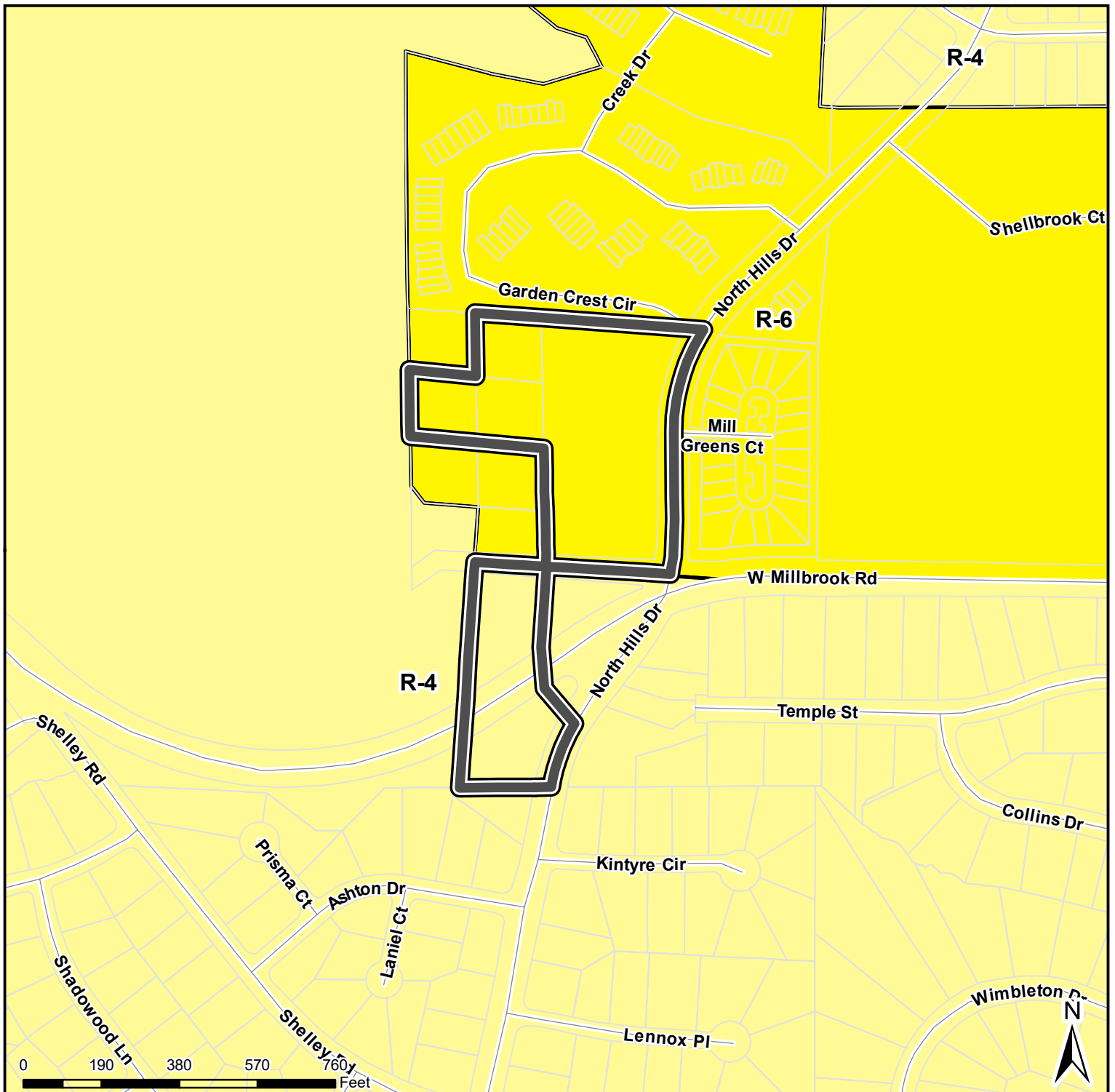
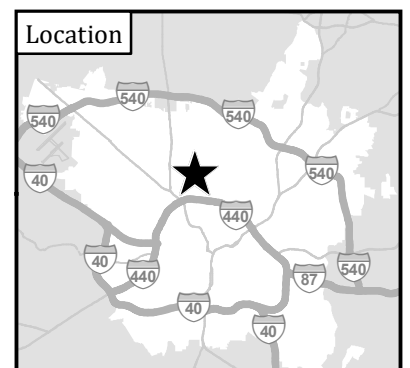


# Existing Zoning

# Z-41-2019



<b>Property</b>	714, 716, 724 & 910 W Millbrook Rd; 5825 North Hills Dr
<b>Size</b>	7.51 acres
<b>Existing Zoning</b>	R-4 & R-6
<b>Requested Zoning</b>	RX-4-PL-CU





Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Deputy Director  
Matthew Klem, Senior Planner

DEPARTMENT: Planning and Development

DATE: June 3, 2020

SUBJECT: City Council agenda item for June 16, 2020 – Z-41-19

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The public hearing for the following item was conducted on June 2, 2020:

**Z-41-19: Millbrook and North Hills** is located at the northwest quadrant of the Millbrook Road and North Hills Drive intersection and includes a parcel at in the southwest quadrant of that intersection. Approximately 7.51 acres are requested by Lisa and Kirk Anderson, Belinda and Bret Watkins, and North Hills Development Partners LLC to be rezoned.

**Current Zoning:** Residential-4 (R-4) and Residential-6 (R-6).

**Requested Zoning:** Residential Mixed Use-4 stories-Parking Limited-Conditional Use (RX-4-PL-CU) and Residential Mixed Use-3 stories-Parking Limited-Conditional Use (RX-3-PL-CU).

Proposed zoning conditions dated June 3, 2020, limit residential development to 112 units, prohibit commercial uses, provide a tree preservation area south of Millbrook Road, limit building height, provide a tree planting to buffer property to the north and along North Hills Drive, a 215-foot primary building setback from Shelly Lake Park, and propose a restriping plan that provides for an additional left turn lane on North Hills Drive to serve Mill Greens Court. These conditions must be signed by all current property owners for City Council action.

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

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

The Planning Commission recommends approval of the request (5-2).

The Midtown CAC voted in opposition to the case (11 – 20).

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

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#11982

## CASE INFORMATION: Z-41-19 MILLBROOK AND NORTH HILLS

Location	Northwest quadrant of the West Millbrook and North Hills Drive intersection plus a parcel at the southwest quadrant of that intersection.  Address: 714, 716, 724, and 910 West Millbrook Road and 5828 North Hills Drive  PINs: 1706173253, 1706-173349, 1706171294, 1706163731, 1706175188  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-4 and R-6
Requested Zoning	RX-4-PL-CU and RX-3-PL-CU
Area of Request	7.51 acres
Corporate Limits	The property is inside and surrounded by the corporate limits of the City.
Property Owner	Beatrice Johnson, Lisa Anderson, Kirk Anderson, Belinda Watkins, and Bret Watkins
Applicant	Michael Birch, Longleaf Law Partners
Citizens Advisory Council (CAC)	Midtown CAC
PC Recommendation Deadline	February 25, 2019

## SUMMARY OF PROPOSED CONDITIONS

1. Residential density limited to 15 units per acre
2. Uses prohibited: dormitory, school, day care, office, medical, outdoor recreation, bed and breakfast, hospitality house, remote parking, personal service, eating establishment, retail sales
3. The property located on the south side of W Millbrook Road shall be subject to tree preservation
4. No building on the subject site shall contain more than three stories of habitable space
5. A building may only have four stories if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection. And (ii) the ground floor elevation of the lowest story is below the average grade of North Hills Drive.

6. There shall be a 20-foot transition area established along the northern property boundary adjacent to the Spring Garden Townhouses. Where land disturbing activity occurs, this area shall be replanted with 5 shade trees, 4 understory trees, and 20 shrubs per 100 lineal feet.
7. The property frontage along North Hills Drive shall be replanted with a specified planting including shade trees, understory trees, and shrubs. There are two options for the planting depending on whether or not the overhead powerlines along North Hills Drive remain overhead or if they are relocated below ground. If they remain overhead, the planting does not include shade trees.
8. There shall be a principal building setback of 215 feet as measured from the property line of Shelley Lake Park.
9. If approved by city staff at the time of site plan, the applicants shall restripe a section of North Hills Drive to include left turn lanes to serve Mill Greens Court.

### COMPREHENSIVE PLAN GUIDANCE

<b>Future Land Use</b>	Moderate Density Residential and Low Density Residential
<b>Urban Form</b>	None
<b>Consistent Policies</b>	Policy LU 1.2 Future Land Use Map and Zoning Policy LU 2.2 Compact Development Policy LU 2.5 Healthy Communities Policy LU 8.10 Infill Development Policy LU 8.12 Infill Compatibility Policy H 1.8 Zoning for Housing
<b>Inconsistent Policies</b>	Policy T 2.16 Assessing Changes in Road Design Policy T 2.8 Access Management Strategies

### 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

Neighborhood Meeting	CAC	Planning Commission	City Council
July 30, 2016 (35 attendees)	November 25, 2019 December 12, 2019 11(Y) – 20(N)	December 10, 2019 January 14, 2020 January 28, 2020 February 11, 2020 February 25, 2020	March 3, 2020 April 7, 2020 June 2, 2020

## PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is reasonable and in the public interest because it will increase housing choice; preserve and protect the natural environment; provide direct, non-motorized access to community facilities; and create housing supply in an area of critical need.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Tomasulo; Second McIntosh In Favor: Lampman, McIntosh, Miller, Tomasulo and Winters Opposed: Jeffreys and Geary
Reason for Opposed Vote(s)	Proposed density is incompatible with the existing neighborhood character.

## 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.

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Planning Director                      2/25/2020

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Planning Commission Chair                      2/25/2020

Staff Coordinator:                      Matthew Klem: (919) 996-4637; [Matthew.Klem@raleighnc.gov](mailto:Matthew.Klem@raleighnc.gov)



# **ZONING STAFF REPORT**

## **Z-41-19 MILLBROOK AND NORTH HILLS**

Conditional Use District

### **OVERVIEW**

The request is to rezone 7.51 acres from Residential-4 (R-4) and Residential-6 (R-6) to Residential Mixed Use-3 stories-Parking Limited-Conditional Use (RX-4-PL-CU). Proposed zoning conditions limit residential density 15 units per acre, prohibit non-residential uses, provide a tree preservation area south of Millbrook Road, limit building height, provide a transition to buffer property to the north and a tree planting along North Hills Drive, add a 215-foot building set back from Shelly Lake Park, and provide an alternate street section plan for North Hills Drive. The proposed street section zoning condition cannot be accepted through the rezoning process and should be removed from the application.

The subject site comprises five parcels that are predominantly wooded; three of the parcels are developed with detached houses. The southernmost parcel located at 910 W Millbrook Road is bisected by Millbrook Road. The highest point on the subject site is nearest the intersection of W Millbrook Road and North Hills drive where a detached house sits. From the high point, the property drops west towards Shelley Lake Park and southwest toward Millbrook Road and the Mine Creek. The portion of the subject site south of Millbrook Road is undeveloped and contains a daylight stormwater channel 30 feet below street-level that carries stormwater runoff east to west to the Mine Creek, south of the Shelley Lake dam. The severe topography and utility of this portion of the subject site as a stormwater devise make it highly unlikely that it could be developed at all. The high point on the subject site and the low point on the subject site span a range of 75 feet.

The subject site is surrounded by residential uses on all sides including a vacant parcel and the 145-acre Shelley Lake Park to the west. To the north is a townhouse development, and to the east, across North Hills Drive is a townhouse development whose densities are roughly 6 units per acre. The subject site is adjacent to a detached house to the south, south of Millbrook Road along North Hills Drive. Zoning in the area is R-4 and R-6. More generally, the area is characterized by low-density residential area with detached houses, townhouses and apartment buildings surrounding a large public park.

The Future Land Use Map designates most of the subject site and adjacent properties to the north and east as Moderate Density Residential which recommends residential development of up to 14-units per acre. South of Millbrook Road, the Future Land Use Map designates a 730-acre area bounded by Millbrook Road, Six Forks Road, I-440 and Mine Creek as Low-Density Residential which recommends detached residential housing development of 6 units per acre and includes a portion of the subject site. Shelley Lake Park and Mine Creek are designated as Public Parks and Open Space on the Future Land Use Map.

## **Update for February 25, 2020**

The rezoning petition was revised on February 14, 2020. The revisions include changing the zoning designation of 910 Millbrook Road from RX-4- to RX-3- and adding the office use to the list of prohibited uses. Three new zoning conditions were offered:

1. The property frontage along North Hills Drive shall be replanted with a specified planting including shade trees, understory trees, and shrubs. There are two options for the planting depending on whether or not the overhead powerlines along North Hills Drive remain overhead or if they are relocated below ground. If they remain overhead, the planting does not include shade trees.
2. There shall be a principal building setback of 215 feet as measured from the property line of Shelley Lake Park.
3. If approved by city staff at the time of site plan, the applicants shall restripe a section of North Hills Drive as shown in Exhibit SP-1.

These revisions have altered the policy disposition of the request. The request is inconsistent with the following policies mostly because the proposed redesign determines a foregone conclusion without providing fundamental and observed traffic analysis to support the proposed change.

Policy T 2.8 Access Management Strategies

Policy T 2.16 Assessing Changes in Road Design

The condition regarding a striping plan and associated Exhibit SP-1 cannot be accepted as a zoning condition. The striping plan illustrates a street section that does not comply with the Unified Development Ordinance and Street Design Manual therein.

The zoning exhibit makes changes to the requirements of the planned Avenue 3-Lane, Parallel Parking street type. While changes to designated street types can take place, providing those changes via a rezoning request is not an appropriate place to make those changes. Mostly because the detailed traffic analysis to determine the best utility of the street has not been conducted or conferred with the City's traffic engineers.

Under any other circumstance, to alter a planned street section, the city would require a traffic analysis to determine the needs of a street based on traffic patterns observed in real-time. This analysis would include a detailed observation of turning movements at certain intersections in a larger area, typically outside of the exact location of the proposed street type change. The analysis would include conferred findings of where vehicle trips are generated and what directions they are traveling, and, most importantly, how many. This type of analysis has not been conducted and changes to the planned street type cannot and should not take place via a rezoning process.

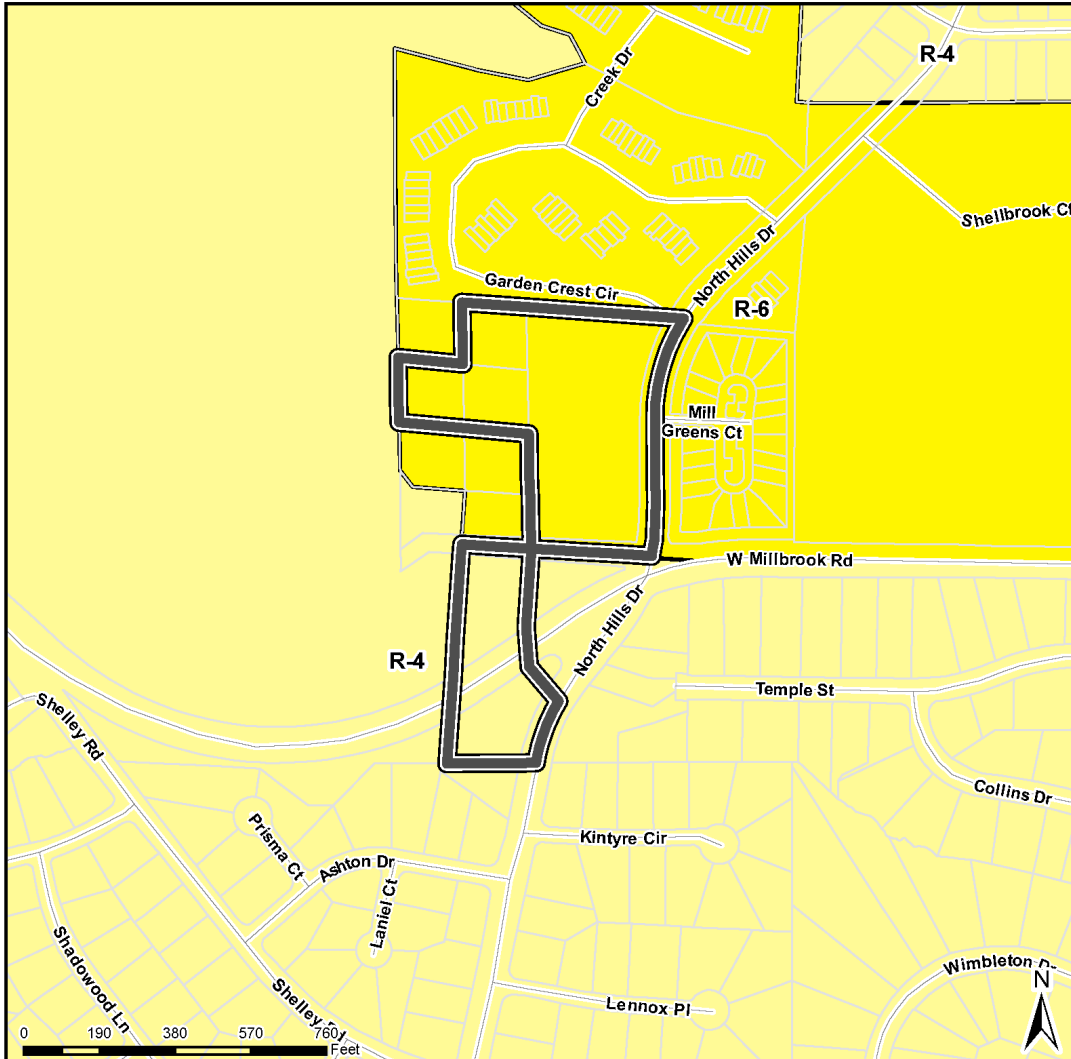
Additionally, the proposed street section shows areas where parking is prohibited. For the same reasons detailed above, this type of prohibition should not be the result of a rezoning request. The city has a program for establishing no-parking areas which can be conducted outside of this process and could most likely happen sooner than if it were the responsibility of a private property owner as is proposed in the zoning condition.

## OUTSTANDING ISSUES

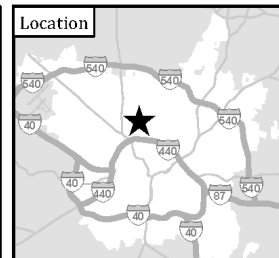
Outstanding Issues		Suggested Mitigation	
	1. The proposed zoning condition regarding a restriping plan cannot be accepted as it details standards that are not in line with the UDO and Street Design Manual.		1. The application should be revised to remove the zoning condition and exhibit regarding the striping plan.

# Existing Zoning

Z-41-2019



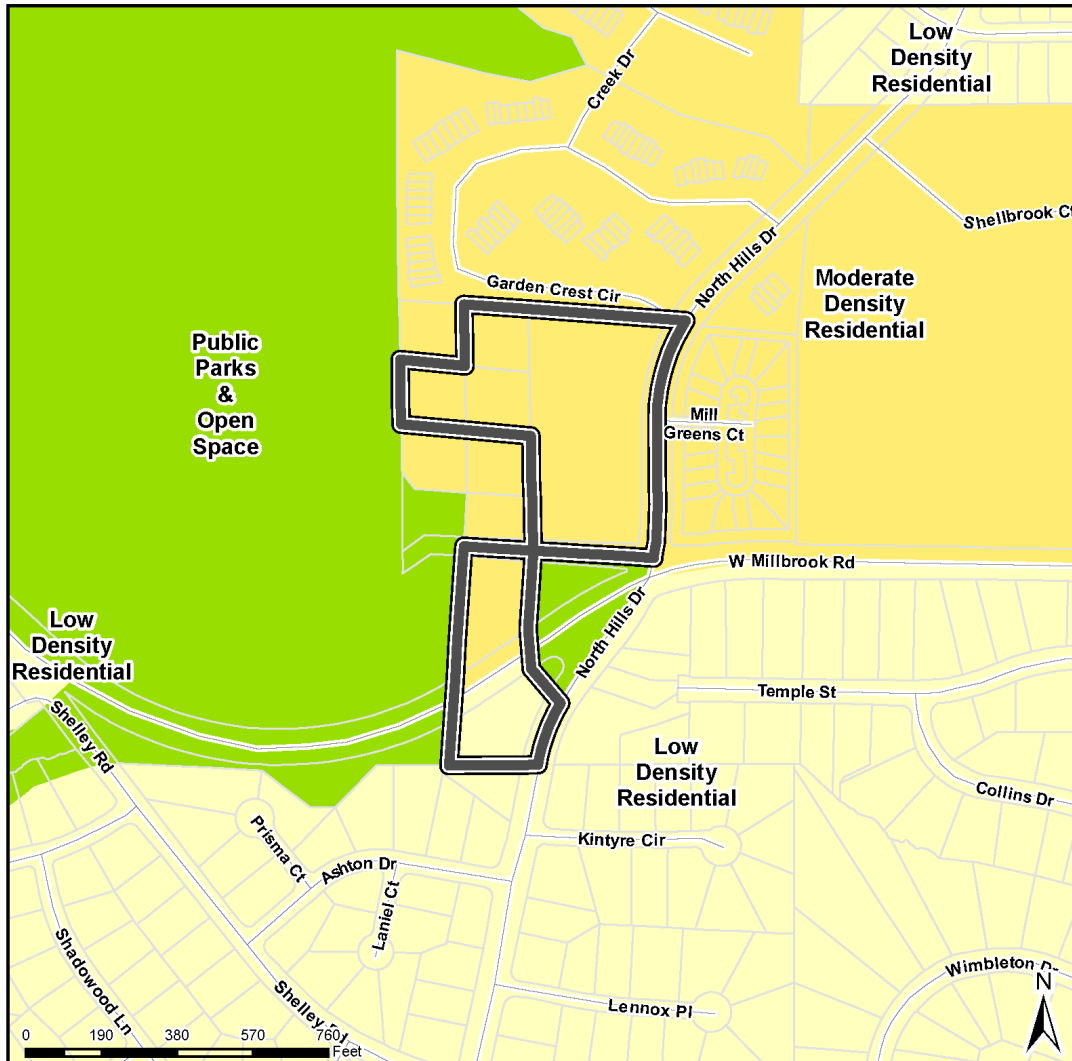
<b>Property</b>	714, 716, 724 & 910 W Millbrook Rd; 5825 North Hills Dr
<b>Size</b>	7.51 acres
<b>Existing Zoning</b>	R-4 & R-6
<b>Requested Zoning</b>	RX-4-PL-CU



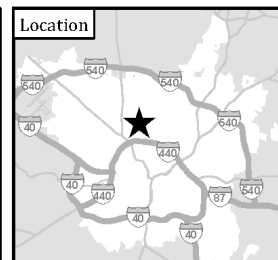
Map by Raleigh Department of City Planning (reckhowh): 10/25/2019

# Future Land Use

**Z-41-2019**



<b>Property</b>	714, 716, 724 & 910 W Millbrook Rd; 5825 North Hills Dr
<b>Size</b>	7.51 acres
<b>Existing Zoning</b>	R-4 & R-6
<b>Requested Zoning</b>	RX-4-PL-CU



Map by Raleigh Department of City Planning (reckhowh): 10/25/2019

# 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 vision and themes of the 2030 Comprehensive Plan.

The request is consistent **Expanding Housing Choices** by increasing residential density and permitting the townhouse and apartment building types which would otherwise not be permitted.

The request is consistent with the **Managing Our Growth** and **Coordinating Land Use and Transportation** by providing more places for people to live adjacent to a large public park in an area served by existing and planned transit that connects multiple employment centers.

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

Yes. The request is consistent with the Future Land Use Map designation of Moderate Density Residential which recommends residential development of 14 units per acre. While the request would permit residential development of 15 units per acre, this minor departure from policy guidance is not significant enough to be considered inconsistent with the vision of the 2030 Comprehensive Plan.

The subject site contains a parcel that is partially designated as Low Density Residential on the Future Land Use Map, south of the Millbrook Road. Proposed zoning conditions require that this portion of the subject site remain as tree preservation area. While the Low Density Residential designation would recommend residential development of 6 units per acre in this area, the preservation of this land as tree preservation is no more intense than the policy guidance for this site and is therefore consistent with the plan. Additionally, the severe topography and utility of this portion of the subject site as a stormwater device make it highly unlikely that it could be developed at all.

- 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?

The Future Land Use Map identifies the subject site as Moderate Density Residential.

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

Community facilities and streets appear to be available to serve the requested uses.

## Future Land Use

**Future Land Use designation:** Moderate Density Residential

**The rezoning request is**

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

☐ **Inconsistent**

The request is consistent with the Future Land Use Map designation of Moderate Density Residential which recommends residential development of 14 units per acre. While the request would permit residential development of 15 units per acre, this minor departure from policy guidance is not significant enough to be considered inconsistent with the vision of the 2030 Comprehensive Plan.

The subject site contains a parcel that is partially designated as Low Density Residential on the Future Land Use Map, south of the Millbrook Road. Proposed zoning conditions require that this portion of the subject site remain as tree preservation area. While the Low Density Residential designation would recommend residential development of 6 units per acre in this area, the preservation of this land as tree preservation is no more intense than the policy guidance for this site and is therefore consistent with the plan. Additionally, the severe topography and utility of this portion of the subject site as a stormwater devise make it highly unlikely that it could be developed at all.

## Urban Form

**Urban Form designation:** None

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other** (No Urban Form designation, but zoning frontage requested)

The Urban Form map does not provide site specific guidance for the subject site. The request to include the Parking Limited (-PL) frontage designation is generally recommended by the Urban Form Map in places with a more suburban character that are planned for transit improvements. The Parking Limited Frontage requires new buildings to be no farther than 100 feet from public streets and restricts the amount of intervening parking bays. This requirement will make future development more walkable than it may have otherwise been. While the application of the Parking Limited designation to the subject site is generally consistent with the 2030 Comprehensive Plan, it would reduce the potential for Primary Tree Conservation along North Hills Drive which is currently wooded.

## Compatibility

### **The proposed rezoning is**

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

☐ **Incompatible.**

The requested zoning is consistent with the property and surrounding area which is characterized by a mix of detached houses, townhouses, and apartment buildings. While the requested density is higher than existing development in the immediate area, the potential development of three- to four-story apartment buildings is compatible. Additionally, the Unified Development Ordinance(UDO) requires Neighborhood Transitions in accordance with UDO Article 3.5 which entails 100 feet of building height and use related restrictions including a protective yard.

## Public Benefits of the Proposed Rezoning

- Increasing residential development in an area served by transit that connects multiple suburban areas and employment centers increases the potential for residents to choose transit over driving to get around.
- Increasing residential development near a large public park will provide more people with the opportunity to access a city recreational asset on foot contributing to a healthy and active lifestyle.

## Detriments of the Proposed Rezoning

- The proposed Parking Limited (-PL) frontage may result in a loss of mature trees along North Hills Drive that otherwise would have been preserved as Primary Tree Conservation Area (TCA). Under the proposed zoning, TCA is still required but will be located elsewhere on the subject site.

## Policy Guidance

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

### **Policy LU 1.2 Future Land Use Map and Zoning**

*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 Future Land Use Map shall not be used to review development applications which do not include a zoning map or text amendment.*

- The request is consistent with the Future Land Use Map designation of Moderate Density Residential which recommends residential development of 14 units per acre. While the request would permit residential development of 15 units per acre, this minor departure from policy guidance is not significant enough to be considered inconsistent with the vision of the 2030 Comprehensive Plan.

The subject site contains a parcel that is partially designated as Low Density Residential on the Future Land Use Map, south of the Millbrook Road. Proposed zoning conditions require that this portion of the subject site remain as tree preservation area. While the Low Density Residential designation would recommend residential development of 6 units per acre in this area, the preservation of this land as tree preservation is no more intense than the policy guidance for this site and is therefore consistent with the plan. Additionally, the severe topography and utility of this portion of the subject site as a stormwater devise make it highly unlikely that it could be developed at all.

### **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 will permit a more compact development pattern than would otherwise be permitted under existing zoning.

### **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.*

- The request will allow more people to live within walking distance to a large public park improving opportunity and access to a healthy and active lifestyle.

### **Policy LU 8.10 Infill Development**

*Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.*

### **Policy LU 8.12 Infill Compatibility**

*Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.*

- The requested zoning district will allow for detached houses, attached houses, townhouses, and apartment buildings which are in keeping with the general build form of the area which includes these types of buildings. Building height on the subject site can be as tall as four stories only if the ground level is reserved for uninhabitable uses and is below the average grade of North Hills Drive.

### **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 requested zoning will allow attached houses, townhouses, and apartment buildings which would otherwise not be permitted under existing zoning. These residential product types are typically more affordable than detached houses, which is the only housing type permitted under the existing zoning.

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

### **Policy T 2.8 Access Management Strategies**

*Appropriate access management strategies (i.e. location and spacing of permitted driveways) should be applied based on a roadway’s fundamental characteristics, surrounding land uses, and the roadway’s users.*

### **Policy T 2.16 Assessing Changes in Road Design**

*Subject all proposed changes to the treatment of existing vehicular rights-of-way, such as changes to the number and type of travel lanes, to a study prior to implementation to determine the impacts on the larger network and the level of service of all relevant modes.*

- The proposed zoning condition to alter the street design has been provided without sufficient traffic impact analysis. Making street design changes without sufficient data is inconsistent with these policies and is not in the public interest.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	29	This score is in line with the city average.
Walk Score	30	18	This score is well below the city average.

*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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.*

**Summary:** The walk score for the site is well below the city average and is likely due to the lack of non-residential uses in the area which provides very little opportunity for residents to walk to work or businesses to run errands to purchase goods or solicit services. The transit score is in line with the city average and is likely to increase with planned transit improvements to the area.

## Carbon/Energy Footprint: Housing

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.*

**Summary:** The requested zoning district would permit all possible housing types, including larger apartment buildings. Approval of this request would allow more energy-efficient housing units to be developed.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The potential residential entitlement will increase from 26 units to 112.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	Yes	The proposed district would permit all possible housing types.
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?	Yes	<p>The site is served by the GoRaleigh 23L Millbrook Connector which connects Crabtree Valley Mall on Glenwood Avenue to Mini City on Capital Blvd traveling east to west along Millbrook Road from Lead Mine Road to Capital Boulevard. The 23L provides 30-minute service during peak commuting hours (6:45 a.m. to 8:45 a.m. and 3:45 p.m. to 6:45 p.m.) and 60-minute service at all other times during the week and from 7:00 am. to 6:00 p.m. on Saturday and Sunday. The closest bus stop is approximately 230 feet away.</p> <p>By 2027, the City plans to maintain the 23L and add a new route connecting Crabtree Valley Mall to Triangle Town Center along North Hills Drive and Lynn/Spring Forest Road to Old Wake Forest Road. The new route will have 60-minute service 6:00 a.m. to 9:00 p.m. every day.</p>

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

**Summary:** The request would allow townhouse and apartment building types, which are generally more affordable than detached and attached units. The site is within walking distance to transit service with planned improvements that connects multiple employment centers increasing the opportunity for people to live on site and commute to work by bus.

# 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

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. The nearest existing park access is provided by Shelley Lake Park (900 feet) and Dixon Park (0.7 miles). The nearest existing greenway trail access is provided by Mine Creek Greenway Trail (900 feet). Current park access level of service (LOS) grade in this area is a B.

**Impact Identified: None**

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	6,500	6,500	28,024
Waste Water	6,500	6,500	28,024

**Impact Identified: None**

## Stormwater

Floodplain	FEMA and alluvial soil
Drainage Basin	Mine Creek
Stormwater Management	Unified Develop Ordinance controls for stormwater management will apply to the subject site.

**Impact Identified: None**

## Transit

The site is served by the GoRaleigh 23L Millbrook Connector which connects Crabtree Valley Mall on Glenwood Avenue to Mini City on Capital Blvd traveling east to west along Millbrook Road from Lead Mine Road to Capital Boulevard. The 23L provides 30-minute service during peak commuting hours (6:45 a.m. to 8:45 a.m. and 3:45 p.m. to 6:45 p.m.) and 60-minute service at all other times during the week and from 7:00 am. to 6:00 p.m. on Saturday and Sunday. By 2027, the City plans to maintain the 23L and add a new route connecting Crabtree Valley Mall to Triangle Town Center along North Hills Drive and Lynn/Spring Forest Road to Old Wake Forest Road. The new route will have 60-minute service 6:00 a.m. to 9:00 p.m. every day.

**Impact Identified: None**

## Transportation

Approval of case Z-41-19 would increase the amount of projected vehicular trips for the site. The projected increase from the current entitlements to the Proposed Zoning Maximums would be 64 more trips in the AM Peak Hour and 85 more trips in the PM Peak Hour. The net new trips generated would not trigger a Traffic Impact Analysis based on the thresholds in the Raleigh Street Design Manual for the Rezoning case.

**Impact Identified: None**

## Urban Forestry

The proposed Parking Limited (-PL) frontage may result in a loss of mature trees along North Hills Drive that otherwise would have been preserved as Primary Tree Conservation Area (TCA). Under the proposed zoning, TCA is still required but will be located elsewhere on the subject site.

**Impact Identified: Potential loss of mature trees and streetside TCA, though TCA is still required elsewhere on the subject site.**

### Impacts Summary

There are no negative impacts to city infrastructure, resources, or services anticipated as a result of this rezoning request. The requested Parking Limited frontage may result in the loss of mature trees, though trees would be protected elsewhere on the subject site.

### Mitigation of Impacts

Mitigation to the potential loss of mature trees includes revising the request to remove the Parking Limited frontage or otherwise offering to protect existing vegetation along North Hills Drive.

## CONCLUSION

The request to rezone the 7.51 acres from Residential-4 (R-4) and Residential-6 (R-6) to Residential Mixed Use-4 stories-Parking Limited-Conditional Use (RX-4-PL-CU) is consistent with the Future Land Use Map and the 2030 Comprehensive Plan overall. Proposed zoning conditions manage any potential negative impacts of redevelopment by buffering adjacent properties, restricting commercial uses, and managing building height.

The proposed increase in residential development intensity and allowing a wider range of housing types in an area served by existing transit with planned improvements including an additional route and adjacent to a large public park is consistent with the vision themes of Expanding Housing Choice, Managing Our Growth, and Coordinating Land Use and Transportation.

## CASE TIMELINE

Date	Action	Notes
June 14, 2019	Pre-Application Conference	
July 30, 2019	Neighborhood Meeting	35 attendees
November 25, 2019	First Midtown CAC appearance	
December 10, 2019	First Planning Commission Appearance	
December 12, 2019	Midtown CAC Vote	11(Y) – 20(N)
January 14, 2020	Planning Commission	Deferred
January 28, 2020	Planning Commission	Deferred
February 11, 2020	Planning Commission	Deferred
February 25, 2020	Planning Commission	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4 and R-6	R-6	R-4	R-6	R-4
Future Land Use	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential and Low Density Residential	Moderate Density Residential and Low Density Residential	Moderate Density Residential and Public Parks and Open Space
Current Land Use	Vacant and Residential	Residential	Residential	Residential	Public Park

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING			PROPOSED ZONING
Zoning	R-4	R-6	RX-4-PL-CU
Total Acreage	1.72	5.79	7.51
Setbacks:			
Front	20'	10'	5'
Side	10'	5'	0' or 6'
Rear	30'	20'	0' or 6'
Residential Density:	4 units/acre	6 units/acre	15 units/acre
Max. # of Residential Units	24		112
Max. Gross Building SF	52,000		197,375
Max. Gross Office SF	-		-
Max. Gross Retail SF	-		-
Max. Gross Industrial SF	-		-
Potential F.A.R	.16		.61

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

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <b>R-6</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b> Proposed Zoning Base District <b>RX</b> Height <b>4</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b> Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			<b>OFFICE USE ONLY</b>  Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address <b>714 &amp; 716 W Millbrook Road</b>			
Property PIN <b>1706-17-3253 &amp; 1706-17-3349</b>		Deed Reference (book/page) DB 3463, PG 095; DB 3383, PG 543	
Nearest Intersection <b>W Millbrook Road and North Hills Drive</b>			
Property Size (acres) <b>0.58 &amp; 0.50 acres</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>Kirk D. Anderson &amp; Lisa S. Anderson</b> <b>910 W Millbrook Road</b> <b>Raleigh, NC 27612</b>		Phone <b>919.868.8116</b>	Fax
		Email <b>kirk@accu-steel.com; lisa@accu-steel.com</b>	
Applicant Name/Address <b>Michael Birch, Longleaf Law Partners</b> <b>4509 Creedmoor Road, Suite 302</b> <b>Raleigh, NC 27612</b>		Phone <b>919.645.4317</b>	Fax
		Email <b>mbirch@longleaflp.com</b>	
Applicant* Signature(s)		Email <b>kirk@accu-steel.com; lisa@accu-steel.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-41-19**Date Submitted **June 3, 2020**Existing Zoning **R-4 & R-6**Proposed Zoning **RX-4-PL-CU & RX-3-PL-CU****OFFICE USE ONLY****Rezoning Case #****Narrative of Zoning Conditions Offered**

1. The maximum number of dwelling units permitted on the property subject to this rezoning ordinance shall be 112 dwelling units.
2. The following principal uses as defined in UDO Section 6.1.4 Allowed Principal Use Table shall be prohibited: Dormitory, fraternity, sorority; school, public or private (K-12); day care; office; medical; outdoor recreation; bed and breakfast; hospitality house; remote parking lot; personal service; eating establishment; retail sales.
3. The portion of the property located on the south side of W Millbrook Road shall be subject to active tree preservation, except for those areas encumbered by easements in favor of a governmental entity.
4. No building developed on the property shall contain more than three stories of habitable space.
5. A building may have four stories only if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection, and (ii) the ground floor elevation of the lowest story is below the average grade as measured along North Hills Drive.
6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
7. One of the following planting schedules shall apply to the property's frontage along the North Hills Drive right-of-way:
  - a. In the event the power line is located below ground: 4 shade trees, 2 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of shade trees.
  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706-08-7302).
9. As part of the first development plan for the property, the developer shall propose to provide left turn lanes on North Hills Drive to serve Mill Greens Court and the site access for the development on the subject property. Subject to approval by the City of Raleigh, the developer shall provide these left turn lanes prior to the issuance of the first certificate of occupancy.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 \_\_\_\_\_

Print Name \_\_\_\_\_

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Proposed Zoning Base District <b>RX</b> Height <b>3</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> to view the Zoning Map. 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 <b>910 W Millbrook</b>			
Property PIN <b>1706-16-3731</b>		Deed Reference (book/page) <b>DB 3604, PG 821</b>	
Nearest Intersection <b>W Millbrook Road and North Hills Drive</b>			
Property Size (acres) <b>1.72 acres</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>Kirk D. Anderson &amp; Lisa S. Anderson 910 W Millbrook Road Raleigh, NC 27612</b>		Phone <b>919.868.8116</b>	Fax
		Email <b>kirk@accu-steel.com; lisa@accu-steel.com</b>	
Applicant Name/Address <b>Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612</b>		Phone <b>919.645.4317</b>	Fax
		Email <b>mbirch@longleaflp.com</b>	
Applicant* Signature(s)		Email <b>kirk@accu-steel.com; lisa@accu-steel.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-41-19****OFFICE USE ONLY**Date Submitted **June 3, 2020**

Rezoning Case #

Existing Zoning **R-4 & R-6**Proposed Zoning **RX-4-PL-CU & RX-3-PL-CU****Narrative of Zoning Conditions Offered**

1. The maximum number of dwelling units permitted on the property subject to this rezoning ordinance shall be 112 dwelling units.
2. The following principal uses as defined in UDO Section 6.1.4 Allowed Principal Use Table shall be prohibited: Dormitory, fraternity, sorority; school, public or private (K-12); day care; office; medical; outdoor recreation; bed and breakfast; hospitality house; remote parking lot; personal service; eating establishment; retail sales.
3. The portion of the property located on the south side of W Millbrook Road shall be subject to active tree preservation, except for those areas encumbered by easements in favor of a governmental entity.
4. No building developed on the property shall contain more than three stories of habitable space.
5. A building may have four stories only if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection, and (ii) the ground floor elevation of the lowest story is below the average grade as measured along North Hills Drive.
6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
7. One of the following planting schedules shall apply to the property's frontage along the North Hills Drive right-of-way:
  - a. In the event the power line is located below ground: 4 shade trees, 2 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of shade trees.
  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706-08-7302).
9. As part of the first development plan for the property, the developer shall propose to provide left turn lanes on North Hills Drive to serve Mill Greens Court and the site access for the development on the subject property. Subject to approval by the City of Raleigh, the developer shall provide these left turn lanes prior to the issuance of the first certificate of occupancy.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 \_\_\_\_\_ Print Name \_\_\_\_\_

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-6</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Proposed Zoning Base District <b>RX</b> Height <b>4</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> to view the Zoning Map. 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 <b>724 W Millbrook</b>			
Property PIN <b>1706-17-1294</b>		Deed Reference (book/page) <b>DB 13633, PG 2752</b>	
Nearest Intersection <b>W Millbrook Road and North Hills Drive</b>			
Property Size (acres) <b>0.61 acres</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>Brett Watkins &amp; Belinda Watkins 413 Kingswood Drive Cary, NC 27513</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612</b>		Phone <b>919.645.4317</b>	Fax
		Email <b>mbirch@longleaflp.com</b>	
Applicant* Signature(s)		Email	

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8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706-08-7302).
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Property Owner(s) Signature \_\_\_\_\_ Print Name \_\_\_\_\_

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
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Click <a href="#">here</a> to view the Zoning Map. 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 <b>5825 North Hills Drive</b>			
Property PIN <b>1706-17-5188</b>		Deed Reference (book/page) <b>DB 17869, PG 1448</b>	
Nearest Intersection <b>W Millbrook Road and North Hills Drive</b>			
Property Size (acres) <b>4.1 acres</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>North Hills Investment Partners LLC 8311 Bandford Way, Suite 7 Raleigh, NC 27615</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612</b>		Phone <b>919.645.4317</b>	Fax
		Email <b>mbirch@longleaflp.com</b>	
Applicant* Signature(s)		Email	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-41-19****OFFICE USE ONLY**Date Submitted **June 3, 2020****Rezoning Case #**Existing Zoning **R-4 & R-6** Proposed Zoning **RX-4-PL-CU & RX-3-PL-CU****Narrative of Zoning Conditions Offered**

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6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
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  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
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The property owner(s) hereby offers, consents to, and agrees to abide by, 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 \_\_\_\_\_ Print Name \_\_\_\_\_

REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center"><b>Transaction #</b></p> <p align="center"><b>Rezoning Case #</b></p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>1. The Future Land Use Map designates most of the parcels as Moderate Density Residential (the portion of 910 W Millbrook Road south of W Millbrook Road is designated Low Density Residential). The Moderate Density Residential category identifies multifamily dwellings as an appropriate housing type, and suggests RX with a density limit as an appropriate district. The portion of the property designated Low Density Residential is subject to a condition requiring active tree preservation. The rezoning proposes an RX zoning district with conditions limiting residential density and use, consistent with the Future Land Use Map guidance.</p>	
<p>2. Although the Future Land Use category and Recommend Height Designations table does not identify a recommended height for the Moderate Density Residential category, the Comprehensive Plan notes that appropriate height depends on context. The townhomes located immediately north are two stories (plus a sloped roof) in height and located at least 80 feet from the property (most are more than 130 feet away). The townhomes located across North Hills Drive are two stories in height and at least 110 feet from the property. The rezoning, as conditioned, proposes buildings three stories entirely above grade, which is compatible with the surrounding buildings given the height of nearby structures and their distance from the property. Therefore, the proposed height is consistent with the Comprehensive Plan.</p>	
<p>3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 2.6 "Zoning and Infrastructure Impacts"; LU 4.6 "Transit-Oriented Development"; LU 5.1 "Reinforcing Urban Pattern"; LU 5.6 "Buffering Requirements"; LU 8.1 "Housing Variety"; LU 8.3 "Conserving, Enhancing and Revitalizing Neighborhoods"; LU 8.10 "Infill Development"; LU 8.11 "Development of Vacant Sites"; 8.12 "Infill Compatibility"; 8.13 "Traditional Neighborhood Development"; and LU 8.15 "Acquisition of Vacant Lots".</p>	
<p>4.</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning benefits the public by increasing the housing type variety and supply in the area.</p>	
<p>2. The proposed rezoning benefits the public by locating additional housing options in proximity to a GoRaleigh bus route (23L) and a GoTriangle route, which helps promote Raleigh's alternate transportation options.</p>	
<p>3. The proposed rezoning benefits the public by locating additional housing options in proximity to a city park and the city greenway system, which promotes healthy lifestyles for residents and encourages the use of the greenway system as an alternative transportation option.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>  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.	<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
<b>INVENTORY OF HISTORIC RESOURCES</b>  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.	
<b>PROPOSED MITIGATION</b>  Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.  Not applicable.	

## 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 N/A

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

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

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

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

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

# **REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")**

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

REZONING OF PROPERTY CONSISTING OF +/- 7.95 ACRES  
LOCATED IN THE NORTHWEST QUADRANT OF THE NORTH HILLS DRIVE AND W  
MILLBROOK ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
JULY 30, 2019

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, July 30, at 6:30 p.m. The property considered for this potential rezoning totals approximately 7.95 acres, and is located in the northwest quadrant of the North Hills Drive and W Millbrook Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1706-16-3731, 1706-16-5727, 1706-17-1294, 1706-17-3253, 1706-17-3349 and 1706-17-5188. This meeting was held at the Sertoma Arts Center, located at 1400 W Millbrook Road, Raleigh, NC 27612. All owners 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

Michael Birch  
Email: [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com)  
Direct: (919) 645-4317



July 18, 2019

RE: Neighborhood Meeting for Potential Rezoning of North Hills Road Assemblage

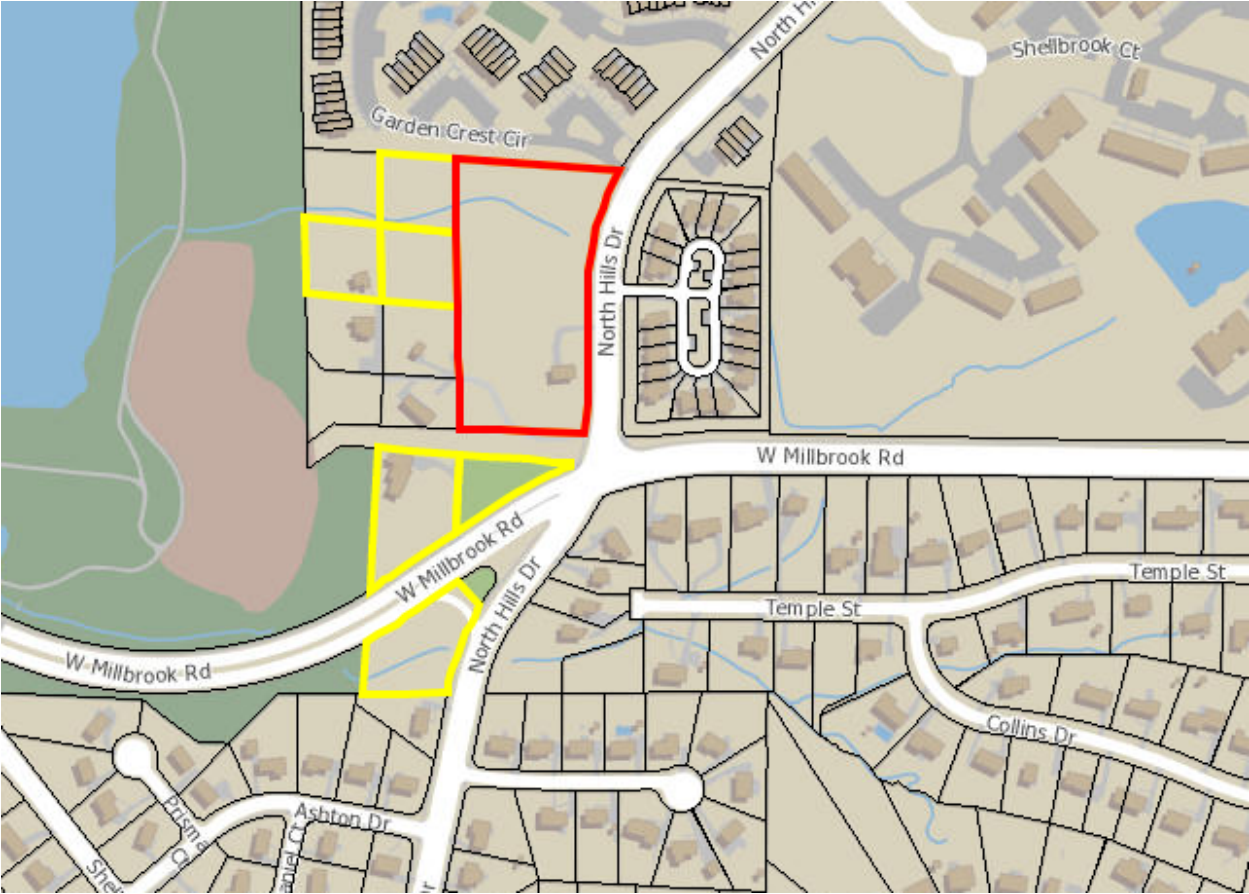
You are invited to a neighborhood meeting that will be held on Tuesday, July 30, 2019 at 6:30 PM in the Raleigh Room at the Sertoma Arts Center located at 1400 West Millbrook Road, Raleigh, NC 27612. The purpose of this meeting is to discuss the rezoning of property located primarily in the northwest quadrant of the W Millbrook Road and North Hills Drive intersection. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from R-4 and R-6 to RX-4-PL-CU. The purpose of the rezoning is to permit a residential condominium community. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Michael Birch at (919) 645-4317 or [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2622 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Sincerely,

Michael Birch



## EXHIBIT B – NOTICE LIST

1706058950 OLIVAS, SERGIO E TROST, ALEXIS J 1504 SHELLEY RD RALEIGH NC 27612-5942	1706059960 URBAN, JENNIFER W URBAN, MICHAEL J 5605 LANIEL CT RALEIGH NC 27612-5940	1706066097 LAMAR, TODD 1505 PRISMA CT RALEIGH NC 27612-5910
1706066216 BEAL, WILLIS P III BEAL, CANDY L 1508 PRISMA CT RALEIGH NC 27612-5910	1706067040 BATES, KENDRIC L FREEMAN, LILLIAN LOUISE 1501 PRISMA CT RALEIGH NC 27612-5910	1706068138 RICHARDSON, WILLIAM G RICHARDSON, LUANN F 1504 PRISMA CT RALEIGH NC 27612-5910
1706069112 PRIEST, NANCY B 1500 PRISMA CT RALEIGH NC 27612-5910	1706087302 WAKE COUNTY OF WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	1706150796 WERDEL, WILLIAM S WERDEL, ANNE L 5604 LANIEL CT RALEIGH NC 27612-5940
1706150909 BRACKETT, VIOLET B 108 NORTHBROOK DR APT 204 RALEIGH NC 27609-7077	1706151940 GATTENS, TODD JOSEPH GATTENS, ELLEN MOYLAN 5608 LANIEL CT RALEIGH NC 27612-5940	1706151969 LUDEWIG, JONATHAN ANDREW LUDEWIG, ERICA 5612 LANIEL CT RALEIGH NC 27612-5940
1706152831 PERMAR, JOHN FRANKLIN PERMAR, KAY C 5609 N HILLS DR RALEIGH NC 27612-5934	1706152984 GURGIS, RAMZY YOUSEF GURGIS, SAMIRA B 5616 ASHTON DR RALEIGH NC 27612-5901	1706154843 JONES, LUCY WALKER 5608 N HILLS DR RALEIGH NC 27612-5933
1706154992 HARHI, JANELL J 5612 N HILLS DR RALEIGH NC 27612-5933	1706155852 726 ST PETER STREET LLC PO BOX 6665 RALEIGH NC 27628-6665	1706156841 GABRIEL, VIELKA M 1312 LENNOX PL RALEIGH NC 27612-5941
1706157841 DAVIS, PEARL H 1308 LENNOX PL RALEIGH NC 27612-5941	1706160220 KELLING, RAYMOND E KELLING, KATHLEEN L 5609 ASHTON DR RALEIGH NC 27612-5901	1706161240 JARVIS OAKS, LLC 1305 CONCORD RD DAVIDSON NC 28036-9059
1706162126 BARKER, JACOB W BARKER, ELIZABETH M 3617 ASHTON DR RALEIGH NC 27612-5901	1706162934 WAKE COUNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	1706163123 MEDLEY, JOHN D CHAPPELOW, YILING 5621 ASHTON DR RALEIGH NC 27612-5901
1706163237 LEAB, JOSHUA G LEAB, WHITNEY B 5705 N HILLS DR RALEIGH NC 27612-5936	1706163731 ANDERSON, KIRK D ANDERSON, LISA S 910 W MILLBROOK RD RALEIGH NC 27612-5730	1706163954 WALKER, CHARLES LEON 5811 N HILLS DR RALEIGH NC 27609-4239
1706164575 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1706165004 BARCLAY, PAUL F BARCLAY, LAVERNE 5616 N HILLS DR RALEIGH NC 27612-5933	1706165223 HARBESTON, ERIC RYAN 1324 KINTYRE CIR RALEIGH NC 27612-5939

1706165379 ASSOCIATE PROPERTIES LLC 5025 UPCHURCH LN WAKE FOREST NC 27587-6374	1706165727 WACHOVIA BANK NA/TR FOR MARTHA R ANDREWS WACHOVIA BANK NA/TR FOR MABEL ANDREWS ATTN: PDS TAX SERVICE 22000/10548	1706166032 JARZEMSKY, DAVID J JARZEMSKY, MARGUERITE A 1317 KINTYRE CIR RALEIGH NC 27612-5939
1706166212 LAMBETH, CHARLES S LAMBETH, ASHLEY 1320 KINTYRE CIR RALEIGH NC 27612-5939	1706167031 CAGLE, RYAN CAGLE, PAVIOLA 1313 KINTYRE CIR RALEIGH NC 27612-5939	1706167202 FARNUM, MICHAEL W THOMAS, SHARI L 1316 KINTYRE CIR RALEIGH NC 27612-5939
1706167292 FARMER, NICOLE R FARMER, STEPHEN 1312 KINTYRE CIR RALEIGH NC 27612-5939	1706167356 FARNUM, MICHAEL W THOMAS, SHARI L 1316 KINTYRE CIR RALEIGH NC 27612-5939	1706167540 LINDLEY, MICHELLE M 1128 TEMPLE ST RALEIGH NC 27609-4346
1706167557 JAMES L CRESIMORE & ASSOC LP PO BOX 17743 RALEIGH NC 27619-7743	1706167677 DORSETT, KAREN JOYCE 5720 N HILLS DR RALEIGH NC 27612-5935	1706168021 JOLLY, JUANITA M 1309 KINTYRE CIR RALEIGH NC 27612-5939
1706168282 TOWNSEND, PEGGY M TOWNSEND, NEWMAN ALEXANDER III 1308 KINTYRE CIR RALEIGH NC 27612-5939	1706168686 VINCENT, NORFLEET 1120 TEMPLE ST RALEIGH NC 27609-4346	1706168966 STEIGERWALD, ETHEL R 821 MILL GREENS CT RALEIGH NC 27609-4260
1706169400 ROCKAFELLOW, BRENDA R 1115 TEMPLE ST RALEIGH NC 27609-4345	1706169664 WILKINS, WILLIAM PAGE 1116 TEMPLE ST RALEIGH NC 27609-4346	1706169926 FERRELL, LANDIS B FERRELL, BECKY M 815 MILL GREENS CT RALEIGH NC 27609-4260
1706171088 WALKER, VIVIAN MARIE 5813 N HILLS DR RALEIGH NC 27609-4239	1706171294 WATKINS, BRETT WATKINS, BELINDA 413 KINGSWOOD DR CARY NC 27513-4064	1706171389 WALKER, CHARLES LEON 5811 N HILLS DR RALEIGH NC 27609-4239
1706173057 DUNSTON, SANDRA WALKER 2009 BOWMAN LN RALEIGH NC 27610-5007	1706173253 ANDERSON, KIRK D ANDERSON, LISA S 910 W MILLBROOK RD RALEIGH NC 27612-5730	1706173349 ANDERSON, KIRK D ANDERSON, LISA S 910 W MILLBROOK RD RALEIGH NC 27612-5730
1706175188 JOHNSON, BEATRICE 2611 BLUE HERON CIR ROANOKE VA 24018-5133	1706178052 ACOMB, EVE MARGUERITE 823 MILL GREENS CT RALEIGH NC 27609-4260	1706178066 PRIDGEN, ALLEN WADE PRIDGEN, ANGELA SMITH 1205 WYNDCROFTE PL CHARLOTTE NC 28209-4122
1706178069 DAVIS, ROBERT H DAVIS, REBECCA R 827 MILL GREENS CT RALEIGH NC 27609-4260	1706178155 SANDERS, JOYCE P 829 MILL GREENS CT RALEIGH NC 27609-4260	1706178216 NORTH HILLS PLACE OWNERS ASSOC INC JOHN J FLORETH 821 MILL GREENS CT RALEIGH NC 27609-4260

1706260440 RUSSELL, PATRICIA DIANNE 1113 TEMPLE ST RALEIGH NC 27609-4345	1706176717 SPRING GARDEN HOMEOWNERS ASSOC INC 1364 GARDEN CREST CIR RALEIGH NC 27609-4209	1706178263 BEAN, ANNE CRUMPLER 824 MILL GREENS CT RALEIGH NC 27609-4249
1706178268 HAM, MARY FRANCES BLANKENSHIP, SANDEE HAM 822 MILL GREENS CT RALEIGH NC 27609-4249	1706179141 NORTH HILLS PLACE OWNERS ASSOC INC JOHN J FLORETH 821 MILL GREENS CT RALEIGH NC 27609-4249	1706171552 DEPAS, MAURICE M 1311 GARDEN CREST CIR RALEIGH NC 27609-4247
1706171553 OJIAKU, NNAMEZIE 1313 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171556 SILVER STREAK PROPERTIES LLC 404 RUTHERGLEN DR CARY NC 27511-6437	1706171558 DAVIS, DOROTHY P 1317 GARDEN CREST CIR RALEIGH NC 27609-4247
1706171640 SLEDGE, LINDA MITCHELL 1319 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171642 HAWKINS, RICHARD B HAWKINS, CLAIRE L 1321 GARDEN CREST CIR RALEIGH NC 27609-4247	1706173603 ICENHOUR, SHIRLEY A 1354 GARDEN CREST CIR RALEIGH NC 27609-4246
1706173624 TERRELL, PAUL G 1352 GARDEN CREST CIR RALEIGH NC 27609-4246	1706173636 HERES, CALESTA T HERES, DON K 1350 GARDEN CREST CIR RALEIGH NC 27609-4246	1706173647 SEHA, JENNIFER P SEHA, CRYSTAL M 1348 GARDEN CREST CIR RALEIGH NC 27609-4246
1706171647 ALLABACH, GALE S 1323 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171649 LONG, REBECCA H 1325 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171742 PHILLIPS, CHARLYE M 1327 GARDEN CREST CIR RALEIGH NC 27609-4247
1706171744 HAWLEY, JAMES H 1329 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171746 BELL, ROBERT J SR 1331 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171748 PATWARDHAN, ASHISH A SHAH, MANASI 916 HERITAGE GREENS DR WAKE FOREST NC 27587-4357
1706173668 RYERSON, TIMOTHY THOMAS 6612 BROOKSHIRE DR FUQUAY VARINA NC 27526-9006	1706173679 MITCHELL, JANSEN 1344 GARDEN CREST CIR RALEIGH NC 27609-4246	1706174772 PFEIFFER, NADINE A 1340 GARDEN CREST CIR RALEIGH NC 27609-4246
1706174790 O'BOYLE, BRIGID 1338 GARDEN CREST CIR RALEIGH NC 27609-4246	1706175609 ARMOGIDA, DELORES I 1336 GARDEN CREST CIR RALEIGH NC 27609-4246	1706175618 JUDY, STEPHEN R 1334 GARDEN CREST CIR RALEIGH NC 27609-4246
1706175627 BRADY, BYRON E 1332 GARDEN CREST CIR RALEIGH NC 27609-4246	1706175635 STACY, JENNIFER M 1330 GARDEN CREST CIR RALEIGH NC 27609-4246	1706175691 TINGLE, JULIA CAROL 1322 GARDEN CREST CIR RALEIGH NC 27609-4246

1706176613 FOSTER, DONNA T 1320 GARDEN CREST CIR RALEIGH NC 27609-4246	1706176634 PACKER, NANCY S HEIRS CATHY L PACKER EXEC 62 DOGWOOD ACRES DR CHAPEL HILL NC 27516-3111	1706176646 ALEMAN, TANYA I ALEMAN, EUGENE E 104 ARTESIAN LN MADISON AL 35758-8569
1706171856 MASON HILL, CATHERINE RYAN 1335 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171877 PERKINSON, ELAINE WATKINS 1337 GARDEN CREST CIR RALEIGH NC 27609-4247	1706171898 CORDRAY, TIMOTHY P CORDRAY, JANE L 1339 GARDEN CREST CIR RALEIGH NC 27609-4247
1706172819 STARK, STEPHEN R 6445 DURBAN RD DAYTON OH 45459-2935	1706172920 TATE, CHRISTOPHER ADAMS RENWICK-TATE, HANNAH CHRISTINE 1343 GARDEN CREST CIR RALEIGH NC 27609-4247	1706172941 VITEK, EDWARD P VITEK, BARBARA J 1345 GARDEN CREST CIR RALEIGH NC 27609-4247
1706172962 JOHNSON, KATHRYN ANN 1347 GARDEN CREST CIR RALEIGH NC 27609-4247	1706173935 HODGE, ERIC SMITH, LYDIA 1349 GARDEN CREST CIR RALEIGH NC 27609-4247	1706173955 MILES, KAREN L 1351 GARDEN CREST CIR RALEIGH NC 27609-4247
1706173975 JONES, EDDIS TURNER TRUSTEE EDDIS TURNER JONES LIVING TRUST 1353 GARDEN CREST CIR RALEIGH NC 27609-4247	1706173995 MORENO, MICHAEL 1355 GARDEN CREST CIR RALEIGH NC 27609-4247	1706174915 MCLEAN, AARON W MCLEAN, CHRISTINA 1357 GARDEN CREST CIR RALEIGH NC 27609-4247
1706174935 RICE, HARRIS BLANE RICE, SALLY WILKERSON 1359 GARDEN CREST CIR RALEIGH NC 27609-4247	1706174956 BALDWIN, DAVID P 1303 YAUPON DR EASTOVER NC 28312-9296	1706176657 DEVONISH, DESIREE 1314 GARDEN CREST CIR RALEIGH NC 27609-4246
1706177666 GRIFFIN, ROBIN A 1310 GARDEN CREST CIR RALEIGH NC 27609-4246	1706178393 HARRISON, SARAH M 820 MILL GREENS CT RALEIGH NC 27609-4249	1706177685 WALKER, HAROLD T JR 1308 GARDEN CREST CIR RALEIGH NC 27609-4246
1706177694 RODRIGUES, LETITIA F 1306 GARDEN CREST CIR RALEIGH NC 27609-4246	1706178539 BELOTE, STUART B 1300 GARDEN CREST CIR RALEIGH NC 27609-4246	1706178612 KILCRAN, VIRGINIA I 1304 GARDEN CREST CIR RALEIGH NC 27609-4246
1706178621 STEMPLER, ROBERT J STEMLER, ANNE M 1302 GARDEN CREST CIR RALEIGH NC 27609-4246	1706179337 BROWN, STEPHEN DALE BROWN, CAROL CARNEY 814 MILL GREENS CT RALEIGH NC 27609-4249	1706174976 HOUSTON, ROBERT P JR HOUSTON, CATHERINE P 1363 GARDEN CREST CIR RALEIGH NC 27609-4247
1706176889 WARREN, MARK A WARREN, TAMLA M 1369 GARDEN CREST CIR RALEIGH NC 27609-4259	1706176951 INGLE, RONALD K INGLE, LAURA D 1365 GARDEN CREST CIR RALEIGH NC 27609-4259	1706176970 RABON, KAREN P 1367 GARDEN CREST CIR RALEIGH NC 27609-4259

1706177808 ROSSMEISSEL, JOHN M JR 1371 GARDEN CREST CIR RALEIGH NC 27609-4259	1706177817 HANYOK, TIMOTHY J HANYOK, MARCELLA A 10101 CLAIRBOURNE PL RALEIGH NC 27615-1324	1706177836 SAUNDERS, KAREN P 1375 GARDEN CREST CIR RALEIGH NC 27609-4259
1706177845 GOLDSTON, KAREN TERESA 1377 GARDEN CREST CIR RALEIGH NC 27609-4259	1706177854 BERNARD, DIOR L 1379 GARDEN CREST CIR RALEIGH NC 27609-4259	1706178719 MORRISON, ROBERT SCOTT 1381 GARDEN CREST CIR RALEIGH NC 27609-4259
1706169963 WIESE, BRADLEY S 813 MILL GREENS CT RALEIGH NC 27609-4260	1706178830 PETERSEN, TAMMY LYNN 1383 GARDEN CREST CIR RALEIGH NC 27609-4259	1706178850 SASSER, GEORGE B 1385 GARDEN CREST CIR RALEIGH NC 27609-4259
1706178860 JOHNSON, HUGH FRANKLIN II HUGH F JOHNSON II REVOCABLE LIVING TRUST 10304 ROCKY FORD CT RALEIGH NC 27614-8907	1706178880 HINES, ANDREA L 1389 GARDEN CREST CIR RALEIGH NC 27609-4259	1706179387 BRYAN, PATRICIA A 812 MILL GREENS CT RALEIGH NC 27609-4249
1706179800 THOMPSON, ROSE MARIE 1391 GARDEN CREST CIR RALEIGH NC 27609-4259	1706179860 KNOX, MARY SUE 1393 GARDEN CREST CIR RALEIGH NC 27609-4259	1706179881 VASILOS, CHRIS GALLOS 1395 GARDEN CREST CIR RALEIGH NC 27609-4259
1706260677 WOOLLENS, NATHANIEL S LOGAN, NAOMI KENDALL 1112 TEMPLE ST RALEIGH NC 27609-4346	1706260915 SMITH, GAVIN PAUL SMITH, ELIZABETH MASON 811 MILL GREENS CT RALEIGH NC 27609-4260	1706261665 PARADIS, MARY T 1108 TEMPLE ST RALEIGH NC 27609-4346
1706270050 CHARLES, MEGAN KAY 807 MILL GREENS CT RALEIGH NC 27609-4260	1706270064 LANG, ANNIE LAURIE 805 MILL GREENS CT RALEIGH NC 27609-4260	1706270068 SAULS, JANE W TRUSTEE 803 MILL GREENS CT RALEIGH NC 27609-4260
1706270153 JARRETT, J D 801 MILL GREENS CT RALEIGH NC 27609-4260	1706270157 GINGELL, ANN C 800 MILL GREENS CT RALEIGH NC 27609-4249	1706270256 TURNER, ANDREW M 804 MILL GREENS CT RALEIGH NC 27609-4249
1706270261 DOUGLAS, ROBERT L DOUGLAS, CINDY B 802 MILL GREENS CT RALEIGH NC 27609-4249	1706270334 LINTHICUM, LEE H 810 MILL GREENS CT RALEIGH NC 27609-4249	1706270351 PEOPLES, RICHARD E PEOPLES, LORRAINE G 806 MILL GREENS CT RALEIGH NC 27609-4249
1706270417 MOSS, GRADY L MOSS, CHERYL B 5860 N HILLS DR RALEIGH NC 27609-4271	1706270510 NICKELS, ELIZABETH DAWN 5862 N HILLS DR RALEIGH NC 27609-4271	1706270531 BEIKNEJAD, MEHRAN 5864 N HILLS DR RALEIGH NC 27609-4271

1706270552 WATKINS, CARLTON 5866 N HILLS DR RALEIGH NC 27609-4271	1706270800 HELLWIG, JILL YOUNG HELLWIG, JOHN C J 1397 GARDEN CREST CIR RALEIGH NC 27609-4259	1706270810 ATTOH, SHERLENE F 1399 GARDEN CREST CIR RALEIGH NC 27609-4259
1706370238 SHELLBROOK APARTMENTS MARVIN F POER & COMP 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512		

## **EXHIBIT C – ITEMS DISCUSSED**

1. Possibility of installing a traffic light at the intersection due to the frequency of car accidents
2. Alignment of the driveway at Mill Greens Court
3. Turn lanes and bike lanes
4. Access to North Hills Drive for properties to the rear
5. Buffering for townhouses to the north
6. Building setbacks along North Hills Drive
7. Stormwater runoff from the North Hills Drive/W Millbrook Road intersection towards Temple Street
8. Stormwater impacts to the townhouses to the north
9. The anticipated construction timeline
10. View from homes along Shelley Lake
11. Anticipated unit count (approximately 108)
12. Possibility of retaining walls as part of development
13. Views along the North Hills Drive/W Millbrook Road intersection
14. The inability to plant within the existing powerline easement
15. The height of trees on the properties today
16. The possibility of privacy trees along adjoining property lines
17. The rezoning process, generally
18. Incompatibility with North Hills Drive residences
19. Ways to match the architectural aesthetic with the surrounding townhouses
20. The rezoning on Dixon Drive
21. Traffic on North Hills Drive

## **EXHIBIT D – MEETING ATTENDEES**

1. Elizabeth Nickels
2. Byron Brady
3. Beatrice Johnson & Hayward Statum
4. Hallie Campbell
5. Kirk Anderson
6. Nadine Pfeiffer
7. Ray Pfeiffer
8. John Medley
9. Brad Wiese
10. Jacob Barker & Liz Barker
11. Van Lindley & Michelle Lindley
12. Cheryl Walker
13. Robin Griffin
14. Grady Moss
15. Blane Rice
16. Sally Rice
17. Maurice Depas
18. Mike Schaul
19. Ginny Kilcran
20. Stuart Belote
21. Ann Gingell
22. Sarah Harrison
23. Patricia & John Bryan
24. Annie Lang
25. Liv & Brad Wiese
26. Paul & Laverne Barclay
27. Joseph & Carolyn Winters
28. Maxine Carr
29. David & Sandra Dunston
30. Becky & Landis Ferrell
31. Becky & Robert Davis
32. Marvin Walker

33. Berry Walker
34. Cindy & Bobby Douglas
35. Crystal Walker