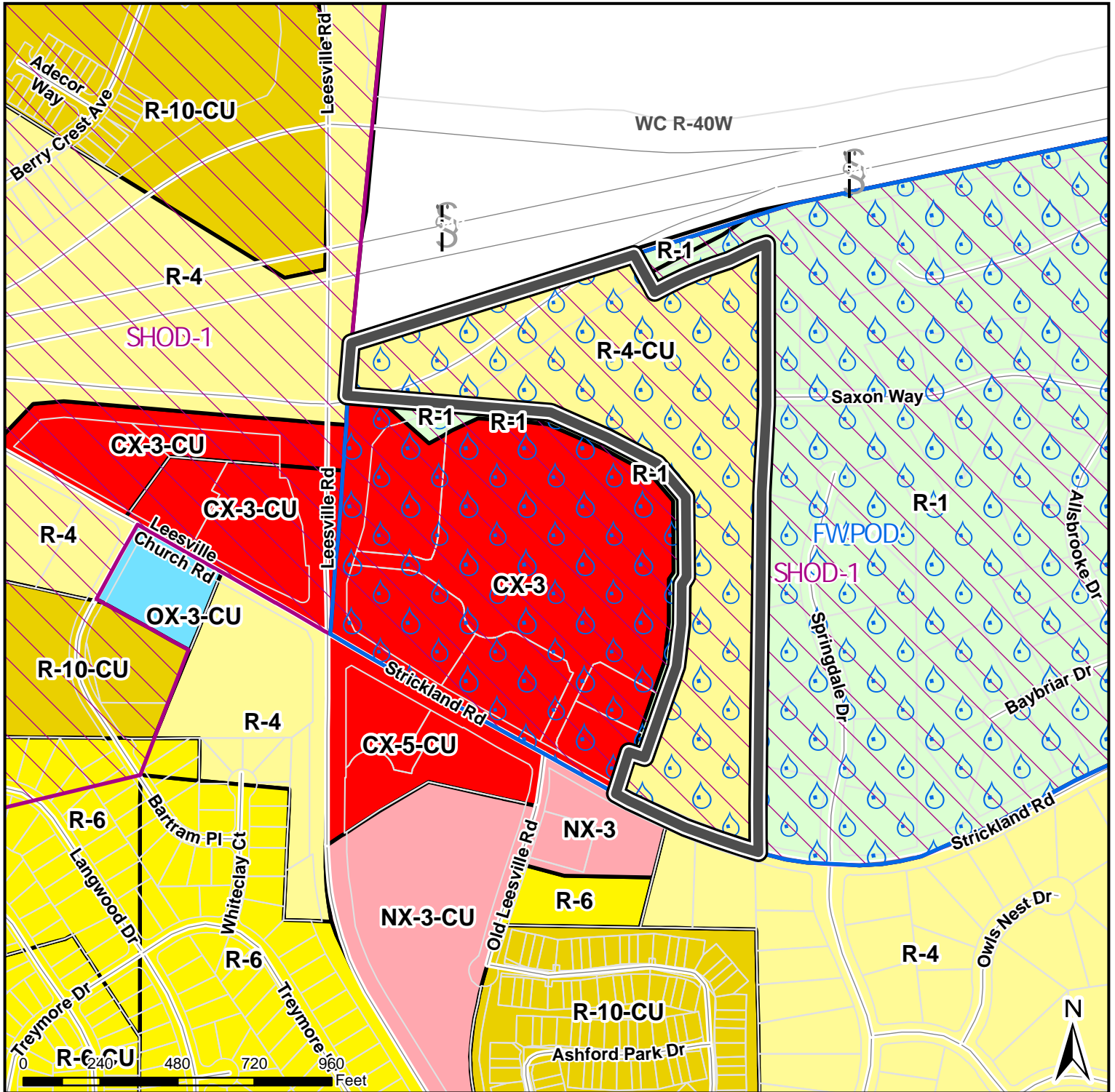
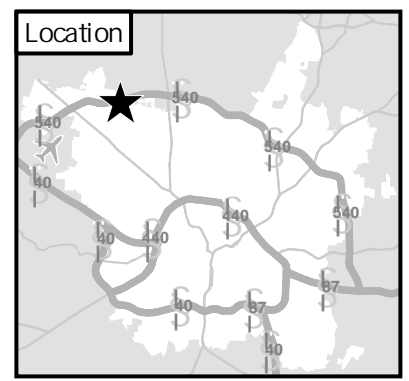


Existing Zoning

Z-40-2023



Property	13120 Strickland Rd
Size	16.25 acres
Existing Zoning	R-4-CU w/FWPOD & SHOD-1
Requested Zoning	R-10-CU w/FWPOD & SHOD-1





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). 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.

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-CU	Height:	Frontage:	OFFICE USE ONLY Rezoning case #
Proposed zoning base district: R-10-CU	Height: R-10-CU	Frontage:	Overlay(s): FWPOD & SHOD-1
Helpful Tip: 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: Z-71-21			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 13120 Strickland Road		
Property PIN: 0788-15-5943		
Deed reference (book/page): 00554)-E		
Nearest intersection: Leesville Road (1/5 mile east of intersection)		Property size (acres): 16.25± acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Edna Saintsing Dillard, 9608 Leesville Raod, Raleigh, NC 27613		
Property owner email:		
Property owner phone:		
Applicant name and address: Oppidan, Incorporated c/o Beth Trahos, Fox Rothschild		
Applicant email: btrahos@foxrothschild.com		
Applicant phone: 919.719.1276		
Signed by:		
Applicant signature(s): <i>Noah Wagner</i>		
Additional email(s): BE32292F9477400...		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4-CU with FWPOD & SHOD-1	Proposed zoning: R-10-CU with FWPOD & SHOD-1	

Narrative of Zoning Conditions Offered
<p>1. For a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property, rental fees for all dwelling units on the subject property shall be affordable for households earning 80% of the area median income or less as published by the Dept of Housing and Urban Development (HUD) annually for Wake County. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.</p> <p>2. There shall be a minimum building setback of fifty feet (50') from the shared boundary line with the following properties: PIN 0788-16-8450 (Deed Book 16499, Page 806, Wake County Registry), PIN 0788-16-8076 (Deed Book 9062, Page 639, Wake County Registry), PIN 0788-15-8758 (Deed Book 18768, Page 465, Wake County Registry), PIN 0788-15-8469 (Deed Book 14694, Page 169, Wake County Registry), PIN 0788-15-8291 (Deed Book 3347, Page 270, Wake County Registry), and PIN 0788-14-8972 (Deed Book 18524, Page 2661 Wake County Registry).</p> <p>3. The property shall provide a Type B1 Protective Yard as defined by UDO Section 7.2.4 along the shared boundary lines of the following properties: PIN 0788-16-8450 (Deed Book 16499, Page 806, Wake County Registry), PIN 0788-16-8076 (Deed Book 9062, Page 639, Wake County Registry), PIN 0788-15-8758 (Deed Book 18768, Page 465, Wake County Registry), PIN 0788-15-8469 (Deed Book 14694, Page 169, Wake County Registry), PIN 0788-15-8291 (Deed Book 3347, Page 270, Wake County Registry), and PIN 0788-14-8972 (Deed Book 18524, Page 2661, Wake County Registry), except for those areas to be designated as tree conservation area (TCA), areas encumbered by road improvements, or subject to any governmental easements.</p> <p>4. Within Section 8.3.2 of the UDO entitled "Blocks", the maximum Block Perimeter shall be increased to 25,000 linear feet and the maximum Dead-End Street shall be increased to 1,700 linear feet.</p> <p>5. The subject property shall not be required to meet the stub street standards of 8.3.4.C.</p> <p>6. The property owner shall make an offer of pedestrian cross-access to the shopping center property located to the west of the subject property and known by Wake County PIN 0788 15 0784 (Deed Book 10648, Page 2330, Wake County Registry).</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:
DocuSigned by:


0DFEDCCC99DC43F...

Printed Name: Edna Saintsing Dillard

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 0 auto;"/>
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.	
<ul style="list-style-type: none"> •The proposed zoning is consistent with the overarching vision theme of Expanding Housing Choices in the 2030 Comprehensive Plan. The Comprehensive Plan indicates that "Raleigh will have an expanded supply of affordable and workforce housing options that provide housing opportunities for all segments of our population in all areas of the city." •The subject property is located in an Affordable Housing Opportunity Area as shown on Map H-2. •The Future Land Use Map designates the subject property as Rural Residential. This designation is appropriate where ". . .intensification to more urban uses is not expected due to watershed constraints. . ." and recommends an overall density of one unit per acre. The subject property is unique in that it is located in an already existing urban area – it is located immediately adjacent to the Leesville Towne Center shopping center, anchored by a Harris Teeter, and diagonally across Strickland Road from a Walgreens and a Publix. •The Falls Lake Small Area Plan discourages new non-residential uses. The proposed rezoning would allow for more, affordable residential uses on the subject property while still maintaining the same impervious surface limit and 40% forestation requirement as if the property were developed for luxury single-family homes on one acre lots. 	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<ul style="list-style-type: none"> •The proposed rezoning would result in an increase in the supply of affordable housing in close proximity to amenities and jobs in an area of the city that has little available affordable housing. •The proposed rezoning will comply with Falls Watershed Protection Overlay District standards that are designed to protect the Falls Lake Watershed by limiting impervious surface and requiring that 40% of the site remain forestation area. 	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
We know of no historic resources located on the property to be rezoned.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban 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" or "Mixed-Use Center", 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.

Urban form designation:

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

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response: N/A</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response: N/A</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response: N/A</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response: N/A</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response: N/A</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response: N/A</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: N/A</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: N/A</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: N/A</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: N/A</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant	To be completed by staff				
	Yes	N/A	Yes	No	N/A
General Requirements – General Use or Conditional Use Rezoning					
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Meeting Minutes

A meeting was held on Thursday, May 18, 2023 at the Greystone Recreation Center in support of the potential rezoning of property known by Wake County Property Identification number 0788-15-5943 and located north of Strickland Road and west of Springdale Road in Raleigh, North Carolina. Attached hereto in support of the neighborhood meeting minutes are the following items:

- a copy of the neighborhood meeting letter as **Exhibit A**;
- a copy of the required mailing list for neighborhood meeting as **Exhibit B**; and
- a copy of the sign-in sheet from the neighborhood meeting as **Exhibit C**.

Beth Trahos, Fox Rothschild, and Noah Wagner, Oppidan, conducted the neighborhood meeting. They shared with attendees that Oppidan proposed to rezone the property R-10 CU with FWPOD and SHOD-1. The following items were discussed:

- the likelihood of extension of Saxon Way through the subject property;
- the likelihood of obtaining driveway access to Strickland Road from the subject property;
- traffic and safety on Strickland Road;
- general concerns about safety and crime;
- general concerns about impact of the proposed apartments on area property values;
- the availability of parking for all residents;
- the likelihood that occupants of the proposed apartments would park along Saxon Way where it extended into the subject property;
- the need for affordable housing in Raleigh;
- the funding process for affordable housing;
- the number of apartments proposed;
- expected site design, including building location and building height;
- likely unit mix and pricing;
- maintenance and security on the subject property; and
- landscaping and buffering between existing homes and the proposed apartments.



434 Fayetteville Street
Suite 2800
Raleigh, NC 27601
Tel 919.755.8700 Fax 919.755.8800
WWW.FOXROTHSCHILD.COM

BETH C. TRAHOS
DIRECT DIAL: 919-719-1276
EMAIL ADDRESS: BTRAHOS@FOXROTHSCHILD.COM

Re: Potential Rezoning of 13120 Strickland Road

Dear Neighbor:

You are invited to attend a neighborhood meeting on **Thursday, May 18, 2023 at 6:00 pm**. The meeting will be held at **Greystone Recreation Center, 7713-55 Lead Mine Road, Raleigh, NC 27615**, and will begin at **6:00 pm**.

The purpose of this meeting is to discuss a potential rezoning of the property located at 13120 Strickland Road, immediately east of the Leesville Town Centre. This site is currently zoned **Residential-4 Conditional Use (R-4 CU)** district with the **Falls Watershed Protection Overlay District (-FWPOD)** and the **Special Highway Overlay District- 1 (-SHOD-1)** and is proposed to be rezoned to **Residential-10 Conditional Use (R-10 CU)** with FWPOD and SHOD-1. Attached please find a map showing the property.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact City of Raleigh Planner Sean Stewart at 919.996.2638 or by email at sean.stewart@raleighnc.gov.

I can be reached at 919-719-1276 if you have questions. Thank you in advance for your time.

With best regards,

A handwritten signature in blue ink, appearing to read 'BT' with a flourish.

Beth Trahos

OWNER	ADDR1	ADDR2	ADDR3
DRAYMOOR MANOR TOWNHOME ASSN INC	CHARLESTON MGMT CORP	PO BOX 97243	RALEIGH NC 27624-7243
GIROUX, PATRICIA TRUSTEE	13018 EDSEL DR	RALEIGH NC 27613-5694	
THELMA RUTH OWENS REVOCABLE LIVING TRUST	13323 ASHFORD PARK DR	RALEIGH NC 27613-4150	
LASSITER, DEBORAH W	13314 ASHFORD PARK DR	RALEIGH NC 27613-4149	
MUNROE, WILLIAM N SABATINI, GARRY	34 CALAIS RD	MENDHAM NJ 07945-2211	
AYDIN, ARKIN AYDIN, SEMRA	13020 BAYBRIAR DR	RALEIGH NC 27613-5693	
BUSA, MICHELLE	13016 BAYBRIAR DR	RALEIGH NC 27613-5693	
DILLARD, STEPHEN L DILLARD, SHELIA B	PO BOX 91772	RALEIGH NC 27675-1772	
WARD, RANDALL L WARD, SUSAN P	10700 LEESVILLE RD	RALEIGH NC 27613-5241	
BECKETT, MARSEE OLIVER JR. TRUSTEE BECKETT, MARCIA ANN TRUSTEE	13320 ASHFORD PARK DR	RALEIGH NC 27613-4149	
SMITH, ROBERT G SMITH, PAULA L	13032 SAXON WAY	RALEIGH NC 27613-5696	
DILLARD, EDNA SAINTSING	9608 OLD LEESVILLE RD	RALEIGH NC 27613-7520	
BONAKDAR, MARYAM	13346 ASHFORD PARK DR	RALEIGH NC 27613-4149	
DILLARD, EDNA	9608 OLD LEESVILLE RD	RALEIGH NC 27613-7520	
THOMPSON, WYATT W JR LIMBRICK THOMPSON, LAURIE B	9512 SPRINGDALE DR	RALEIGH NC 27613-5322	
TAYLOR, ROBERT RYAN TAYLOR, MOLLY K	13019 SAXON WAY	RALEIGH NC 27613-5697	
HOBBS, TRACY C HOBBS, BRIAN	9509 SPRINGDALE DR	RALEIGH NC 27613-5323	
WRI RALEIGH LP	C/O KIMCO REALTY	500 N BROADWAY STE 201	JERICHO NY 11753-2122
DRAYMOOR MANOR TOWNHOME ASSOC INC	3739 NATIONAL DR STE 101	RALEIGH NC 27612-4817	
KIEFER, MARK ANDREW KIEFER, JANET G	9516 SPRINGDALE DR	RALEIGH NC 27613-5322	
FAJARDO, JULIUS FAJARDO, ROLINA	13020 SAXON WAY	RALEIGH NC 27613-5696	
GEORGE, DOUGLAS S.	13325 ASHFORD PARK DR	RALEIGH NC 27613-4150	
HASHEMEE, SAYED A	9508 SPRINGDALE DR	RALEIGH NC 27613-5322	
BAREFOOT, ROBERT E BAREFOOT, PAULINE B	9441 SPRINGDALE DR	RALEIGH NC 27613-7545	
SANTELLI, STEPHEN J SANTELLI, DEBORAH L	9445 SPRINGDALE DR	RALEIGH NC 27613-7545	
MASTER, EDWARD J MASTER, MAUREEN R	9440 SPRINGDALE DR	RALEIGH NC 27613-7535	
OBBERDORF, ERIC J OBBERDORF, TAMMY L	9409 OWLS NEST DR	RALEIGH NC 27613-7526	
WATSON, MICHAEL D WATSON, MEREDITH	9505 SPRINGDALE DR	RALEIGH NC 27613-5323	
WEST, SEAN F WEST, HEATHER P	9517 SPRINGDALE DR	RALEIGH NC 27613-5323	
WHALEN, BRIAN J E WHALEN, LORRIE	9520 SPRINGDALE DR	RALEIGH NC 27613-5322	
PIERCE, BRENDA D	13331 ASHFORD PARK DR	RALEIGH NC 27613-4150	
WYNBROOKE COMMUNITY ASSN	OMEGA ASSOCIATION MANAGEMENT INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
PADGETT, KENNETH PADGETT, TERESA	13312 ASHFORD PARK DR	RALEIGH NC 27613-4149	
REICH, DOMINIK GOLDANI, SANAZ	13336 ASHFORD PARK DR	RALEIGH NC 27613-4149	
GREENE, ELIZABETH TOMS	13330 ASHFORD PARK DR	RALEIGH NC 27613-4149	
DRAYMOOR MANOR TOWNHOME ASSOCIATION, INC.	PO BOX 41027	GREENSBORO NC 27404-1027	
GLADWELL PROPERTIES LLC	13271 STRICKLAND RD	RALEIGH NC 27613-5227	
CAMPBELL, GRAHAM T CAMPBELL, JULIE	9444 SPRINGDALE DR	RALEIGH NC 27613-7535	
WILBORNE, RYAN S WILBORNE, CATHERINE BERRY	9504 SPRINGDALE DR	RALEIGH NC 27613-5322	
MOJAC, LLC	PO BOX 28929	RALEIGH NC 27611-8929	
PLACHETKA, KATHLEEN A	13316 ASHFORD PARK DR	RALEIGH NC 27613-4149	
HALPERN LEESVILLE LLC	5200 ROSWELL RD	ATLANTA GA 30342-1915	
WELCH, CHRISTOPHER DELAMAR WELCH, RENDA LEE	13310 ASHFORD PARK DR	RALEIGH NC 27613-4149	
DODSON, JOSHUA DODSON, MICHELLE	13022 EDSEL DR	RALEIGH NC 27613-5694	
CHAMPNEY, SHARON LYNN	13338 ASHFORD PARK DR	RALEIGH NC 27613-4149	
SCHWARTZ, PAMELA H TRUSTEE PAMELA H SCHWARTZ REVOCABLE TRUST	13321 ASHFORD PARK DR	RALEIGH NC 27613-4150	
BECKMAN, SHARON STRIEGEL, ERIC	9437 SPRINGDALE DR	RALEIGH NC 27613-7545	
SCOTT, CATHERINE MARIE SCOTT, RORY NELSON	13113 STRICKLAND RD	RALEIGH NC 27613-5337	
STOCKDALE, DEBORAH	13332 ASHFORD PARK DR	RALEIGH NC 27613-4149	
STIKE, CHRISTOPHER JOHN STIKE, JESSICA LEIGH	13324 ASHFORD PARK DR	RALEIGH NC 27613-4149	
OLSEN, JENNIFER ELIZABETH	13340 ASHFORD PARK DR	RALEIGH NC 27613-4149	
THE WATKINS REVOCABLE LIVING TRUST	9500 SPRINGDALE DR	RALEIGH NC 27613-5322	
MACARI, ARIEL WILLIAMS, JESSICA B	13306 ASHFORD PARK DR	RALEIGH NC 27613-4149	
SANKA, RAMAKRISHNA VANGURI, APARNA	13016 SAXON WAY	RALEIGH NC 27613-5696	
DILLARD, EDNA SAINTSING DILLARD, JAMES MICHAEL	9600 OLD LEESVILLE RD	RALEIGH NC 27613-7520	
SHIMMEL, BONNIE M	13326 ASHFORD PARK DR	RALEIGH NC 27613-4149	
LACIDONIA, MICHAEL GU, MIAO	9513 SPRINGDALE DR	RALEIGH NC 27613-5323	
CHURCH, WILLIAM AL CHURCH, DARLA	13327 ASHFORD PARK DR	RALEIGH NC 27613-4150	
SHANNON, LAURA MADISON SHANNON, JAMES LEE	9501 SPRINGDALE DR	RALEIGH NC 27613-5323	
GADDE, VANI MUMMANENI, MUMMANENI	3480 GUTHRIE ST	PLEASANTON CA 94588-2930	
CHOBOY, JON A CHOBOY, TAMMY R	9433 SPRINGDALE DR	RALEIGH NC 27613-7545	
PEGLOW, MARK R PEGLOW, CATHERINE T	13342 ASHFORD PARK DR	RALEIGH NC 27613-4149	
HORVATH, RICHARD JIMENEZ-SALGADO, ELSA MARIA	13028 SAXON WAY	RALEIGH NC 27613-5696	
CURRENT RESIDENT/TENANT	13334 ASHFORD PARK DR	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13109 STRICKLAND RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	10608 LEESVILLE RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13200 STRICKLAND RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	10100 LEESVILLE RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13270 STRICKLAND RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13160 STRICKLAND RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13026 EDSEL DR	RALEIGH 27613	
CURRENT RESIDENT/TENANT	9650 LEESVILLE RD	RALEIGH 27613	
CURRENT RESIDENT/TENANT	13322 ASHFORD PARK DR	RALEIGH 27613	

OWNER

DRAYMOOR MANOR TOWNHOME ASSN INC
GIROUX, PATRICIA TRUSTEE
THELMA RUTH OWENS REVOCABLE LIVING TRUST
LASSITER, DEBORAH W
MUNROE, WILLIAM N SABATINI, GARRY
AYDIN, ARKIN AYDIN, SEMRA
BUSA, MICHELLE
DILLARD, STEPHEN L DILLARD, SHELIA B
WARD, RANDALL L WARD, SUSAN P
BECKETT, MARSEE OLIVER JR. TRUSTEE BECKETT, MARCIA ANN TRUSTEE
SMITH, ROBERT G SMITH, PAULA L
DILLARD, EDNA SAINTSING
BONAKDAR, MARYAM
DILLARD, EDNA
THOMPSON, WYATT W JR LIMBRICK THOMPSON, LAURIE B
TAYLOR, ROBERT RYAN TAYLOR, MOLLY K
HOBBS, TRACY C HOBBS, BRIAN
WRI RALEIGH LP
DRAYMOOR MANOR TOWNHOME ASSOC INC
KIEFER, MARK ANDREW KIEFER, JANET G
FAJARDO, JULIUS FAJARDO, ROLINA
GEORGE, DOUGLAS S.
HASHEMEE, SAYED A
BAREFOOT, ROBERT E BAREFOOT, PAULINE B
SANTELLI, STEPHEN J SANTELLI, DEBORAH L
MASTER, EDWARD J MASTER, MAUREEN R
OBERDORF, ERIC J OBERDORF, TAMMY L
WATSON, MICHAEL D WATSON, MEREDITH
WEST, SEAN F WEST, HEATHER P
WHALEN, BRIAN J E WHALEN, LORRIE
PIERCE, BRENDA D
WYNBROOKE COMMUNITY ASSN
PADGETT, KENNETH PADGETT, TERESA
REICH, DOMINIK GOLDANI, SANAZ
GREENE, ELIZABETH TOMS
DRAYMOOR MANOR TOWNHOME ASSOCIATION, INC.
GLADWELL PROPERTIES LLC
CAMPBELL, GRAHAM T CAMPBELL, JULIE
WILBORNE, RYAN S WILBORNE, CATHERINE BERRY
MOJAC, LLC
PLACHETKA, KATHLEEN A
HALPERN LEESVILLE LLC
WELCH, CHRISTOPHER DELAMAR WELCH, RENDA LEE
DODSON, JOSHUA DODSON, MICHELLE
CHAMPNEY, SHARON LYNN
SCHWARTZ, PAMELA H TRUSTEE PAMELA H SCHWARTZ REVOCABLE TRUST
BECKMAN, SHARON STRIEGEL, ERIC
SCOTT, CATHERINE MARIE SCOTT, RORY NELSON
STOCKDALE, DEBORAH
STIKE, CHRISTOPHER JOHN STIKE, JESSICA LEIGH
OLSEN, JENNIFER ELIZABETH
THE WATKINS REVOCABLE LIVING TRUST
MACARI, ARIEL WILLIAMS, JESSICA B
SANKA, RAMAKRISHNA VANGURI, APARNA
DILLARD, EDNA SAINTSING DILLARD, JAMES MICHAEL
SHIMMEL, BONNIE M
LACIDONIA, MICHAEL GU, MIAO
CHURCH, WILLIAM AL CHURCH, DARLA
SHANNON, LAURA MADISON SHANNON, JAMES LEE
GADDE, VANI MUMMANENI, MUMMANENI
CHOBOY, JON A CHOBOY, TAMMY R
PEGLOW, MARK R PEGLOW, CATHERINE T
HORVATH, RICHARD JIMENEZ-SALGADO, ELSA MARIA

CURRENT RESIDENT/TENANT
CURRENT RESIDENT/TENANT
CURRENT RESIDENT/TENANT
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CURRENT RESIDENT/TENANT
CURRENT RESIDENT/TENANT

ADDR1

CHARLESTON MGMT CORP
13018 EDOSEL DR
13323 ASHFORD PARK DR
13314 ASHFORD PARK DR
34 CALAIS RD
13020 BAYBRIAR DR
13016 BAYBRIAR DR
PO BOX 91772
10700 LEESVILLE RD
13320 ASHFORD PARK DR
13032 SAXON WAY
9608 OLD LEESVILLE RD
13346 ASHFORD PARK DR
9608 OLD LEESVILLE RD
9512 SPRINGDALE DR
13019 SAXON WAY
9509 SPRINGDALE DR
C/O KIMCO REALTY
3739 NATIONAL DR STE 101
9516 SPRINGDALE DR
13020 SAXON WAY
13325 ASHFORD PARK DR
9508 SPRINGDALE DR
9441 SPRINGDALE DR
9445 SPRINGDALE DR
9440 SPRINGDALE DR
9409 OWLS NEST DR
9505 SPRINGDALE DR
9517 SPRINGDALE DR
9520 SPRINGDALE DR
13331 ASHFORD PARK DR
OMEGA ASSOCIATION MANAGEMENT INC
13312 ASHFORD PARK DR
13336 ASHFORD PARK DR
13330 ASHFORD PARK DR
PO BOX 41027
13271 STRICKLAND RD
9444 SPRINGDALE DR
9504 SPRINGDALE DR
PO BOX 28929
13316 ASHFORD PARK DR
5200 ROSWELL RD
13310 ASHFORD PARK DR
13022 EDOSEL DR
13338 ASHFORD PARK DR
13321 ASHFORD PARK DR
9437 SPRINGDALE DR
13113 STRICKLAND RD
13332 ASHFORD PARK DR
13324 ASHFORD PARK DR
13340 ASHFORD PARK DR
9500 SPRINGDALE DR
13306 ASHFORD PARK DR
13016 SAXON WAY
9600 OLD LEESVILLE RD
13326 ASHFORD PARK DR
9513 SPRINGDALE DR
13327 ASHFORD PARK DR
9501 SPRINGDALE DR
3480 GUTHRIE ST
9433 SPRINGDALE DR
13342 ASHFORD PARK DR
13028 SAXON WAY
13334 ASHFORD PARK DR
13109 STRICKLAND RD
10608 LEESVILLE RD
13200 STRICKLAND RD
10100 LEESVILLE RD
13270 STRICKLAND RD
13160 STRICKLAND RD
13026 EDOSEL DR
9650 LEESVILLE RD
13322 ASHFORD PARK DR

ADDR2

PO BOX 97243
RALEIGH NC 27613-5694
RALEIGH NC 27613-4150
RALEIGH NC 27613-4149
MENDHAM NJ 07945-2211
RALEIGH NC 27613-5693
RALEIGH NC 27613-5693
RALEIGH NC 27675-1772
RALEIGH NC 27613-5241
RALEIGH NC 27613-4149
RALEIGH NC 27613-5696
RALEIGH NC 27613-7520
RALEIGH NC 27613-4149
RALEIGH NC 27613-7520
RALEIGH NC 27613-5322
RALEIGH NC 27613-5697
RALEIGH NC 27613-5323
500 N BROADWAY STE 201
RALEIGH NC 27612-4817
RALEIGH NC 27613-5322
RALEIGH NC 27613-5696
RALEIGH NC 27613-4150
RALEIGH NC 27613-5322
RALEIGH NC 27613-7545
RALEIGH NC 27613-7545
RALEIGH NC 27613-7545
RALEIGH NC 27613-7535
RALEIGH NC 27613-7526
RALEIGH NC 27613-5323
RALEIGH NC 27613-5323
RALEIGH NC 27613-5322
RALEIGH NC 27613-4150
160 NE MAYNARD RD STE 210
RALEIGH NC 27613-4149
RALEIGH NC 27613-4149
RALEIGH NC 27613-4149
GREENSBORO NC 27404-1027
RALEIGH NC 27613-5227
RALEIGH NC 27613-7535
RALEIGH NC 27613-5322
RALEIGH NC 27611-8929
RALEIGH NC 27613-4149
ATLANTA GA 30342-1915
RALEIGH NC 27613-4149
RALEIGH NC 27613-5694
RALEIGH NC 27613-4149
RALEIGH NC 27613-4150
RALEIGH NC 27613-7545
RALEIGH NC 27613-5337
RALEIGH NC 27613-4149
RALEIGH NC 27613-4149
RALEIGH NC 27613-4149
RALEIGH NC 27613-5322
RALEIGH NC 27613-4149
RALEIGH NC 27613-5696
RALEIGH NC 27613-7520
RALEIGH NC 27613-4149
RALEIGH NC 27613-5323
RALEIGH NC 27613-4150
RALEIGH NC 27613-5323
RALEIGH NC 27613-5323
PLEASANTON CA 94588-2930
RALEIGH NC 27613-7545
RALEIGH NC 27613-4149
RALEIGH NC 27613-5696
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RALEIGH 27613

ADDR3

RALEIGH NC 27624-7243
JERICO NY 11753-2122
CARY NC 27513-9676

Exhibit C
Neighborhood Meeting - 5/18/2023

Name	Address	Email or Telephone
Tammy Oberdorf	9409 Owls Nest Dr.	tammyoberdorf@gmail.com
Elsa Jimenez	13028 Saxon Way	emjzder@gmail.com
Amy + David Watkins	9500 Springdale Dr	amw@att.net
Richard Horvath	13028 Saxon Way	
Kelly Shiel	12820 Edsel Dr	kshiel295@gmail.com
Calvin + Claire Morrow	12824 Edsel Dr.	morrpulm@gmail.com
Mike & Susan Belangia	12909 Saxon Way	Sutang98@yahoo.com
Pat Grison + Donald Dove	13018 Edsel Dr. Raleigh NC	ptgx323@gmail.com
Ryan Taylor	13019 <u>Saxon Way</u>	rtaylor1028@gmail.com
Kyra Burton		burtonk@bell south.net

Justification in Support of Alteration of Block Standards and Stub Street Standards

The applicant has requested alteration of the block standards and stub street standards as a part of this rezoning case as permitted by Section 10.2.4.D.2.c of the UDO.

The subject property is a long, relatively narrow tract of land that curls around the back of the Leesville Town Centre shopping center in the crescent between I-540 and Strickland Road. Immediate neighbors to the east include the Springdale neighborhood and the Wynnebrook neighborhood. Both neighborhoods are large lot single-family neighborhoods in the R-1 zoning district.

Saxon Way is an existing residential street that it is stubbed into the subject property from the Wynnebrooke neighborhood. Neighbors living in Wynnebrooke and Springdale oppose continuing Saxon Way into the subject property. Traffic, parking, child safety and general safety concerns were cited by neighbors in our initial community meeting.

We offer the following information in support of this request:

The location immediately south of I-540 makes interconnection difficult. Absent a bridge over 540, no street configuration will allow the entire subject property to meet block perimeter and dead-end street requirements.

The UDO would not require a street stub to be continued into the adjacent single-family homes because they contain residential uses in the detached building type on lots no larger than 2 acres. In addition, the R-1 zoning at the rear of the shopping center was likely chosen to provide a buffer and limit interconnection requirements between these uses. Disrupting what amounts to a previously established buffer/open space is also an exception in the UDO.

Zoning conditions provide for an offer of pedestrian cross-access to be made from the subject property to the Leesville Town Centre. In addition, sidewalk is planned on the subject property along Strickland Road.

Even with the constraints imposed by the I-540, safe, efficient, and convenient vehicular and pedestrian access within the development and between compatible adjacent developments will be achieved with this rezoning.