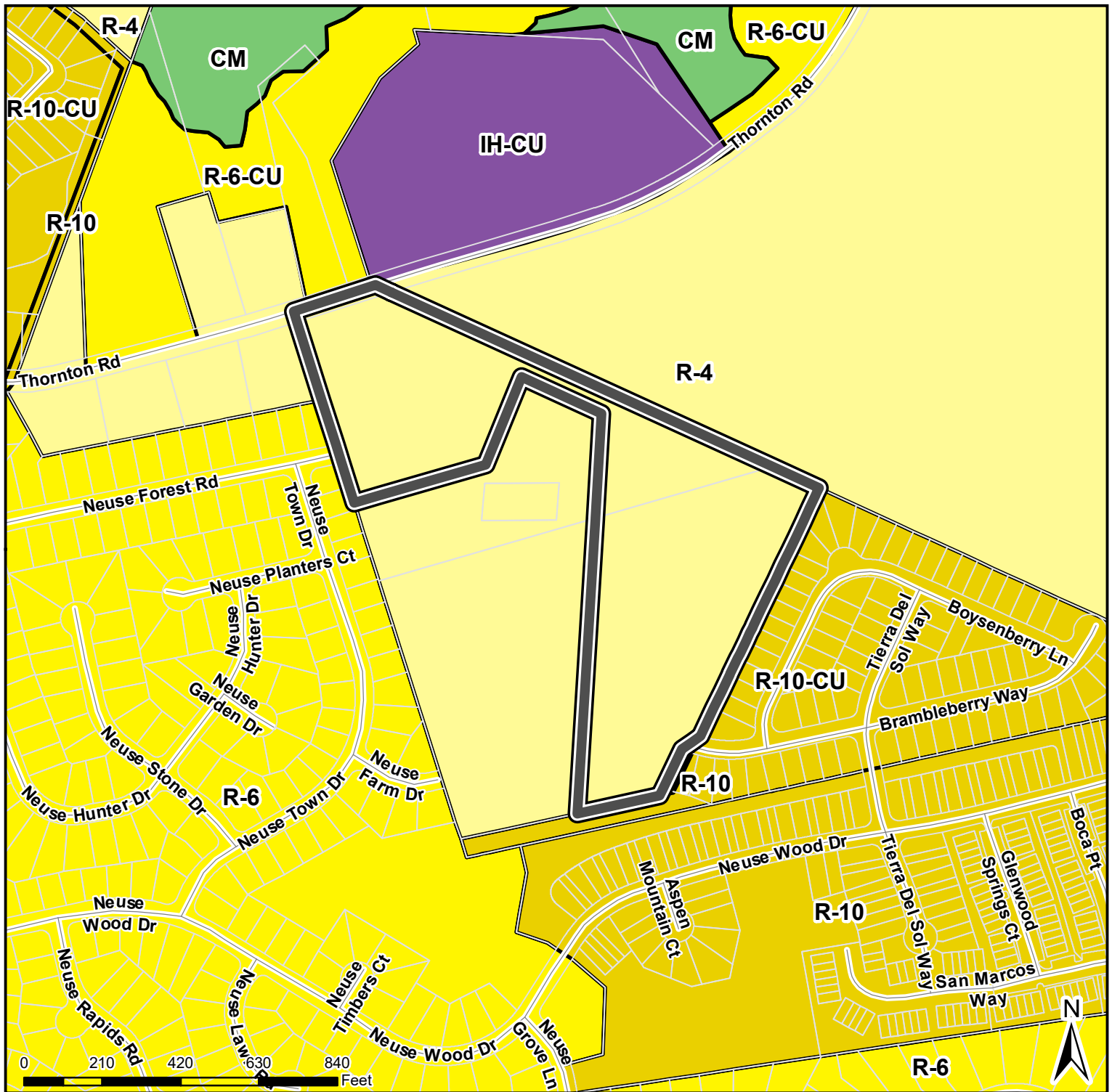
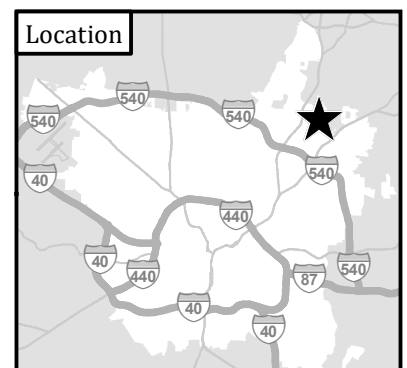


Existing Zoning

Z-53-2019



Property	5512 & 5514 Thornton Rd (portions)
Size	15.29 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

THRU: Ken Bowers AICP, Deputy Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: September 21, 2020

SUBJECT: City Council agenda item for October 6, 2020 – Z-53-19

On September 15, 2020, the City Council discussed the following item and deferred the case to October 6, 2020 to allow the applicant to revise the zoning conditions:

Z-53-19: 5512 & 5514 Thornton Road, on its south side, one-quarter mile east of Wild Wood Forest Drive, being portions of Wake County PINs 1738513332 & 1738419889. Approximately 15.29 acres are requested by Michelle and James Ricks and Rosabelle and Wilson Thornton to be rezoned from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Conditions submitted June 12 limit density to 7.5 dwelling units per acre, limit the number of dwelling units within a single building to six, prohibit use of adjacent neighborhood streets by construction vehicles, prohibit certain land uses, prohibit apartments, require development to include additional stormwater control measures, require a landscape yard along the property boundary with the existing neighborhoods to the northwest and southeast, prohibit an extension of Neuse Forest Road and require a bicycle and pedestrian connection instead, limit the height of townhouses to 35 feet, and require 15% of the site to be open space.

Current zoning: Residential-4 (R-4)

Requested zoning: Residential-10-Conditional Use (R-10-CU)

The request is **consistent** with the 2030 Comprehensive Plan. The request is **inconsistent** with the Future and Use Map. Approval of the case will cause the Future Land Use designation for the site to be amended from Low Density Residential to Moderate Density Residential.

The **Northeast CAC** voted 22-7 with eight abstentions on February 11, 2020 to recommend denial of the case. The CAC vote occurred prior to the February 2020 City Council action. The **Planning Commission** voted 5-2 to recommend approval. The public hearing for this case was opened and closed on September 1. At that meeting, the City Council asked the applicant to submit a condition requiring a pedestrian connection with Neuse Forest Road instead of a public street. The applicant submitted a condition to that effect in a timely manner. At the September 15 meeting, the City Council discussed whether right-of-way for extension of Neuse Forest Road should be required along with construction of the pedestrian connection to ensure future vehicular access. The case was deferred to October 6 to allow the applicant to revise the conditions for this purpose.

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)

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and Neighborhood Meeting Report. A memo is included describing efforts by an adjacent neighborhood to improve function of their stormwater control measure.



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12013

CASE INFORMATION: Z-53-19 5510 & 5514 THORNTON ROAD

Location	Thornton road, on its south side, one quarter mile east of Wild Wood Forest Drive Address: 5512 & 5514 Thornton Road PINs: 1738513332 & 1738419889 iMaps , Google Maps , Directions from City Hall
Current Zoning	Residential-4 (R-4)
Requested Zoning	Residential-10-Conditional Use (R-10-CU)
Area of Request	15.29 acres
Corporate Limits	The rezoning site is within Raleigh's ETJ but outside of the City's corporate limits. It is contiguous with the corporate limits on its west, east, and south sides.
Property Owner	Michelle S. Ricks and James E. Ricks (5512 Thornton Rd) Rosabelle Thornton and Wilson Thornton Jr. (5514 Thornton Rd)
Applicant	Adam Ashbaugh ESP Associates, INC. 2200 Gateway Centre Blvd, Ste 216 Morrisville, NC 27560
Citizens Advisory Council (CAC)	Forestville CAC Chair: Jeremy
PC Recommendation Deadline	June 8, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Limits density to 7.5 dwelling units per acre.
2. Limits the number of dwelling units within a single building to six.
3. Prohibits use of adjacent neighborhood streets by construction vehicles.
4. Prohibits most non-residential uses and most residential uses other than household living.
5. Prohibits the Apartment building type.
6. Requires development to include stormwater control measures for a 25-year storm.
7. Requires a landscape yard along the property boundary with the existing neighborhood to the northwest.
8. Requires landscape yard along the property boundary with the existing neighborhood to the southeast.
9. Prohibits an extension of Neuse Forest Road from connecting directly to Thornton Road
10. Limits height of Townhouses of 35 feet.
11. Requires 15% of the site to be set aside as open space.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential (LDR)
Urban Form	None
Consistent Policies	Policy LU 1.3—Conditional Use District Consistency Policy LU 2.2—Compact Development Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 5.4—Density Transitions Policy LU 8.1—Housing Variety Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.10—Infill Development Policy H 1.8—Zoning for Housing
Inconsistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 8.5—Conservation of Single-Family Neighborhoods Policy LU 8.12—Infill Compatibility

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
11/26/2019 (34 attendees)	1/14/2020; 2/11/2020 (7-22-8)	3/10/2020; 5/26/2020; 6/9/2020; 6/23/2020	7/7/2020

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** 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 would allow a wider mix of housing and reflect the existing character of the area.
Change in Circumstances	The request would serve a need for housing supply and variety.
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcels only from Low Density Residential to Moderate Density Residential.
Recommendation	Approve with technical revisions as shown in Attachment A. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Miller Second: Lampman In Favor: Fox, Lampman, Miller, O'Haver and Tomasulo Opposed: Bennett and McIntosh
Reason for Opposed Vote(s)	Unresolved traffic issues in the surrounding area.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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.

Planning Director

Date

Planning Commission Chair

Date

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



ZONING STAFF REPORT – CASE Z-53-19

Conditional Use District

OVERVIEW

Z-53-19 is a request to rezone 15.29 acres from Residential-4 (R-4) to Residential-10 with conditions (R-10-CU). The area proposed to be rezoned is composed of portions of two adjacent parcels on the south side of Thornton Road approximately 1,250 feet east of Wild Wood Forest Drive. The two parcels are roughly trapezoidal in shape and have a total area of nearly 27 acres.

The rezoning request covers the eastern side of the southern parcel, which has address at 5512 Thornton Road though it does not abut Thornton Road. The remainder of the zoning request area occupies the northwest corner of the northern parcel, at 5514 Thornton Road, and connects to the southern portion of the rezoning area with a narrow strip of land along the eastern boundary of the parcel. The effect of the rezoning boundary not matching the parcel boundaries is that an existing house and a portion of the two parcels may remain in place while additional development is entitled around them.

The rezoning site is almost entirely wooded and very flat (slopes of 3% or less) with the exception of a 10-foot tall, 350-foot long, arch-shaped berm along the southeast boundary. The site is accessed from Thornton Road by a driveway at its northeast corner. This driveway reaches the southern portion of the site, near the western stub of Brambleberry Way, after passing through the land area that is not subject to the rezoning request. Neuse Forest Road terminates at its east end at the site boundary. Neuse Farm Road is stubbed at the western boundary of 5512 Thornton Road and does not reach the boundary of the zoning request.

Directly to the east of the rezoning area is the Thornton Road Property, which is 130 acres owned by the City of Raleigh and intended for use as a public park. No master plan has been funded or initiated for the Thornton Road Property. The Neuse River runs from north to south on the opposite side of the Thornton Road Property from the rezoning site and about 2,000 feet to its east. Thornton Road currently ends at the park property.

Within the larger region, the rezoning area is in the northeast quadrant of the intersection of Capital Boulevard and Perry Creek Road. The intersection is 4,300 feet west of the rezoning site. Wildwood Forest Elementary School is 1,500 feet west. The WRAL Soccer Park is about one-half mile south.

The area to the west of the site is developed with single-family houses at a density of about six units per acre. The development pattern transitions to apartments, light industrial, and commercial uses on the west side of Wildwood Forest Elementary and towards Capital Boulevard.

On the north side of Thornton Road opposite the site is a transfer station for municipal solid waste and construction and demolition waste. Farther north, two riparian lakes are present in the floodplain of the Neuse River. To the south, development is slightly denser, with R-10

sized lots and a townhouse subdivision. The Castleberry subdivision is located in this area. The stormwater device that was engineered for Castleberry has performed poorly in 2003. The homeowners' association, with guidance from the Stormwater division, has paid to re-engineer the device. A memo is included with this staff report summarizing this effort.

The zoning of the area matches the built character closely. The rezoning site and the Thornton Road Property are zoned R-4. With the exception of the transfer station, which is zoned Heavy Industrial (IH), the area around the subject property is zoned Residential-6 (R-6) or Residential-10 (R-10). The zoning transitions to Residential Mixed Use (RX) around the elementary school and then to Commercial Mixed Use (CX) and Industrial Mixed Use (IX) along Capital Boulevard.

The Future Land Use Map aligns with the zoning, starting at Low Density Residential around the site and to the west. The Moderate Density Residential designation is mapped in many of the areas with RX zoning, and the CX and IX zoned areas are designated for Community Mixed Use on the Future Land Use Map. The Thornton Road Property is designated for Public Parks & Open Space. There is no Urban Form guidance east of Capital Boulevard in this area. Capital Boulevard is mapped as a Parkway Corridor.

The rezoning request is for R-10-CU. The R-10 zoning allows duplex, townhouse, and apartment developments that are not permitted in the existing R-4 zoning. Density would increase under the proposed zoning from about 4 dwelling units per acre to 7.5 dwelling units per acre, as controlled by an offered zoning condition. Other offered conditions require fences and a landscaped area between new development and existing neighborhoods. The conditions also prohibit apartments, limit the number of dwelling units in a single building to six, and require additional stormwater controls. The effect of the rezoning is to roughly double the allowed number of housing units and allow the townhouse building type.

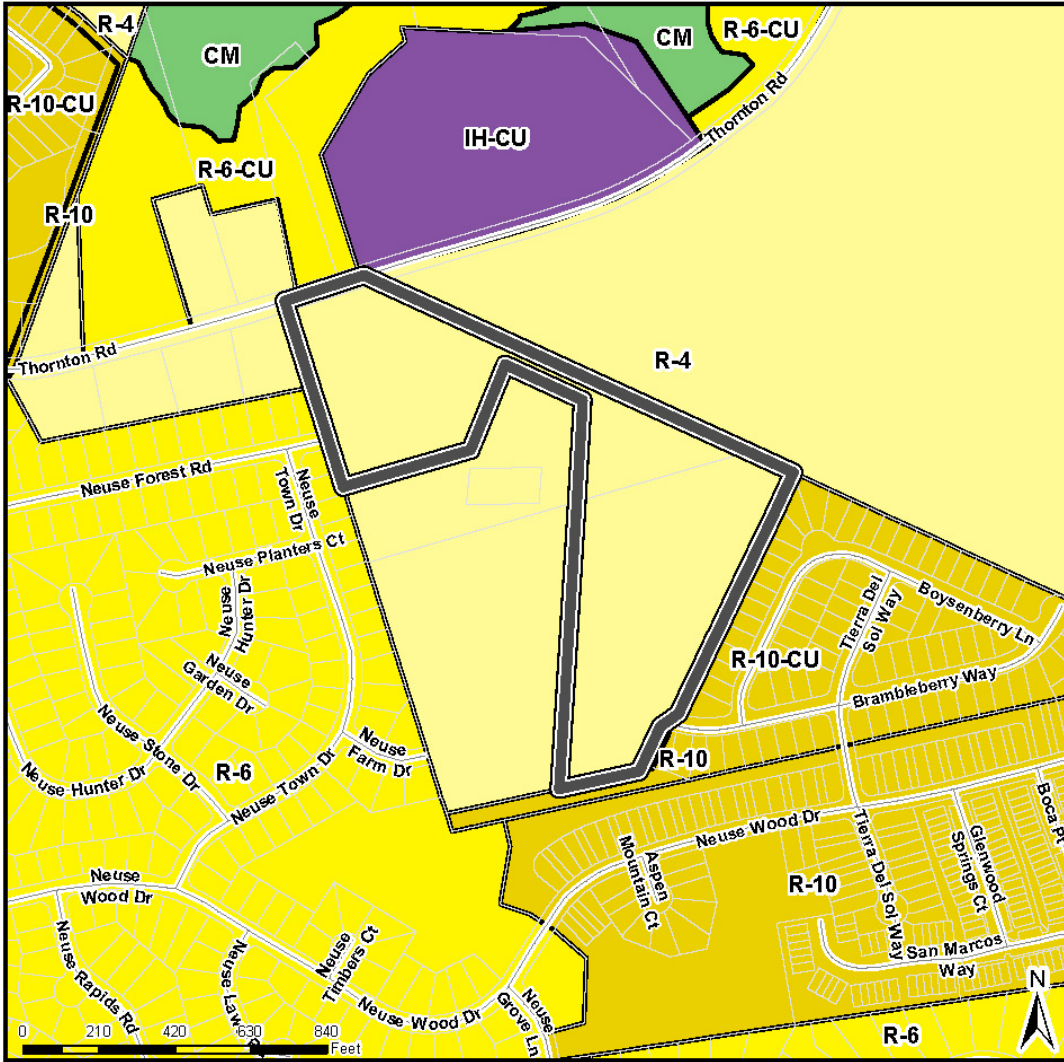
Update for May 26: The conditions have been revised for clarity and enforceability. A condition has been added to prohibit any extension of Neuse Forest Road from directly accessing Thornton Road.

OUTSTANDING ISSUES

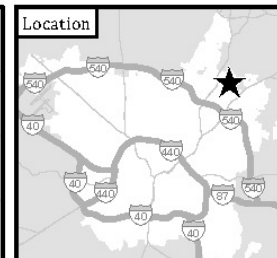
Outstanding Issues	Suggested Mitigation
1. Some conditions are worded in a way that may make enforcement difficult.	1. Revise conditions for clarity and enforceability.

Existing Zoning	Z-53-2019
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Existing Zoning	Z-53-2019
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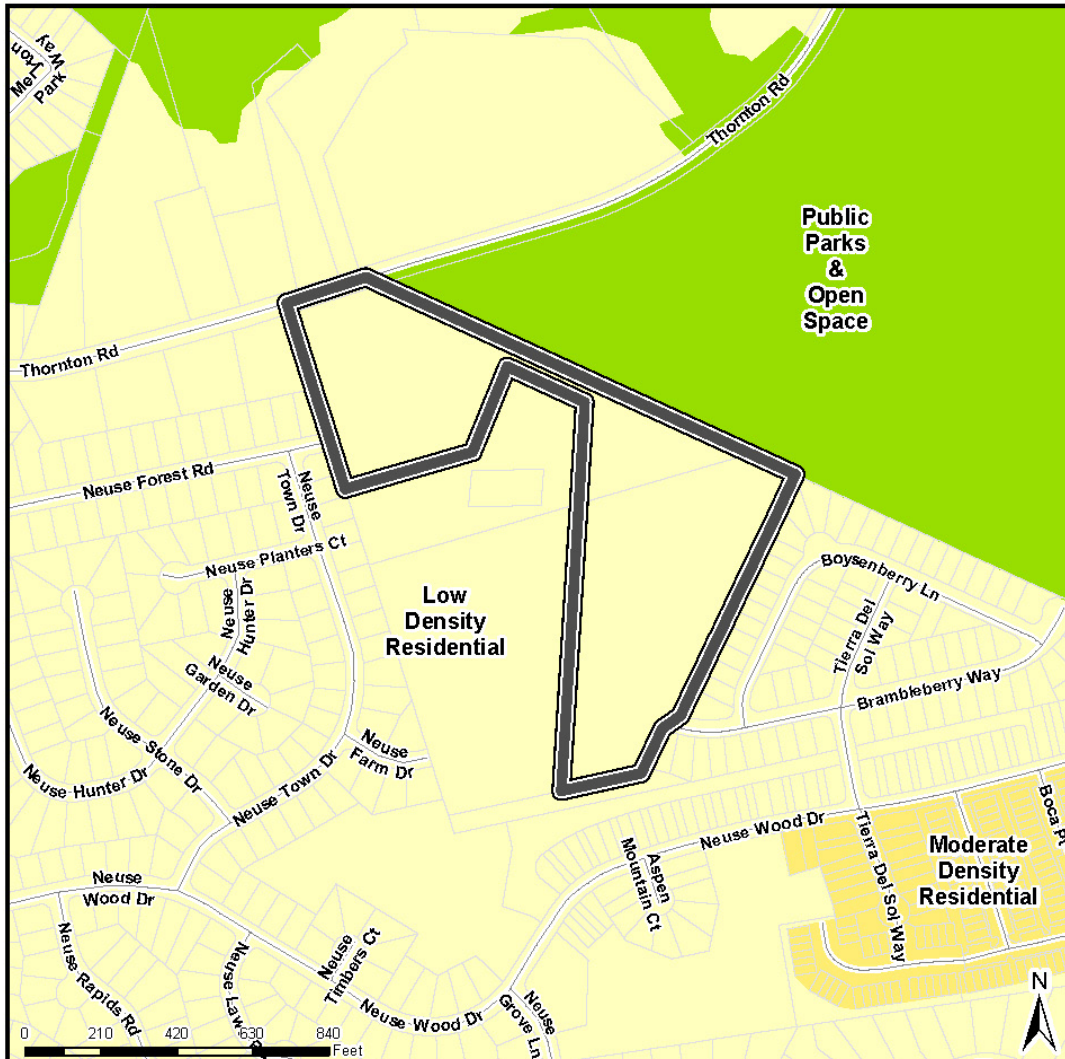
Property	5512 & 5514 Thornton Rd (portions)
Size	15.29 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



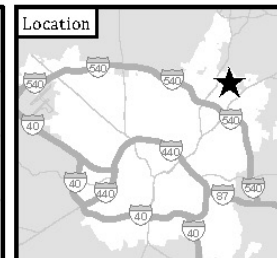
Map by Raleigh Department of City Planning (reckhowh): 1/17/2020

Future Land Use

Z-53-2019



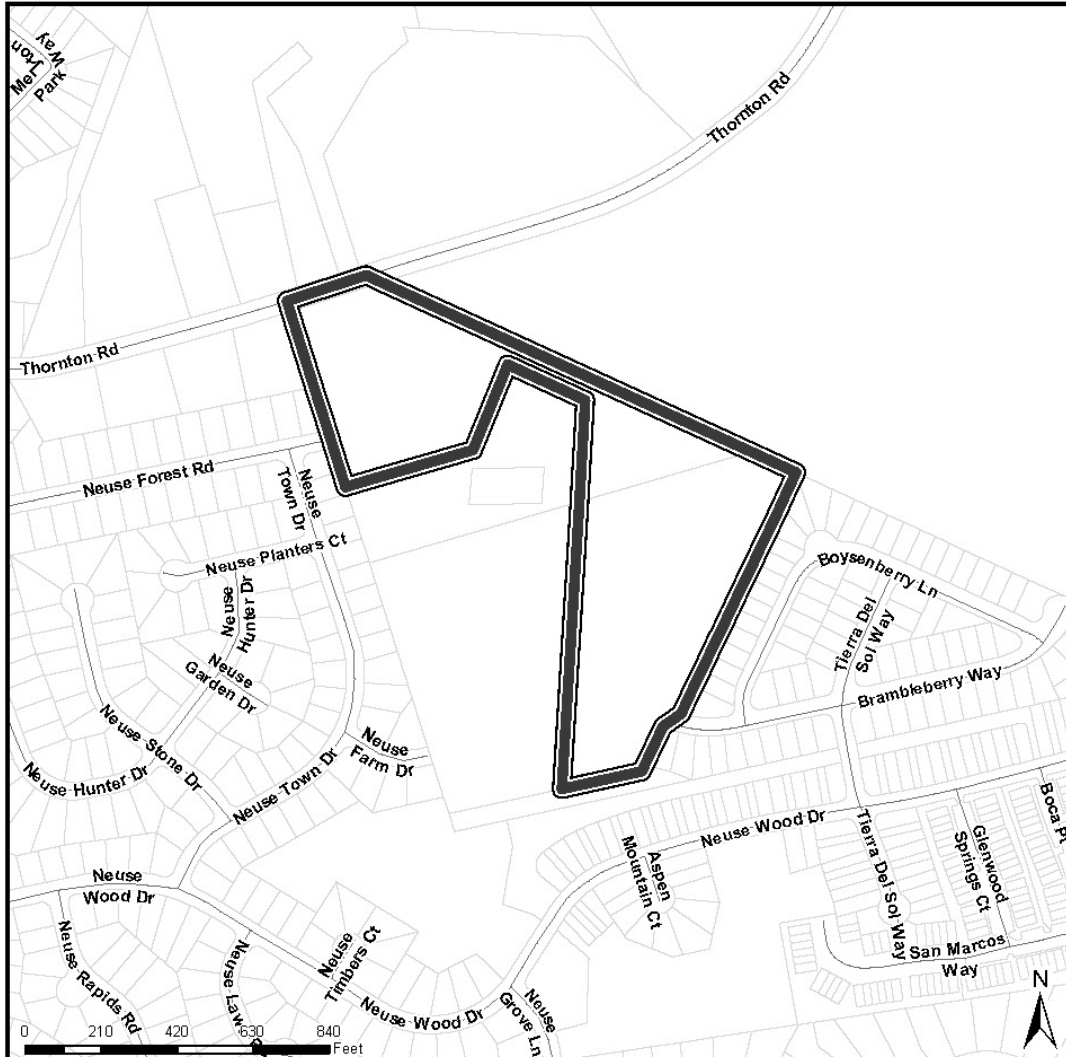
Property	5512 & 5514 Thornton Rd (portions)
Size	15.29 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



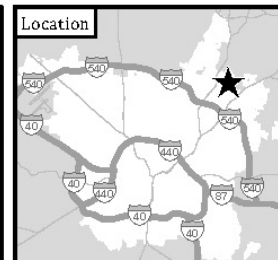
Map by Raleigh Department of City Planning (redkhowh): 1/17/2020

Urban Form	Z-53-2019
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Urban Form	Z-53-2019
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Property	5512 & 5514 Thornton Rd (portions)
Size	15.29 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (reckhowh): 1/17/2020

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 Theme of Expanding Housing choices because it would allow more housing units in a wider variety of building types than the existing zoning. This enables housing “for all segments of our population” as advised in this Vision Theme. It is also consistent with the Growing Successful Neighborhoods and Communities Vision Theme due to the zoning conditions controlling overall density, providing buffers with adjacent neighborhoods, and limiting the scale of a single building. These controls help new development under the proposed zoning to be “careful infill development” while “allowing for growth”.

The request is somewhat inconsistent with the Managing Our Growth Vision Theme in that it would increase density in an area that is not served by transit and does not have a mix of complementary uses nearby. Although the rezoning site is adjacent to a City park property, there is no master plan for the park at this time. There are not “integrated land uses” or “alternative transportation modes” to support higher density residential development as called for by this Vision Theme. This inconsistency is lessened by the cap on density set by an offered zoning condition.

Overall, the request is consistent with the 2030 Comprehensive Plan because it expands housing choices and is sensitive to surrounding neighborhoods.

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

No, the Future Land Use Map designation for the rezoning site is Low Density Residential, which suggests a maximum density of six dwelling units per acre and no townhouses or apartments unless much of the site remains open space. The proposed zoning would allow density of up to 7.5 units per acre and would allow townhouse units. The density and townhouse building type are inconsistent with the Future Land Use Map recommendation. No additional open space has been offered through zoning conditions.

- 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?

Yes, the requested zoning would permit development that is similar in density and character to other nearby neighborhoods. The zoning conditions also require vegetation and a fence where the site adjoins existing subdivisions. The additional provisions in the zoning conditions increase the likelihood of development that does not adversely alter the character of the area.

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

Yes, the site has adequate City infrastructure in the area and will be required to construct new infrastructure within the site to meet City standards as part of any future development plan.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☒ **Inconsistent**

The rezoning site is designated for Low Density Residential on the Future Land Use Map. This designation recommends residential density not exceed six dwelling units per acre and that any development containing townhouses or apartments set aside a significant portion of the site for open space. The requested zoning would allow up to 7.5 dwelling units per acre which could be constructed as townhouses. Zoning conditions have not been offered to require a substantial open space reservation. The proposal is inconsistent with the Future Land Use Map because it allows development to be denser than is called for and in a building type that is not recommended.

Urban Form

Urban Form designation: None

The rezoning request is

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

☐ **Inconsistent**

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

There is no Urban Form designation for the site.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The type of development that would be allowed by the proposed zoning is compatible with the surrounding area because it would have a similar density and building types to what is found nearby. The subdivision to the west of the site is developed at a density of around six dwelling units per acre. To the south of the site are two subdivisions with densities of about 10 units to the acre, including a townhouse neighborhood. The rezoning request would enable development at 7.5 dwelling units per acre, which is in between the densities of the adjacent developments. The request also includes zoning conditions to limit the number of units in a single building. The proposal would allow townhouses but includes a restriction that a townhouse development have its units divided among multiple buildings in a way that may be more compatible with the scale of buildings in the area.

Public Benefits of the Proposed Rezoning

- The proposal would allow more housing options.

Detriments of the Proposed Rezoning

- The proposal may increase vehicle trips on nearby roads.

Policy Guidance

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

Policy LU 1.3 - Conditional Use District Consistency

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

The offered conditions increase the consistency of the request with Comprehensive Plan policies related to compatibility with existing neighborhoods. The conditions also improve consistency with the Future Land Use Map by limiting density.

Policy LU 2.2 - Compact Development

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

The request would allow increased density in an area currently served by City services. The site is contiguous with existing development.

Policy LU 5.1 - Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

The nearby housing is a mix of single family and townhouses. The request includes conditions that would limit density and the total number of units in a single building. These conditions help to ensure that new development will be similar in character to the adjacent neighborhoods.

Policy LU 5.6 - Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

The request includes a condition that would require vegetated areas and fences on the northwestern and southeastern boundaries of the site where it abuts neighborhoods.

Policy LU 8.1 - Housing Variety

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

The request would allow the townhouse building type, which is not allowed under the existing zoning, in addition to the detached and attached building types.

Policy LU 8.3 - Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

The request would allow for additional housing in a way that is sensitive to the adjacent neighborhood. The location of the rezoning site between two neighborhoods of differing densities and building types indicates that the residential density allowed by the request would be appropriate. The offered zoning condition to allow a maximum of six dwelling units per building ensures that buildings will be of a scale that limits the impact on neighborhood character.

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.

The request would encourage development of a vacant site in an area served by City infrastructure. Development made possible by the request would be limited to a density that does not create a sharp change from the surrounding developments, which vary in density and building type.

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.

The request would allow the townhouse building type, which is not allowed in the existing zoning. The request would also allow for an increased number of housing units compared to the existing zoning.

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

Policy LU 1.2 - Future Land Use Map and Zoning Consistency

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

The request is inconsistent with the Future Land Use Map designation of Low Density Residential because it would allow density in excess of six units per acre as well as the townhouse building type. The Low Density Residential designation does not recommend either of these outcomes.

Policy LU 8.5 - Conservation of Single-Family Neighborhoods

Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

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.

Townhouse buildings that would be allowed by the proposal could be of a larger scale than the detached buildings in the neighborhood, particularly in terms of height. New development could also include flat roofs that may make the mass and scale of new buildings appear out of character. The offered zoning condition to limit density and dwelling units per building mitigate this issue but may still allow buildings that are dissimilar with nearby single-family development. The request could be more consistent with these policies by regulating building types, height, roof pitch, and horizontal articulation through zoning conditions.

Area Plan Policy Guidance

There is no area plan guidance for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	13	Significantly worse than citywide average.
Walk Score	30	14	Significantly worse than citywide 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 rezoning site is located in an area that is predominantly residential. The nearest commercial area is about one-half mile away. The nearest transit stop is over one mile away from the site's boundary with Thornton Road.

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	No
Larger Apartment	34.0	No

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

Summary: The request would allow detached and attached building types as well as townhouse buildings with six or fewer units. Apartments are prohibited by an offered zoning condition.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would allow as many as 54 additional units to be constructed in comparison to the existing zoning.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	Yes	All residential building types are allowed except apartments.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The request would allow lots as small as one-tenth of an acre for detached houses. Townhouse lots could potentially be smaller than one-tenth of an acre.
Is it within walking distance of transit?	No	The nearest transit stop is more than one mile away on Perry Creek Road.

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

Summary: The proposal would increase the quantity and types of housing allowed on the site. Transportation costs for residents of the area are likely to be a factor in the cost of living due to the lack of transit access and walkable destinations.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors requiring greenway dedication.
2. This site is adjacent to the Thornton Rd. property, a City of Raleigh park site that is undeveloped except for a small gravel parking lot providing access to the Neuse River Greenway Trail. There is currently no adopted master plan providing guidance for future development of this park. There is currently no funding identified and no timeline established for when this park will be master planned and developed in the future.
3. The nearest developed parks are Berkshire Downs West Park (1.8 miles) and Abbott's Creek Park (2.8 miles).
4. Nearest existing greenway trail access if provided by Neuse River Greenway Trail (0.4 miles).
5. Current park access level of service in this area is graded a C letter grade, which will improve with future development of the Thornton Rd. property.
6. Prior to submitting the rezoning application, representatives of the applicant met with City staff to discuss a potential alternative street alignment involving the partial build-out of a planned Thornton Road extension (identified in the City of Raleigh Comprehensive Plan). At this time, the Parks, Recreation and Cultural Resources Department was not interested in committing any portion of the park property to right-of-way dedication or road construction.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	15,000	28,750
Waste Water	0	15,000	28,750

Impact Identified:

1. The proposed rezoning would add approximately 28,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

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

Impact Identified: Alluvial soil type Au is found on site.

Transit

1. Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

Impact Identified: None.

Transportation**Site Location and Context***Location*

The Z-53-2019 site is located in northeast Raleigh on Thornton Road near the Neuse River.

Area Plans

The Z-53-2019 site is located along the edge of the US-1 Corridor Study, which was a regional plan to coordinate improvements to US-1 with local street improvements.

Existing and Planned Infrastructure

Streets

Thornton Road is a 2-lane divided avenue maintained by the North Carolina DOT. In the street plan, it is planned to be realigned and extended over the Neuse River with a new bridge.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The current block perimeter for this site is very large due to the Neuse River. Current street stubs at Neuse Forest Road, Neuse Farm Drive, and Brambleberry Way allow the blocks in and around the Z-53 site to meet block perimeter standards.

Pedestrian Facilities

There are sidewalks existing on one side of the surrounding subdivision streets. There are no sidewalks on Thornton Road near the subject site.

Bicycle Facilities

There are no bicycle facilities in the immediate vicinity of the site. The long-term bikeway plan calls for a bicycle lane on Thornton Road.

Greenways

An access to the Neuse River Trail is approximately 2300 feet from the site via Thornton Road.

Transit

GoRaleigh Route 25L operates on Perry Creek Road, with stops near Wild Wood Forest Drive. This route is an hourly service that connects to the rest of the system at Triangle Town Center while serving Wake Med North and Wake Tech.

Access

Access to the subject site is primarily via Thornton Road and the existing street stubs of Brambleberry Way and Neuse Forest Road. A third street stub of Neuse Farm Road does not touch the Z-53 site but will connect the neighborhoods together if the intervening property is subdivided.

Other Projects in the Area

Extending Thornton Road over the Neuse River and making a connection with Ligon Mill Road is in the Comprehensive Plan. No funding is currently programmed for this project in the Capital Improvement Program.

NCDOT plans to convert US-1 to a limited-access highway from I-540 to north of Raleigh's jurisdiction. This is project U-5307A in the State Transportation Improvement Program. This project is expected to sever the direct connection between Thornton Road and US-1. A new interchange at Durant and Perry Creek Roads will provide access to US-1. The project is also

expected to construct an extension of Wadford Drive to Shearon Farms Avenue in the Town of Wake Forest.

TIA Determination

Based on the Envision results, approval of case Z-53-19 would increase the amount of projected vehicular trips for the site. The proposed rezoning from R-4 to R-10-CU are projected to have 41 new trips in the AM peak and 54 new trips in the PM peak from the current entitlements to the proposed maximum. These values do not trigger a Traffic Impact Analysis based on the thresholds in the Raleigh Street Design Manual.

Z-53-19 Existing Land Use Single Family Housing	Daily	AM	PM
	47	4	5
Z-53-19 Current Zoning Entitlements R-4	Daily	AM	PM
	566	44	59
Z-53-19 Proposed Zoning Maximums R-10-CU	Daily	AM	PM
	1,086	85	114
Z-53-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	519	41	54

Impact Identified: None.

Urban Forestry

Conditions 1, 2, & 4 may conflict with each other. The width of the Type B1 Transitional Buffer Yard is 20 ft. Secondary Tree Conservation Area has a minimum width of 32 ft. as stated in UDO Sec. 9.1.4.B.1.b. Shrubs required in Condition #1 don't occur in natural wooded areas due to shading as outlined in Sec. 7.2.4. A Type B1 yard would have to be planted to meet the requirements in the UDO. Understory trees as required for Condition #1 & #2 are not naturally spaced as outlined in Sec. 7.2.4. To plant either of these to meet Transitional Protective Yard requirements would conflict with Tree Disturbing Activity as defined in UDO Chapter 12.

Impact Identified: Wording of the condition suggests tree disturbing activity that is not permitted by the UDO. The conditions could be improved by rephrasing to allow the Secondary Tree Conservation Areas to satisfy the B1 requirements and plant the 20 ft. Type B1 yard in areas that don't meet Tree Conservation requirements

Impacts Summary

The request would allow development which may create additional vehicle trips on nearby streets.

Mitigation of Impacts

No mitigation is recommended other than what is offered in the zoning conditions or will be required by the UDO at the time of development.

CONCLUSION

This request is to rezone slightly more than 15 acres from Residential-4 to Residential-10 with conditions. The site is composed of portions of two largely undeveloped parcels on the south side of Thornton Road east of Capital Boulevard. The proposal includes conditions to limit density to 7.5 units per acre, prohibit apartments, require buffering with existing nearby neighborhoods, and provide extra stormwater controls. The Future Land Use Map designates the site for Low Density Residential.

The density and potential townhouse development enabled by the proposal makes it inconsistent with the Future Land Use Map. Other Comprehensive Plan policies support the additional housing units and overall development pattern as being compatible with the mix of residential development in the area and desirable as a means of using existing City infrastructure. The scale of townhouse buildings allowed by the requested zoning may be larger than the prevailing character in the area, leading to inconsistency with policies that call for scale and massing of new development to match existing development.

The request is consistent with the Comprehensive Plan. It would be more consistent if the allowed density was reduced to 6 units per acre and townhouses were prohibited. Alternatively, the request would gain policy consistency by reducing the maximum density and requiring significant open space within the site be set aside.

CASE TIMELINE

Date	Action	Notes
1/17/2020	Application complete	
1/21/2020	Presented to the Forestville CAC	
2/11/2020	Forestville CAC voted to recommend denial of the case	
3/10/2020	Presented to the Planning Commission	
5/26/2020	Presented to Planning Commission. Deferred to 6/9/2020	
6/9/2020	Deferred by Planning Commission to 6/23/2020	
6/23/2020	Planning Commission recommends approval	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4, R-6-CU, IH-CU	R-10, R-10-CU	R-4, R-10-CU	R-6
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Low Density Residential, Public Parks & Open Space	Low Density Residential, Moderate Density Residential	Low Density Residential, Public Parks & Open Space	Low Density Residential
Current Land Use	Rural Residential	Rural Residential, Heavy Industrial	Moderate Density Residential	Moderate Density Residential	Low Density Residential
Urban Form	None	None	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	15.29	15.29
Setbacks:		
Front	20'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	3.92	7.52
Max. # of Residential Units	60	115
Max. Gross Building SF	N/A	184,000
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	0.28

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-53-19

OVERVIEW

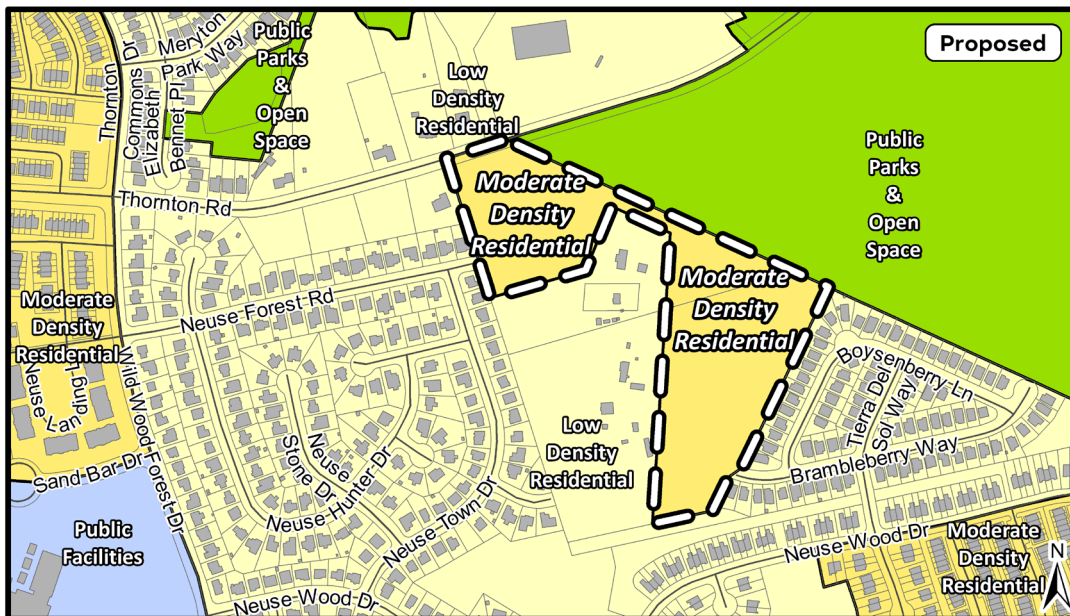
Approval of this case would cause an amendment to the Future Land Use Map for the subject property to a designation that recommends higher residential density and a wider range of housing types.

LIST OF AMENDMENTS

1. Amend the Future Land Use Map from Low Density Residential to Moderate Density Residential.

AMENDED MAPS

Proposed Designation: Moderate Density Residential



IMPACT ANALYSIS

The new Future Land Use Map designation caused by approval of this rezoning would indicate that residential density of up to 10 units per acre is appropriate for the rezoning site and that the Townhouse and Apartment building types can be constructed. New development that would be called for by the designation may be moderately out of character with the surrounding single-family developments. Any disparity in character is mitigated by

the mixed residential character of the surrounding area, which includes apartments, townhouses, and single-family lots sizes similar to those permitted in R-10.

AGENDA ITEM (D) 4: Z-53-19 – 5512 & 5514 Thornton Road

This case is located on 5512 & 5514 Thornton Road, on its south side, one quarter mile east of Wild Wood Forest Drive (District B).

This is a request to rezone approximately 15.29 acres by Michelle and James Ricks and Rosabelle and Wilson Thornton from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU).

Planner Anagnost gave a brief overview of the case.

Adam Ashbaugh representing the applicant gave a brief overview of the case.

Cameron Jones the applicant spoke adding that a very similar project is built down the road and believe this a product that the market has a desire for and is here if there are any questions.

Gene Hayden 8702 Neusetown Drive a neighbor spoke regarding his concern of the extension of the road and doesn't believe it has been addressed. Opposed to opening of Neuse Forrest Road because of increased traffic.

Angie Edwards of Neuse Forrest Road and also has concerns regarding additional traffic.

Shenouda Fahim also of the neighborhood spoke regarding concerns of the noise of neighboring business and if this approved the neighbors will be miserable. He also stated that most neighbors were opposed to this rezoning.

Harry Goble spoke regarding main concern being of traffic flow around the area and spoke regarding speed control measures not being enforced.

Amy Daniels president of HOA at Park at Perry Creek and feels its time for City to look at density in the area, especially as it relates to schools; adding more cars to already narrow, congested area.

There was discussion regarding the traffic peak hours; traffic during and school drop off hours.

Transportation Planner Myers spoke regarding traffic analysis and trip generation as it relates to afternoon peak hours and timing of the peak of the school.

Ms. Bennett commended the applicant and spoke regarding this simply being a very congested area and that may not be anything the applicant can do to mitigate traffic concerns.

There was further discussion regarding traffic calming and whether neighborhood could request or have speed hump or any other traffic calming measures.

Mr. Ashbaugh responded spoke regarding conditions that have added to address some of the concerns and working with staff.

Ms. Miller made a motion to approve the case. Ms. Lampman seconded the motion.

Commissioners how do you vote?

Bennett (Nay) Fox (Aye) Lampman (Aye) McIntosh (Nay) Miller (Aye) O'Haver (Aye) Tomasulo (Aye). The vote was unanimous 5-2. Opposed was Bennett and Lampman

**Attachment A:
Technical Revisions**

Z-53-19 Thornton Road
Zoning Conditions
Revised 5-28-2020

1. The maximum density shall be 7.5 dwelling units per acre not to exceed a total of 114 dwelling units.
2. No individual building shall contain more than six (6) dwelling units.
3. A construction entrance shall be provided from Thornton Road for all construction traffic. No construction traffic shall be permitted to use the private driveways or the street stubs at Neuse Forest Road, Neuse Farm Road or Brambleberry Way.
4. The following uses shall be prohibited:

<u>Residential:</u>	Boardinghouse, Congregate Care, Bed and Breakfast, Hospitality House, Rest Home, Continuing Care Retirement Community, Homestay and Special Care Facility.
<u>Non-Residential:</u>	Telecommunication Tower, Day Care, Cemetery, Outdoor Sports or Entertainment Facility (≤250 seats and/or ≥250 seats).
5. The apartment building type shall be prohibited.
6. Runoff limitation for development on the property as defined by UDO Sec. 9.2.2.E.1 shall be met for the 25-year storm in addition to the two-year and ten-year storms. Total volume of post-development site runoff toward existing Park at Perry Creek and Castlebury Subdivisions shall be reduced from the pre-developed condition. ~~Internal site runoff, exclusive of undisturbed Tree Conservation Areas or Perimeter Buffers, will be diverted and routed to the onsite stormwater control measures for required treatment and attenuation to the greatest extent practical.~~
7. A twenty (20) foot wide landscape buffer yard shall be provided along the common property line between the subject property and the following properties: 5500 Thornton Rd, PIN 1738-42-3077 (DB 13736, PG 1711); 5505 Neuse Forest Rd, PIN 1738-41-4899 (DB 12518, PG 1328); 8812 Neuse Town Dr, PIN 1738-41-5724 (DB 10506, PG 283); and the entire portion of 8808 Neuse Town Dr, PIN 1738-41-5648 (DB 10143, PG 992) that adjoins the subject property.
 - The landscape buffer yard shall exclude areas required for proposed street right-of ways, access easements, slope easements and/or utility easements and shall not contain areas that are designated as Tree Conservation Areas (TCA).
 - A six (6) foot tall solid privacy fence, constructed of wood or vinyl, shall be provided along the common property line adjacent to the parcels noted above.
 - The buffer yard shall provide a minimum of four (4) shade trees and four (4) understory trees per each 100 linear feet of landscape buffer. Existing healthy trees located within the buffer yard may be used to meet the landscape requirements subject to approval of the City of Raleigh Planning and Development staff.

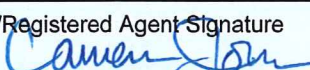
- Along the common property line with the property located at 5500 Thornton Rd, PIN 1738-42-3077 (DB 13736, PG 1711), the landscape buffer shall also include forty (40) evergreen shrubs (min. mature height of 3') per 100 linear feet of common property line. Existing healthy shrubs (min. height of 3') located within the buffer yard may be used to meet the shrub planting requirement subject to approval of Planning and Development staff.
8. A five (5) foot-wide maintenance easement shall be provided along the common property line, exclusive of areas required for street right-of-way, slope easements and utility easements, between the subject property and the following properties: 5910 Brambleberry Way, PIN 1738-50-4974 (DB 17195, PG 1708); 5919 Brambleberry Way, PIN 1738-51-6007 (DB 16027, PG 2210); 8505 Boysenberry Ln, PIN 1738-51-6121 (DB 17271, PG 2075); 8509 Boysenberry Ln, PIN 1738-51-6136 (DB 15553, PG 626); 8513 Boysenberry Ln, PIN 1738-51-6261 (DB 11555, PG 1115); 8517 Boysenberry Ln, PIN 1738-51-6285 (DB 17428, PG 1930); 8521 Boysenberry Ln, PIN 1738-51-7300 (DB 17397, PG 158); 8525 Boysenberry Ln, PIN 1738-51-7324 (DB 14560, PG 279); 8529 Boysenberry Ln, PIN 1738-51-7348 (DB 11678, PG 447); 8533 Boysenberry Ln, PIN 1738-51-7462 (DB 15505, PG 451); 8537 Boysenberry Ln, PIN 1738-51-7486, (DB 11611, PG 1906); 8541 Boysenberry Ln, PIN 1738-51-8500, (DB 16959, PG 2085); 8545 Boysenberry Ln, PIN 1738-51-8515 (DB 16949, PG 28); and 8549 Boysenberry Ln, PIN 1738-51-8641 (DB 11691, PG 2216).
A six (6) foot tall solid privacy fence, constructed of wood or vinyl, shall be placed along the common property line with the above listed properties. The easement and fence shall be maintained by the Homeowners Association.
In addition, a minimum 32-foot-wide secondary tree conservation area (TCA), meeting the requirements of the UDO Chapter 9, Article 9.1, shall be established inward from the five (5) foot maintenance easement, maintained by the Thornton Road Homeowners Association. A minimum twenty-five (25) foot wide landscaped buffer yard shall be provided in lieu of the TCA area if the existing vegetation does not meet the requirements of Article 9.1. Existing healthy trees located within the buffer yard may be used to meet the landscape requirements for the buffer yard subject to approval of the City of Raleigh Planning and Development staff. If staff deems the existing trees do not meet the intent of the buffer yard then four (4) shade trees and four (4) understory trees per each 100 linear feet of landscape buffer yard shall be provided.
 9. The extension of Neuse Forest Road will extend a maximum of 300 linear feet from the western boundary of the rezoning area and will terminate at a new street with a T-intersection.
 10. Townhome units shall be limited to 35' in height as measured from finish floor elevation to peak of roof. The height shall not exceed the height allowed under the height measurement method in Section 1.5.7 and the R-10 District.
 11. A minimum of 15% of the site area shall be designated as Open Space as defined by Article 2.5 of the City of Raleigh UDO which may include ~~internal gathering spaces~~, passive and active open space areas, perimeter buffer areas, tree conservation areas, and stormwater control measures

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			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District R-4 Height 40' Frontage N/A Overlay(s) N/A			
Proposed Zoning Base District R-10CU Height 40' Frontage N/A Overlay(s) N/A			
Click here 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: Z-37-1989			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
Pre-Submittal - Zoning on 9/13/2019	Scope-0073-2019		

GENERAL INFORMATION			
Date 12/2/2019		Date Amended (1)	
		Date Amended (2)	
Property Address 5514 Thornton Road			
Property PIN 1738419889		Deed Reference (book/page) DB 5511, Pg. 788	
Nearest Intersection Thornton Road and Wild Wood Forest Drive			
Property Size (acres) Total Parcel: +/-11.007 Acres To Remain R-4: +/-3.668 Acres To Rezone R-10CU: +/-7.339 Acres	For Planned Development Applications Only:	Total Units Total Parcels	Total Square Footage Total Buildings
Property Owner/Address Thornton, Rosabelle, Thornton, Wilson Thornton Jr. 5514 Thornton Rd Raleigh, NC 27616		Phone	Fax
		Email	
Project Contact Person/Address Adam Ashbaugh ESP Associates, INC. 2200 Gateway Centre Blvd. Ste. 216 Morrisville, NC 27560		Phone 919-678-1070	Fax
		Email aashbaugh@essassociates.com	
Owner/Registered Agent Signature 		Email Cameron.Jones@terramorhomes.com	

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

Rezoning Application

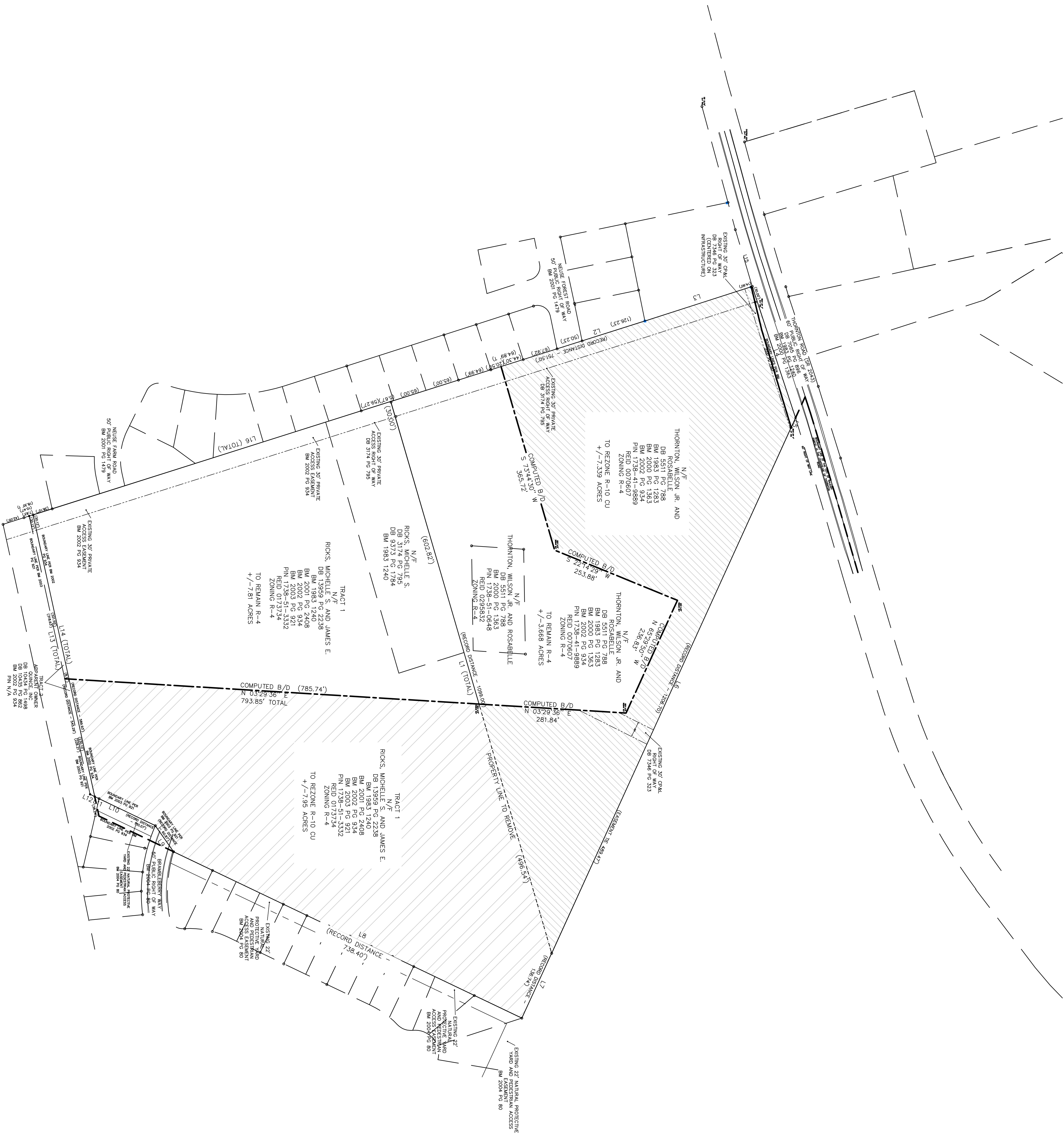


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

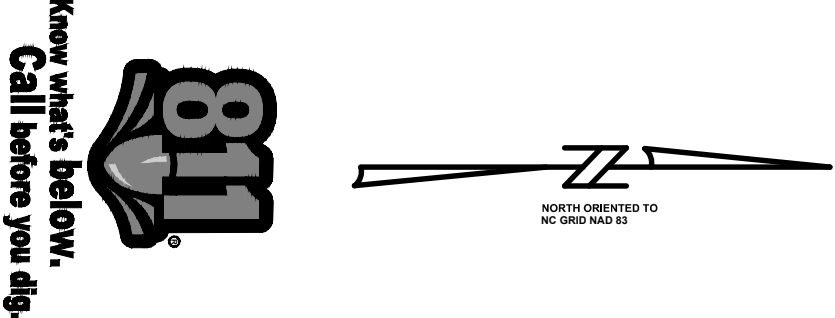
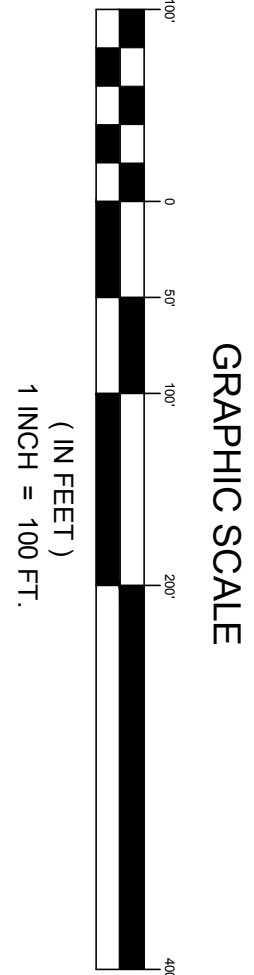
REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District R-4 Height 40' Frontage N/A Overlay(s) N/A			
Proposed Zoning Base District R-10CU Height 40' Frontage N/A Overlay(s) N/A			
Click here 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: Z-37-1989			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
Pre-Submittal - Zoning on 9/13/2019	Scope-0073-2019		

GENERAL INFORMATION			
Date 12/2/2019	Date Amended (1)	Date Amended (2)	
Property Address 5512 Thornton Road			
Property PIN 1738513332	Deed Reference (book/page) Parcel A: DB 13959, Pg. 2238		
Nearest Intersection Thornton Road and Wild Wood Forest Drive			
Property Size (acres) Total Parcel: +/-15.81 Acres To Remain R-4: +/-7.81 Acres To Rezone R-10CU: +/-7.95 Acres	For Planned Development Applications Only:	Total Units Total Parcels	Total Square Footage Total Buildings
Property Owner/Address RICKS, MICHELLE S, RICKS, JAMES E. 5510 Thornton Road, Raleigh NC 27616		Phone Email	Fax
Project Contact Person/Address Adam Ashbaugh ESP Associates, INC. 2200 Gateway Centre Blvd. Ste. 216 Morrisville, NC 27560		Phone 919-678-1070 Email aashbaugh@espassociates.com	Fax
Owner/Registered Agent Signature 		Email Cameron.Jones@terramorhomes.com	

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



Parcel Line Table	
Line #	Direction
L1	S 73°44.30' W
L2	N 17°34.50' W
L3	N 17°50.00' W
L4	N 71°46.17' E
L5	S 65°30.39' E
L6	S 65°30.39' E
L7	S 65°15.37' E
L8	S 25°32.22' W
L9	S 55°02.26' W
L10	S 25°39.40' W
L11	S 25°39.40' W
L12	S 25°39.40' W
L13	S 77°39.43' W
L14	S 77°39.43' W
L15	N 73°23.55' E
L16	S 17°34.30' E



PROPERTY TO REZONE EXHIBIT	
THORNTON ROAD TOWNES	
TERRAMOR HOMES	RALEIGH, NC

NO.	DATE	REVISION	BY

PRELIMINARY
NOT FOR
CONSTRUCTION



ESP Associates, Inc.
2200 Gateway Centre Blvd
Suite 216
Morriseville, NC 27560
919-678-1070
www.espassociates.com
NC LICENSE #F-1407

PROJECT INFORMATION	
PROJECT MANAGER	JA
DESIGNED BY:	KMI
DRAWN BY:	SM
PROJECT NUMBER	HR29
ORIGINAL DATE:	11/07/2019
SHEET	C1.0

CONDITIONAL USE DISTRICT ZONING CONDITIONS Page 1 of 3		
Zoning Case Number	Z-53-19	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	December 2, 2019	
Existing Zoning	R-4 Proposed Zoning R-10 CU	
Narrative of Zoning Conditions Offered		
1. The maximum density shall be 7.5 dwelling units per acre not to exceed a total of 114 dwelling units.		
2. No individual building shall contain more than six (6) dwelling units.		
3. A construction entrance shall be provided from Thornton Road for all construction traffic. No construction traffic shall be permitted to use the private driveways or the street stubs at Neuse Forest Road, Neuse Farm Road or Brambleberry Way.		
4. The following uses shall be prohibited: Residential: Boardinghouse, Congregate Care, Bed and Breakfast, Hospitality House, Rest Home, C Continuing Care Retirement Community, Homestay and Special Care Facility. Non-Residential: Telecommunication Tower, Day Care, Cemetery, Outdoor Sports or Entertainment Facility (≤250 seats and/or ≥250 seats).		
5. The apartment building type shall be prohibited.		
6. Runoff limitation for development on the property as defined by UDO Sec. 9.2.2.E.1 shall be met for the 25-year storm in addition to the two-year and ten-year storms. Total volume of post-development site runoff toward existing Park at Perry Creek and Castlebury Subdivisions shall be reduced from the pre-developed condition.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature _____	Print Name _____
Owner Signature _____	Print Name James Ricks
Owner Signature _____	Print Name Michelle Ricks
Owner Signature _____	Print Name Rosabelle Thornton
Owner Signature _____	Print Name Wilson Thornton Jr.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Page 2 of 3

Zoning Case Number Z-53-19

Date Submitted December 2, 2019

Existing Zoning R-4 Proposed Zoning R-10 CU

OFFICE USE ONLY

Transaction #

Rezoning Case #

Narrative of Zoning Conditions Offered

7. A twenty (20) foot wide landscape buffer yard shall be provided along the common property line between the subject property and the following properties: 5500 Thornton Rd, PIN 1738-42-3077 (DB 13736, PG 1711); 5505 Neuse Forest Rd, PIN 1738-41-4899 (DB 12518, PG 1328); 8812 Neuse Town Dr, PIN 1738-41-5724 (DB 10506, PG 283); and the entire portion of 8808 Neuse Town Dr, PIN 1738-41-5648 (DB 10143, PG 992) that adjoins the subject property.

•The landscape buffer yard shall exclude areas required for proposed street right-of ways, access easements, slope easements and/or utility easements and shall not contain areas that are designated as Tree Conservation Areas (TCA).

•A six (6) foot tall solid privacy fence, constructed of wood or vinyl, shall be provided along the common property line adjacent to the parcels noted above.

•The buffer yard shall provide a minimum of four (4) shade trees and four (4) understory trees per each 100 linear feet of landscape buffer. Existing healthy trees located within the buffer yard may be used to meet the landscape requirements subject to approval of the City of Raleigh Planning and Development staff.

•Along the common property line with the property located at 5500 Thornton Rd, PIN 1738-42-3077 (DB 13736, PG 1711), the landscape buffer shall also include forty (40) evergreen shrubs (min. mature height of 3') per 100 linear feet of common property line. Existing healthy shrubs (min. height of 3') located within the buffer yard may be used to meet the shrub planting requirement subject to approval of Planning and Development staff.

8. A five (5) foot-wide maintenance easement shall be provided along the common property line, exclusive of areas required for street right-of-way, slope easements and utility easements, between the subject property and the following properties: 5910 Brambleberry Way, PIN 1738-50-4974 (DB 17195, PG 1708); 5919 Brambleberry Way, PIN 1738-51-6007 (DB 16027, PG 2210); 8505 Boysenberry Ln, PIN 1738-51-6121 (DB 17271, PG 2075); 8509 Boysenberry Ln, PIN 1738-51-6136 (DB 15553, PG 626); 8513 Boysenberry Ln, PIN 1738-51-6261 (DB 11555, PG 1115); 8517 Boysenberry Ln, PIN 1738-51-6285 (DB 17428, PG 1930); 8521 Boysenberry Ln, PIN 1738-51-7300 (DB 17397, PG 158); 8525 Boysenberry Ln, PIN 1738-51-7324 (DB 14560, PG 279); 8529 Boysenberry Ln, PIN 1738-51-7348 (DB 11678, PG 447); 8533 Boysenberry Ln, PIN 1738-51-7462 (DB 15505, PG 451); 8537 Boysenberry Ln, PIN 1738-51-7486 (DB 11611, PG 1906); 8541 Boysenberry Ln, PIN 1738-51-8500 (DB 16959, PG 2085); 8545 Boysenberry Ln, PIN 1738-51-8515 (DB 16949, PG 28); and 8549 Boysenberry Ln, PIN 1738-51-8641 (DB 11691, PG 2216).

A six (6) foot tall solid privacy fence, constructed of wood or vinyl, shall be placed along the common property line with the above listed properties. The easement and fence shall be maintained by the Homeowners Association.

In addition, a minimum 32-foot-wide secondary tree conservation area (TCA), meeting the requirements of the UDO Chapter 9, Article 9.1, shall be established inward from the five (5) foot maintenance easement, maintained by the Thornton Road Homeowners Association. A minimum twenty-five (25) foot wide landscaped buffer yard shall be provided in lieu of the TCA area if the existing vegetation does not meet the requirements of Article 9.1. Existing healthy trees located within the buffer yard may be used to meet the landscape requirements for the buffer yard subject to approval of the City of Raleigh Planning and Development staff. If staff deems the existing trees do not meet the intent of the buffer yard then four (4) shade trees and four (4) understory trees per each 100 linear feet of landscape buffer yard shall be provided.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature _____ Print Name _____

Owner Signature _____ Print Name James Ricks

Owner Signature _____ Print Name Michelle Ricks

Owner Signature _____ Print Name Rosabelle Thornton

Owner Signature _____ Print Name Wilson Thornton Jr.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Page 3 of 3

Zoning Case Number Z-53-19

Date Submitted December 2, 2019

Existing Zoning R-4 Proposed Zoning R-10 CU

OFFICE USE ONLY

Transaction #

Rezoning Case #

Narrative of Zoning Conditions Offered

9. The applicant shall submit a site plan showing the location of the proposed development, the location of the proposed parking area, and the location of the proposed driveway. The applicant shall also submit a site plan showing the location of the proposed development, the location of the proposed parking area, and the location of the proposed driveway. The applicant shall also submit a site plan showing the location of the proposed development, the location of the proposed parking area, and the location of the proposed driveway.

10. Townhome units shall be limited to 35' in height as measured from finish floor elevation to peak of roof. The height shall not exceed the height allowed under the height measurement method in Section 1.5.7 and the R-10 District.

11. A minimum of 15% of the site area shall be designated as Open Space as defined by Article 2.5 of the City of Raleigh UDO which may include passive and active open space areas, perimeter buffer areas, tree conservation areas, and stormwater control measures.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature _____ Print Name _____

Owner Signature _____ Print Name James Ricks

Owner Signature _____ Print Name Michelle Ricks

Owner Signature _____ Print Name Rosabelle Thornton

Owner Signature _____ Print Name Wilson Thornton Jr.



February 26, 2020

John Anagnost
Comprehensive Planning Division
Raleigh Department of Planning and Development
(919) 996-2638
1 Exchange Plaza, Floor #3
PO Box 590, Raleigh, NC 27602

Dear John Anagnost,

Pursuant to the requirements set forth in UDO Section 10.2.4.E.2.C, please find the following justification for relief from Section 8.3.4.C.4 of the UDO requiring a connection to stub street from an abutting property.

The proposed Condition #8 for the R-10 Conditional Use District Zoning (Zoning Case Number Z-53-19 Thornton Road) states:

A pedestrian connection to the internal street and sidewalk network shall be provided in lieu of the street stub connection at Neuse Forest Road.

As outlined in UDO Section 10.2.4.E.2.C, the offered condition would provide for safe, efficient and convenient vehicular and pedestrian access within developments without adversely affecting traffic congestion.

Neuse Forest Road is a local residential street with a 50' right-of-way with homes and driveways on both sides of the street. According to comments from existing property owners, on-street parking occurs on both sides of the street and neighbors expressed concern at both the neighborhood meeting, held on November 26, 2019, and the CAC meetings held on January 14 and February 11, 2020, that the connection of any proposed street to Neuse Forest Road would result in safety concerns with an increase in traffic on a street that is often reduced to one-lane due to on-street parking.

Vehicular circulation from the proposed Thornton Road Townhomes will provide for safe, efficient and convenient vehicular access by utilizing a principle entrance from Thornton Road into the proposed subdivision. The 2030 Comprehensive Plan designates Thornton Road as a 4-Lane, Divided Avenue with the ultimate right-of-way of 104'. Thornton Road currently has a 60' right-of-way section with limited driveways and turn conflicts. It would be a safer, more direct route for the residents of the proposed Thornton Road Townhomes to utilize as their route to access Capital



Boulevard at the existing light at Thornton Road and/or at Perry Creek Road, via Wildwood Forest Drive.

Additionally, a second access connection shall be provided at the existing stub street, Brambleberry Way in the Castlebury subdivision. This connection will be beneficial by providing a second point of ingress-egress for residents and emergency vehicles to the Castlebury Subdivision, which currently has only one point of access to the existing 82 units within the subdivision via Terra Del Sol Way.

The proposed Thornton Road townhome development will be utilizing both the Neighborhood Local Street cross-section, with a right-of-way of 59' with 15.5' parallel parking/travel lanes and the Multi-Family Street cross-section with a 22' right-of-way and head-in parking along both sides of the street. The internal street network will provide a direct connection to Thornton Road as the principle entrance to the project. A road connection at Neuse Forest Road would benefit neither the residents of the Park at Perry Creek nor the future homeowners at Thornton Road.

With the future development of the city park on the property adjacent to the proposed Thornton Road Townhomes it is recognized that strong pedestrian connections between the existing neighborhoods such as The Park at Perry Creek and the future park be established. The proposed Zoning Condition #8 shall provide a pedestrian connection via the current stub street sidewalk on Neuse Forest Drive to the sidewalks proposed along the new streets within the proposed development.

Sincerely,

Kathryn McPherson

Kathryn McPherson, PLA, ASLA
ESP Associates, Inc.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
<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>	
STATEMENT OF CONSISTENCY	
<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. See Attached Addendum #1</p>	
<p>2.</p>	
<p>3.</p>	
<p>4.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning will provide much needed housing in this area of the City</p>	
<p>2. The proposed rezoning will provide a transition between the industrial site and the existing single-family detached homes.</p>	
<p>3. The proposed rezoning will provide bike and pedestrian connections to surrounding developments and the future City park thereby allowing access to the many recreational opportunities including the Neuse River Trail and City Greenway system, the WRAL soccer fields, and Falls Lake.</p>	
<p>4. The proposed rezoning would provide adjoining neighborhoods direct access to the future City park. In addition, once the extension of Thornton Road is made to Ligon Mills Road, the neighborhoods will have an alternate route to Wake Forest, Rolesville and the Wake County Public Schools to the north and east.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources 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.	OFFICE USE ONLY Transaction # Rezoning Case #
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.	
The proposed rezoning parcel is not located within or adjacent to a National Register Historic District or a City of Raleigh Historic Overlay District. The site does not include nor is adjacent to any National Register Individually-listed properties or Raleigh Historic Landmarks.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
There is no mitigation required for the the project.	

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>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> <p style="text-align: center; font-size: 1.5em;">N/A</p> |

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

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

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



November 7, 2019

Re: 5512 Thornton Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Tuesday, November 26, 2019. The meeting will be held at Abbotts Creek Community Center, 9950 Durant Road, Raleigh, NC 27614 and will begin at 6:30 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 5512 Thornton Road approximately 0.2 mile east of Wild Wood Forest Drive. This site is current zoned R-4 and is proposed to be rezoned to R-10.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting must be held involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions, you may contact us at (919)-678-1070

For more information about the rezoning process, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919) 996-2682
rezoning@raleighnc.gov

Sincerely,

J. Adam Ashbaugh, PE, AICP, LEED AP
ESP Associates, Inc.

CC: Mr. Cameron Jones, Terramor Homes

SUBMITTED DATE: November 8, 2019

SUMMARY OF ISSUES

A neighborhood meeting was held on November 26, 2019 (date) to discuss a potential rezoning located at 5512 Thornton Road, Raleigh, NC 27616 (property address).

The neighborhood meeting was held at Abbotts Creek Community Center 9950 Durant Rd.

There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See Attached Neighborhood Meeting Report

STATEMENTS 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.

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?

The request is consistent with the vision, themes and policies of the Comprehensive Plan.

The Growing Successful Neighborhoods and Communities Theme is supportive of providing new growth while conserving the City of Raleigh's unique neighborhoods. The proposed rezoning to R-10 CU is consistent with the surrounding subdivisions. The Park at Perry Creek, Castlebury and Addison Reserve newer subdivision of less than 15 years with densities of 6- 10 units per acre, zoning of R-6, R-10 and R-10 CU and a mix of single-family detached and townhomes.

The Expanding Housing Choices Theme, is supportive of providing new, housing options for all residents similar to the Addison Reserve, Thornton Reserve and Thornton Creek subdivisions located within ¼ mile of the proposed project. The proposed rezoning would provide an option for townhomes which are consistent with the variety and mix of housing options within the surrounding neighborhoods.

The Coordinating Land Use and Transportation Vision Theme which calls for coordinating transportation investments with desired land use patterns to plan more effectively for housing, employment and retail uses, and for public services. The proposed rezoning will provide connectivity to the surrounding neighborhoods at current stub street locations and to Thornton Road.

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

The site is designated on the 2030 Future Land Use Map as Low Density Residential, which generally applies to single-family residential neighborhoods where overall gross densities range from 1 to 6 units per acre. The proposed density of 7.5 DU/AC is slightly higher and consistent with Moderate Density Residential designation in adjoining and nearby developments. See response C below.

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?

Yes. The proposed rezoning could be established without adversely altering the recommended land use and character of the area. The proposed R-10 CU zoning would allow for moderate residential density from 6-10 units per acre. There is an existing townhome development (Addison Reserve) that is zoned R-10 adjacent to the site. The pattern of growth along Thornton Road is a mix of single-family detached homes on lots less than 6,000 SF, town homes, and apartments. There is no current development at the R-4 standards. A zoning condition will be offered to limit the overall density of the

property to a maximum of 7.5 units per acre. This density will provide a transition from the single-family homes, the industrial zoned site and the proposed City of Raleigh park.

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

Yes, the proposed site has three street connection points to the adjacent subdivisions with water and sewer available. A City of Raleigh waterline is also located on the property side of Thornton Road. Road improvements to Thornton Road will be provided with the development of the project. Future realignment of Thornton Road at the frontage of the property and the proposed City of Raleigh park shall be coordinated with the City of Raleigh Transportation and Parks and Recreation Departments.

FUTURE LAND USE PLAN

Determination of the conformance of a proposed use or zone with the Future Land Use Plan.

A. Is the proposal consistent with the Future Land Use Plan?

No, The Future Land Use Plan designation is for Low Density Residential. However, the proposed request for Moderate Density Residential is consistent with adjoining and nearby developments. A zoning condition is proposed to limit the maximum density to 7.5 dwelling units per acre or 115 maximum units. This moderate density residential use will provide a transition from the existing single-family subdivision to the industrial use (waste transfer station) across Thornton Road and the future city park. Sidewalks, for pedestrian connectivity to the park and thereby, ultimately the Neuse River Greenway Trail, and the connection to existing street stubs from the adjoining neighborhoods will provide a multi-modal framework for this area.

GROWTH FRAMEWORK

The proposed site is not located in a designated City Growth Center nor along an Urban Corridor as shown on the Growth Framework Map (Map F-2).

POLICY GUIDANCE

The rezoning request is consistent with the following policies:

Policy LU 1.2: Future Land Use Map and Zoning Consistency

The proposed zoning request, from R-4 to R-10 CU is consistent with the Comprehensive Plan and the intent of the Future Land Use Map. It is consistent with the surrounding area land uses of single-family residential and townhomes. There is a parcel of industrial land across Thornton Road and several parcels along the road are zoned R-4. A future City park is proposed on the parcel (zoned R-4) to the northeast. The Future Land Use Map calls for this parcel to be low density residential (1-6 units per acre). The adjacent parcels comprise three subdivisions with zoning and land use of Low Density Residential (R-6) and Moderate Density Residential (R-10 and R-10 CU). Single family detached homes and townhomes are the two housing types in the adjoining neighborhoods. The proposed rezoning to R-10 CU is consistent those land uses and a condition of approval will limit the overall density to 7.5 units per acre. The site is located in the City of Raleigh's ETJ and will need to be annexed prior to the 1st recorded plat.

Policy LU 2.6: Zoning and Infrastructure Impacts

The proposed zoning request would not significantly impact the existing and proposed infrastructure capacity from what would be allowed under the current zoning.

Policy LU 4.5: Connectivity

The proposed rezoning will provide the opportunity to connect to existing street stubs in the Park at Perry Creek and Addison Reserve subdivisions with **Neighborhood Local Streets**. **Multi-family Streets** will provide the internal street network on a modified grid pattern for the townhome units. On-street parking and sidewalks shall be provided along both sides of these streets with additional stub connections to the undeveloped internal parcels. Pedestrian connections to the future park site and ultimately, to the Neuse River Trail greenway and to the existing sidewalks of the adjoining neighborhoods will provide residents the opportunities for access to recreational facilities (the City Greenway, Falls Lake, WRAL Soccer fields, Horseshoe Park, the Mountain to Sea Trail) and to shopping/restaurants (Sheetz).

Policy LU 5.6 – Buffering Requirements

Although the UDO does not require perimeter buffers between the subject properties and those of the surrounding neighborhoods, the proposed rezoning shall offer zoning conditions to provide for effective physical buffers to minimize impacts to immediately adjacent properties. The existing 30' Private Access Easement, BM 2002, PG 934, shall be preserved as open space/tree save. Upon completion of the public road access to the remaining parcels, the access easement shall be abandoned and re-vegetated with 20 evergreen shrubs/100 LF along the shared property line between the rezoned parcels and the R-6 subdivision, The Park at Perry Creek. Tree Conservation Areas will be provided along the common property lines with the Castlebury and Addison Reserve subdivisions. These TCA areas shall be a minimum of 20' wide.

Policy LU8.1: Housing Variety

The proposed zoning request is consistent with providing housing choices to a sector of the city that recently has seen a surge in growth and the need for additional housing options. New developments in this area have sold quickly with little inventory remaining.

Policy T1.1 Coordination with Transportation Map

The developers of this project will work with both City of Raleigh Transportation and City Parks and Recreation staff to coordinate the alignment and street connections for the proposed future realignment and construction of Thornton Road. The connection to the future extension of Thornton Road will provide residents of this area an alternate means of access to Wake Forest, Rolesville and the Wake County public schools to the north and east of this area. Right of way reservation and/or dedication shall be provided along the frontage of Thornton Road.

Attachment A

Joinder Agreement between

Property Owner(s): Rosabella Thornton and Wilson Thornton Jr.

Petitioner: Terramor Homes

Tax Parcel ID: 1738419889 (a portion thereof)

Deed Book 5511, Page 788

The undersigned, as the owner of this parcel of land located at 5514 Thornton Road, Raleigh, North Carolina, designated as a portion of Parcel Identification Number **1738419889** as shown on the Wake County Tax Map and which is the subject of the attached Rezoning Application, hereby join and give permission to Terramor Homes to request and file the above referenced Application(s) with City of Raleigh/Wake County for the property referenced above, comprising approximately 10.94 acres.

This 20TH day of NOVEMBER 2019
(day) (month)

By: Terramor Homes

Name: Mr. Cameron Jones

Title: Lead Acquisition Manager

Terramor Homes

7208 Falls of Neuse Rd., Ste. 201

Raleigh, NC 27615

North Carolina
County of Wake

Rosabella Thornton and Wilson Thornton, Jr., appearing before the undersigned
Name of Property Owner(s) (printed)

Notary and being duly sworn, says that:

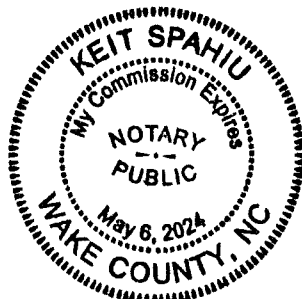
1. I am the owner of the property described above
2. All statements above are true and correct

Rosabella Thornton
Property Owners Signature

Wilson Thornton Jr.
Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 20th day of November, 2019.

(Official Seal)



Keit Spahiu
Official Signature of Notary

KEIT SPAHIU, Notary Public
Notary's Name (printed)

My commission expires: May 6, 2024

Attachment B

Joinder Agreement between

Property Owner(s): Michelle S. Ricks and James E. Ricks

Petitioner: Terramor Homes

Tax Parcel ID: 1738513332 (a portion thereof)

Deed Book 13959, Page 2238

The undersigned, as the owner of this parcel of land located at 5512 Thornton Road, Raleigh, North Carolina, designated as a portion of Parcel Identification Number **1738513332** as shown on the Wake County Tax Map and which is the subject of the attached Rezoning Application, hereby join and give permission to Terramor Homes to request and file the above referenced Application(s) with City of Raleigh/Wake County for the property referenced above, comprising approximately 15.81 acres.

This 20TH day of NOVEMBER 2019
(day) (month)

By: Terramor Homes

Name: Mr. Cameron Jones

Title: Lead Acquisition Manager

Terramor Homes

7208 Falls of Neuse Rd., Ste. 201

Raleigh, NC 27615

North Carolina
County of Wake

Michelle S. Ricks and James E. Ricks, appearing before the undersigned
Name of Property Owner(s) (printed)

Notary and being duly sworn, says that:

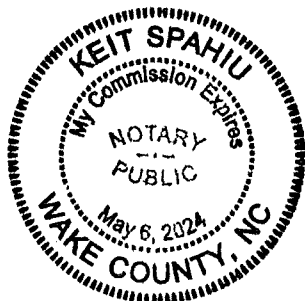
1. I am the owner of the property described above
2. All statements above are true and correct

Michelle S. Ricks
Property Owners Signature

James E. Ricks
Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 20th day of November, 2019.

(Official Seal)



Keit Spahiu
Official Signature of Notary

KEIT SPAHIU, Notary Public
Notary's Name (printed)

My commission expires: May 6, 2024

Thornton Road

NEIGHBORHOOD MEETING REPORT

NOVEMBER 26, 2019
Abbotts Creek Community Center
9950 Durant Road, Raleigh, NC 27614
6:30 PM - 8:30 PM



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Thornton Road Neighborhood Meeting Summary

Development Team:

Terramor Homes - Cameron M Jones

**ESP Associates - Adam Ashbaugh, Civil Engineer, Planner
Kathryn McPherson, Landscape Architect, Planner
Sicong Ma, Landscape Designer**

The meeting began at 6:30 PM with Adam Ashbaugh introducing the project team and giving a brief overview of the project scope and City of Raleigh's rezoning process. Cameron Jones also gave an overview of Terramor Homes and described projects in the vicinity with similar product types and architecture that were being developed by Terramor and other builders.

The floor was then opened for questions. There were over 34 attendees with a variety of questions.

The majority of the questions involved the following topics:

- Traffic and road connections
- Safety
- Density & Zoning
- Buffering between existing neighborhoods and new development.
- Biodiversity, Environmental Impact Study
- Runoff and flooding impacts.

Both the developer and the planners responded to the neighbors' questions and concerns. A summary of the public comments and issues raised (Black Text), together with the Development Team's responses (Blue Text) are as follows:

1. Traffic:

- Many expressed concerns over the amount of cut-through traffic from vehicles trying to avoid Thornton Road to access Capital Boulevard by using Wild Wood Forest Drive and Perry Creek Road.
- Concerns also included existing and future traffic flow at the intersection of Wild Wood Forest Drive and Perry Creek Road. Will a light be added?
- Wild Wood Forest is very congested during school hours and limited turn lanes. This increases the amount of cut-through traffic to the streets in the Park at Perry Creek.

- Will the new development use Neuse Forest Road and Brambleberry Way for access?
- There were suggestions that new development will increase traffic on existing streets that are often narrowed to one-lane due to on-street parking.
- Will construction traffic use Neuse Forest Road or Brambleberry for access to the site during construction?

Although final site design has not yet been completed, it is expected that the main project entrance will be a single point of access to Thornton Road and that the project will be required to connect to the existing roadway stub-outs from Neuse Forest Road and Brambleberry Way. The applicant has also been working with the City of Raleigh as they determine their development plans for the City Park site to the north of the subject parcel and the future planned re-alignment of Thornton Rd. Provisions will also be made on the site plan for the subject parcel for two (2) future potential access points to the re-aligned Thornton Road when that project is undertaken by the City.

The Developer and Land Planner will investigate current/recent traffic studies at the intersection of Perry Creek Road and Wild Wood Forest Drive and NCDOT proposed project in the vicinity that might be planned to alleviate existing traffic congestion issues.

Wake County Public Schools controls the access and movement of car-pool traffic on Wild Wood Forest Drive. It was noted that enhanced cross-walk and limited left turn movements have been put in place in an attempt to ease congestion in front of the school.

The developer will install the construction entrance for construction vehicle traffic directly to Thornton Road, and will inform their infrastructure and homebuilding contractors that no access will be permitted via the existing private access easement along the western property boundary of the site nor via the road stubs on Neuse Forest Road and Brambleberry Way.

2. Road Connections:

- How many new connections will be made?
- Why does the development have to connect to Neuse Forest Road, and Neuse Farm Drive?
- Request for the new development to not connect to Neuse Farm Drive and Neuse Forest Road.

It is anticipated that road connections will be required by the City of Raleigh to the existing road stubs on Neuse Forest Road and Brambleberry Way. These connections will provide residents of the Park at Perry Creek and Castlebury subdivisions access to Thornton Road through the proposed development. Both of these road extensions are intended to be designed as public Neighborhood Yield Streets in accordance with the City of Raleigh Street Design Manual.

The properties to be rezoned will be subdivided such that the new project will not directly access the existing Neuse Farm Road stub-out, therefore no connection will be made at Neuse Farm Rd. as part of this rezoning and site development. Any future development/rezoning of the remainder of Parcel B that abuts the road stub would likely be required to connect at that time.

3. Safety

- Several attendees expressed concerns over the safety of children walking to/from Wildwood Forest Elementary School, and that the amount of traffic generated from the new development will impact the safety of locals walking in the neighborhoods.
- The new townhome development will have a potential to increase crime.

Sidewalks are provided along the existing street network on one side and new sidewalks shall be provided on both sides of the streets within the proposed project. Sidewalk and pedestrian connections to the future City Park property are also intended be provided.

The proposed development is for the resident occupied ownership of each unit. The developer explained that a 10% rental cap is typically placed on the neighborhood through the HOA documents.

4. Density & Zoning

- How many townhomes will be built?
- Why not keep existing R-4 zoning?
- Too many townhomes in the area will affect the property value of the existing single family detached homes.

The project is requesting a zoning of R-10 CU (Conditional Use). This zoning allows for development of townhome communities with added conditions above the straight R-10 zoning requirements. R-10 zoning allows up to 10 units per acre on 4,000 SF lots and townhomes.

The R-10 proposed zoning is consistent with existing adjacent communities. The Castleberry Subdivision is zoned R-10 CU and Addison Reserve is zoned R-10. The Park at Perry Creek development to the west of the site is zoned R-6.

Although the R-10 zoning designation would allow for development of up to 10 units per acre, however – the applicant has committed that one of the proposed conditions will be to cap the density at 7.5 dwelling units per acre. The number of townhomes that could be built under the 7.5 DU/AC shall be a maximum of 115 units.

Keeping the R-4 designation for the entire property is not economically feasible. The portion of the properties that are not included in this rezoning application will remain R-4. There is no other R-4 development in the general area of this proposed development.

The Thornton Road / Wild Wood Forest Road area continues to see new residential construction. Development in this area is market driven and the trend since 2005 has been for denser, multi-family developments with a mix of townhomes and apartments. These vacant parcels are next to or across the street from the existing industrial waste transfer station. Townhome use on the proposed rezoning site would provide a logical transition between the R-6 Park at Perry Creek and the industrial site, and provide housing options near the future City Park site.

5. Street buffers, tree save, fence & wall

- Residents living on Boysenberry Lane and Neuse Town Drive expressed concerns over the privacy, sight line, and safety of having Townhomes behind their property.
- There was a request for a 30-foot barrier of existing trees be retained between the new development and the Park at Perry Creek.
- There was also a request to evaluate the inclusion of a 6-foot high permanent wall or fence between the existing neighborhoods and the proposed development.

The majority of the property abutting the Park at Perry Creek development will remain with the underlying property owner and is not included in this rezoning application. The developer has worked with this seller to abandon the existing access easement that abuts the site and provide alternate access once the roadway infrastructure is completed for the proposed project. The abandoned easement and existing drive will be re-vegetated as a part of the development plan for the project.

The Developer has also agreed to include a condition with the rezoning application to provide a minimum 20' undisturbed buffer and/or TCA (Tree Conservation Area) along the shared perimeter of Parcels A-2 and B-2 with the Park at Perry Creek and the Castlebury subdivisions except for Right-Of-Way openings as necessary for the new road connections and required grading/utility easements.

A 6' tall wood privacy fence will be added along the shared perimeter of R-6 zoned properties in the Park at Perry Creek and Parcel A-2 of the proposed development except for Right-Of-Way openings as necessary for the new road connections and required grading/utility easements.

6. Biodiversity, Environmental Impact Study

- Some residents are concerned with biodiversity disturbance.
- What is the impact of the new development on existing wildlife, vegetation, and habitat?
- Will there be an Environmental Impact Study?
- Preservation of existing habitat and wildlife.

A detailed wetland and stream evaluation report was conducted by Soil & Environmental Consultants, PA which determined that there are no jurisdictional streams or wetland areas on the site, and these findings were confirmed by the USACE and State of North Carolina Division of Water Resources.

An Environmental Impact Study has not been included as part of the rezoning process. However, the developer agreed to work with their Environmental consultants to evaluate any endangered species or other negative impacts to wildlife prior to the CAC meeting in January, 2020.

7. Runoff, Flooding

- Castlebury residents are concerned with runoff/stormwater issues caused by incorrect pipe sizing for their SCM. Will construction of subject site create additional runoff to their system.
- Will the new construction affect existing floodplain?

All stormwater runoff generated by the disturbed areas of the proposed development are required by City and State regulations and standards to be managed on-site. The project will be designed to exceed the requirements set forth by the applicable agencies.

Design for Stormwater Control Measures (SCMs) will be provided during the Construction Drawing review of the site development plan and review

by both the City and State for compliance with all regulations, standards and laws.

8. Other General Comments

- Can the neighbors buy the property for a park?
The adjoining Neighborhoods could make an offer for the property but it is not a feasible option. The City has plans for a large community park on the adjacent land.
- When and What is the CAC?
The Citizen Advisory Council is part of the City of Raleigh Government that provides a link between residents and the City government. All residents are members of the CAC in which they live and may vote on action items. The CAC is an advisory board that reports to the City Council on issues concerning that CAC's region. The Forestville CAC represents the Thornton Road region and meets on the 2nd Tuesday of each month at 7pm at the Abbotts Creek Community Center.



November 7, 2019

Re: 5512 Thornton Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Tuesday, November 26, 2019. The meeting will be held at Abbotts Creek Community Center, 9950 Durant Road, Raleigh, NC 27614 and will begin at 6:30 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 5512 Thornton Road approximately 0.2 mile east of Wild Wood Forest Drive. This site is current zoned R-4 and is proposed to be rezoned to R-10.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting must be held involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions, you may contact us at (919)-678-1070

For more information about the rezoning process, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919) 996-2682 rezoning@raleighnc.gov

Sincerely,

J. Adam Ashbaugh, PE, AICP, LEED AP
ESP Associates, Inc.

CC: Mr. Cameron Jones, Terramor Homes

SUBMITTED DATE: November 8, 2019

APPENDIX A: NEIGHBORHOOD MEETING INVITATION EXHIBIT



ESP Associates, Inc.
2200 Gateway Centre Blvd., Suite 216
Morrisville, NC 27560
919.678.1070
www.espassociates.com

Rezoning Exhibit
Parcel Location & PIN #



ATTENDANCE ROSTER

NAME	ADDRESS
Shenouda Fahim	5425 Neuse Planters Ct
Anjie Edwards	5421 Neuse Forest Ref.
James R. Kato	5510 Thornton Rd
Shane Valles	5417 Neuse Forest Ref.
Gene Hayden	8702 Neuse Town Dr
Jeannette Hayden	"
Paul Opanasenko	8804 Neuse Town Dr.
Brennan Opanasenko	"
Geoff Bailey	9600 Neuse Town Dr
Kamela J. J. J.	5520 Neusewood Dr.
Mussie Andemichael	5524 Neusewood Dr.
Melissa Mork + Jesse Lamm	5420 Neuse Forest
Laura Zook (bud denker)	5409 Neuse Forest &
Primo V. SABBATINI	8501 Neuse Garden Dr
Margaret Winstan Chambers	5918 Brambleberry way
LISA Y. STEWART-RAY	5413 Neuse Planters Ct.
DARIO REGAN	5612 NEUSE FARM Dr
Brian + Elizabeth Young	8705 Neuse Village Ct.
Rebecca Boone	5938 Brambleberry way
BARBARA RAY	6001 Neusewood Dr
Sabrina Pinzon	5053 sandy banks Rd
Lizeth E. Verongi	5053 sandy banks Rd
Nickel Benammar	8549 Boysenberry Ln
Mourad Benammar	8549 Boysenberry Ln.

ATTENDANCE ROSTER

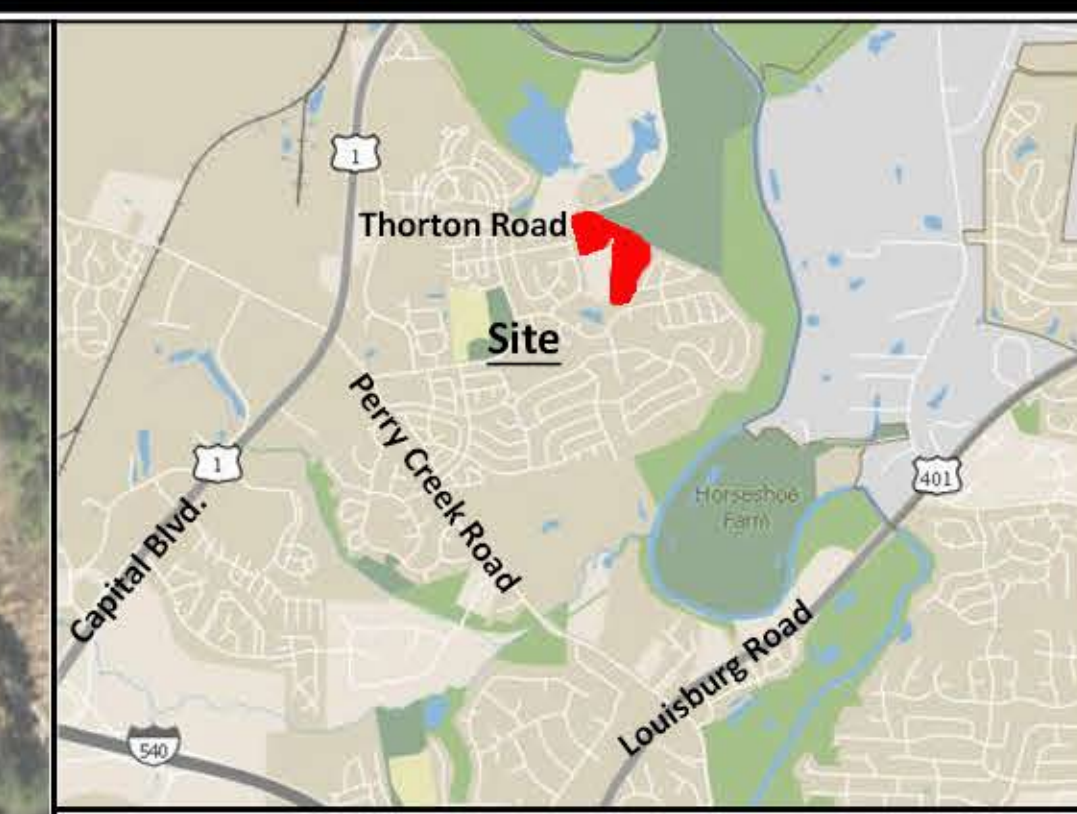
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ATTENDANCE ROSTER

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ATTENDANCE ROSTER

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Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	Portion of 1738-41-9889 (Parcel A) Portion of 1738-51-3332 (Parcel B)	
Total Site Acreage (per GIS):	+/- 26.75 Acres	
Total Acreage to Rezone R-10CU:	+/- 15.68 Acres	
Total Acreage to Remain R-4:	+/- 11.07 Acres	
To Rezone R-10 CU:	Parcel A: +/- 10.94 Ac. +/- 7.37 Ac. (+/- 3.57 Ac.)	Parcel B: +/- 15.81 Ac. +/- 8.31 Ac. (+/- 7.50 Ac.)
To Remain R-4:		
Location:	Raleigh, Wake County	
Zoning:		
Existing:	R-4	
Proposed:	R-10 CU	
Watershed:	Neuse	

General Notes
1. Base information provided by Wake County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panels 3720173800J effective date of study 05/02/2006.

Stream/Wetland Information
Stream/Wetland information provided to ESP by a report entitled "Wetland Delineation and Stream Evaluation, Thornton Road Property" by S&EC dated 10/14/2019. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Legend

---	minor topo
---	major topo
---	stream



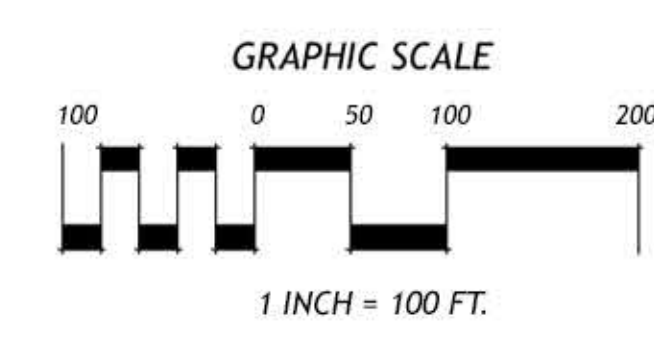
ESP Associates, Inc.
2200 Gateway Centre Blvd., Suite 216
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Thornton Road Site

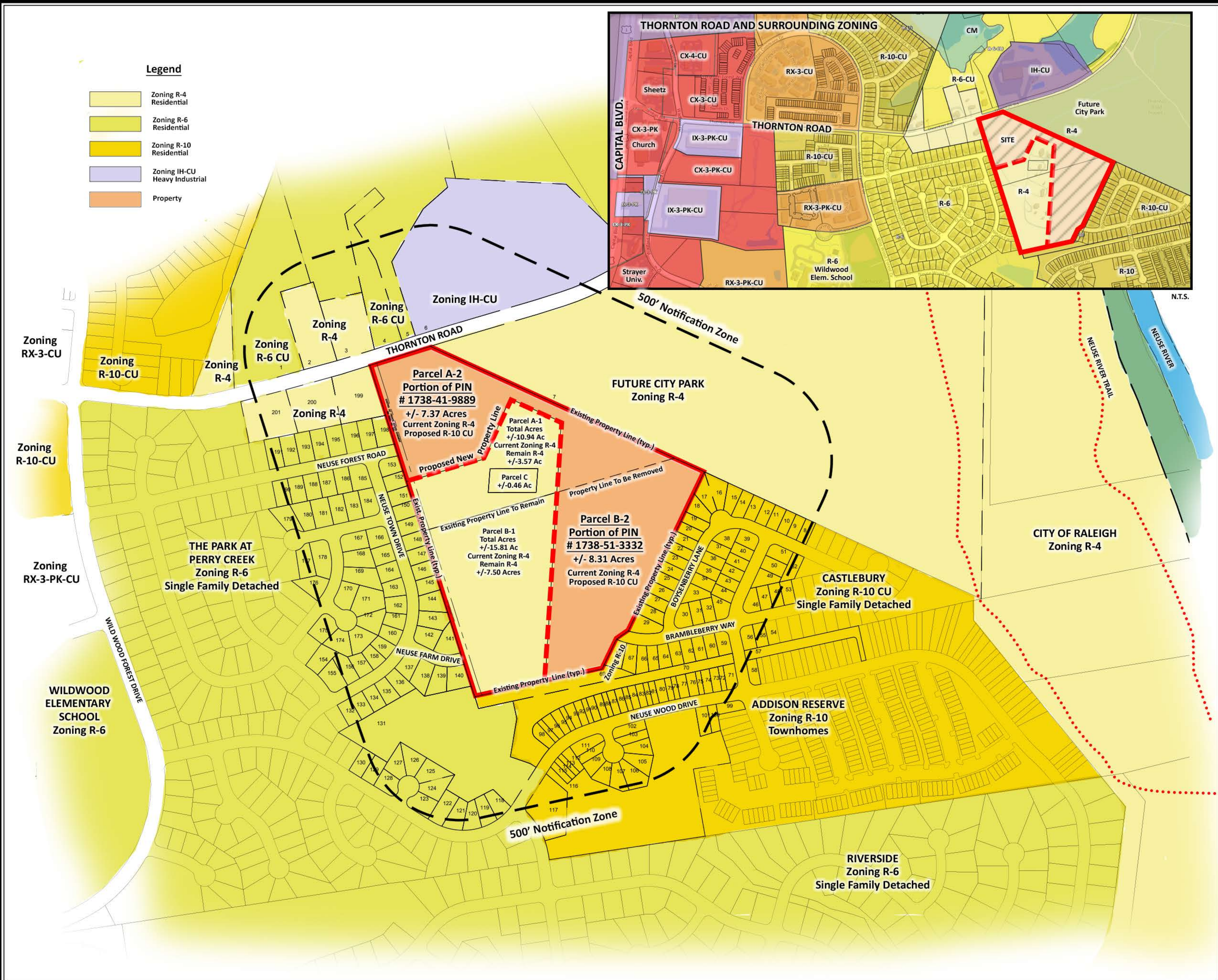
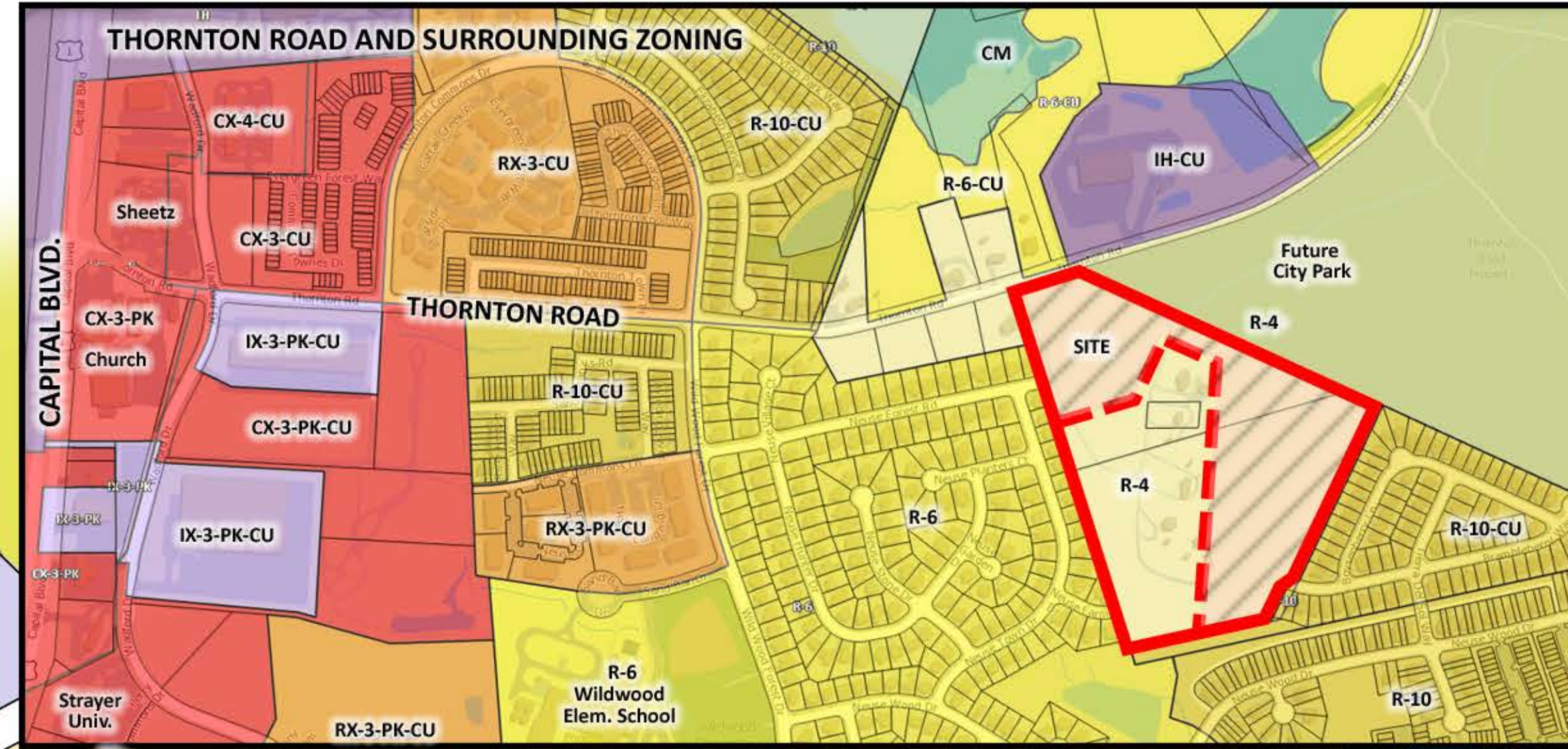
Neighborhood Meeting Exhibit A

ESP Job #HR29 November 13, 2019



Legend

- Zoning R-4 Residential
- Zoning R-6 Residential
- Zoning R-10 Residential
- Zoning IH-CU Heavy Industrial
- Property



#	PIN	Owner	#	PIN	Owner
1	173840406	CAROLINA FMV PROPERTY TRUST LTD	104	1738505566	OPENDOR PROPERTY C LLC
2	1738422302	VOUKOV, SERGEI	105	1738505570	HPA USA LLC
3	1738423363	BROOKS, TASSIE THORNTON	106	1738505455	DAVIS, DYNIA M.
4	1738424543	ABC VENTURE LLC	107	1738504473	WARREN, JAMILL
5	1738424901	DELTA I LLC	108	1738504416	LASSITER, ANDRE LASSITER, BRENDA
6	1738429684	DYNASTY HOLDINGS LLC	109	1738503570	WILSON, JASON A
7	1738623451	RALEIGH CITY OF	110	1738503574	LAM, THANH VAN LAM, PHUONG MINH
8	1738612466	PHUNG, DINH CUN, LONG	111	1738503548	DAY, TERESS
9	1738612428	AMH 2015-1 BORROWER LLC	112	1738502581	NWFR CAPITAL LLC
10	1738611580	CICHON, ANDREW V CICHON, TRACEY E	113	1738502479	DOYLE, BRITTNI
11	1738611542	ROBERTS, MARK E ROBERTS, MARGARET A	114	1738502458	MOREMAN, CHRISTINE
12	1738610594	NGUYEN, HENNA LAM, TUNG THANH	115	1738502446	BUNN, JESSICA R
13	1738610556	TAVERAS, JAIRO ANTONIO ROMERO, MAYRA MIGUELINA	116	1738505346	ADDISON RESERVE HOMEOWNERS ASSOC INC
14	1738610507	WHITE, ERNEST E WHITE, CHERYL M	117	1738502320	PARK AT PERRY CREEK COMM ASSOC INC
15	1738519660	AMH NC PROPERTIES, LP	118	1738409373	HART, BRETT A HART, CARYANNE
16	1738519603	LOPEZ, LAZARO LIZO, TAMARA C	119	1738409320	IBRAHIM, SALAH SAID HEGAZI, MARYEM MAHMOUD
17	1738518641	BENAMMAR, MICHELLE M BENAMMAR, MOURAD	120	1738408267	ECKDAHL, CHAD JAMES ECKDAHL, CAROLYN ALEJANDRA
18	1738518515	AMH NC PROPERTIES LP	121	1738408208	HIGH, CHARLES T HIGH, XI C
19	1738518500	AMH NC PROPERTIES, L.P.	122	1738407351	SETTLES, AARON LEE SETTLES, KAREN REINE
20	1738517486	PONCE, FELICITA C	123	1738406353	BAILEY, CHRIS
21	1738517462	RODRIGUEZ, LUIS ALFONSO	124	1738407400	MEDRANO MONTONA, JESUS ANIBAL
22	1738517348	TADOR, MEDLINE INGOWARI FIABEMA, YOUNG BENJAMIN	125	1738407406	TALEBI, ZOHREH ASGHARZADEH
23	1738517324	PARKER, LESLIE SEAN PARKER, RHONDA E	126	1738406521	ELLIS, CHRISTOPHER ELLIS, HELEN
24	1738517300	BOWDEN, DUSTIN G	127	1738405540	YEN, CHIAEN K
25	1738516285	NZINGA, MARIE FRANCE NZINGA, MARIO	128	1738405411	LEONARD, ROBIN C
26	1738516261	SIMMONS, LASHONDA B	129	1738404498	UMESI, OBINAYA C
27	1738516136	QUARRIE, JOAN V JOHNSON, TREVOR J	130	1738404541	BRYANT, STEVEN M
28	1738516121	CHATMAN, BRYAN CHATMAN, CHUCHU	131	1738408622	PARK AT PERRY CREEK COMMUNITY ASSOCIATION INC THE
29	1738516007	COTTON, KARMA WILLIAMS	132	1738403773	MARRA, ERICA H MARRA, ROBERT J
30	1738517150	MACLEOD, HEATHER A. COLEMAN, CHANCE	133	1738404704	AMH 2015-2 BORROWER LLC
31	1738518112	BATTLE, KIM R	134	1738404757	DANIELS, GREGORY L
32	1738518153	MOWLE, DARREN S MOWLE, MONIQUE L	135	1738405810	PERRY CREEK LLC
33	1738518119	AMH NC PROPERTIES LP	136	1738405864	MARTIN, SHANNETTE
34	1738518235	HURST, SCOTT A HURST, DEBRA	137	1738405991	NGUYEN, KIM TUYEN THI VONG, SENH
35	1738518269	GRANT, ERROLL M GRANT, PATSY L	138	1738406857	MOWATT, RYAN P
36	1738518384	AMH 2014-2 BORROWER LLC	139	1738407824	HARRIS, JOHN TIMOTHY HARRIS, AMY JOY
37	1738519308	PATEL, SHAILESH M PATEL, ARUNABEN S	140	1738408806	REGAN, DAVID M
38	1738519434	GLYSIL PROPERTIES LLC	141	1738417061	THOMPSON, BARRY D THOMPSON, KAWISHA S
39	1738610423	PROGRESS RESIDENTIAL BORROWER 5 LLC	142	1738416073	MORALE, LELAND EUGENE TRUSTEE
40	1738610307	WATKINS, RAY Q	143	1738417100	GUY, JASON K GUY, KELLY D
41	1738519383	MORALES, CLAUDIA ORELLANA CONTRERAS, CARLOS HERNANDEZ	144	1738417107	LA, HAO NGO, NGOC TRINH
42	1738519269	KITHICART, LASHAUNDRA	145	1738416284	DUNN, LINWOOD
43	1738519244	HERNANDEZ, JOSE F HERNANDEZ, ANA G	146	1738416361	WILLIAMS, JACK WILLIAMS, JEANETTE
44	1738519220	BURKE, LISA LYNETTE	147	1738416347	BALDERAS-BALTIERREZ, MIGUEL ANGEL
45	1738519114	PEREZ, JUAN IGNACIO	148	1738416423	PERALES, LAURA ORTEGA
46	1738610146	PHAN, LAM TRUC NGUYEN, THIENLY THUY	149	1738416409	CLAYBROOK, ROBERT CLAYBROOK, DONNA
47	1738610198	BUFORD, ROBERT DEXTER	150	1738415585	BAILEY, KRISTIN BAILEY, GEOFFREY
48	1738611149	DAVIS, JAMES DAVIS, ROSA M	151	1738415662	OPANASENKO, PAUL OPANASENKO, BRENNAN
49	1738611206	COLEY, LINDA G	152	1738415648	MCCASKEY, ROBERT D
50	1738611331	LEWIS, JAMES R LEWIS, SARAH M	153	1738415724	MANLEY, KATHY B
51	1738611357	LINEN, AMANDA B	154	1738402964	MAHBOOB, DURDANA MAHBOOB, AHMED SYED
52	1738612310	HEYWARD, LAMAR I	155	1738403808	VOONG, LINH MY
53	1738611290	CHIANG, YENCHIEH TAN, HONGDONG	156	1738403849	DAVIS, BRADLEY CLARK
54	1738611024	FAIZY, FAZAL	157	1738404901	MOLINA, ANTONIO NARBAE ESPINAL, ADELA
55	1738610073	HIMBERGER, DAVID HIMBERGER, ALBERTA	158	1738404954	RODRIGUEZ, EDY RODRIGUEZ, IRIS RODRIGUEZ
56	1738610021	ROSZKO, LYNDIA	159	1738405909	PROGRESS RESIDENTIAL BORROWER 1, LLC
57	1738601967	ADDISON RESERVE HOMEOWNERS ASSN INC	160	1738415024	NGUYEN, TUNG THI QUACH, BANG V
58	1738600848	RAY, BARBARA	161	1738415140	HANDY 8705 LLC
59	1738509929	PROGRESS RESIDENTIAL BORROWER 3 LLC	162	1738415156	MILLER, PHILLIP AARON MILLER, LAURA
60	1738508978	MARTIN, BETTIE L	163	1738415243	PROGRESS RESIDENTIAL BORROWER 1, LLC
61	1738508927	BOONE, STEVEN B BOONE, REBECCA C	164	1738415310	NYAMWANGE, ABRAHAM NYAMWANGE, JANET
62	1738507976	JOHNSON, JOHNETTA VIRGINIA	165	1738414397	TERRELL, CYNTHIA D
63	1738507925	YEUNG, ELIZA CHEA-HONG AU	166	1738414475	TATUM, TERENCE M
64	1738506974	JONES, CURTIS JONES, CONSTANCE	167	1738413473	VO, ANH HA TRUONG, THI KIM
65	1738506923	DESNORD, FARAH	168	1738413395	AMH 2015-1 BORROWER LLC
66	1738505982	WIGINTON, MARGARET	169	1738414208	EREHART, STEPHEN D EREHART, SUSAN B
67	1738505933	AMH 2014-2 BORROWER LLC	170	1738413230	BALL, PEGGY L
68	1738504974	ARCHER, CARRIE COOK, BRIAN	171	1738414138	GOBLE, HARRY R JR GOBLE, CHRISTINE M
69	1738501891	QUINCE INC	172	1738414140	GALES, TRAVIS D GALES, ANITA
70	1738503719	ADDISON RESERVE HOMEOWNERS ASSOC	173	1738414001	SABATINI, PRIMO V
71	1738509856	RUIZ, JUAN MANUEL TORO, EDITH	174	1738413097	RAPER, JOE E RAPER, KERRY R
72	1738509815	GALLEGO, NILZA F	175	1738412056	KEITH, BRIAN W
73	1738508885	WRIGHT, NANCY D WRIGHT, SAMUEL F	176	1738412204	FARROW, GORAN I FARROW, VONDA
74	1738508854	GADSDEN, ROBERT I GADSDEN, ELAINE JACKSON	177	1738411374	LEINENWEBER, DOUG POWELL, RISEN
75	1738508824	FORTE, ARNEITHIA L	178	1738412346	WOOD, BRUCE M WOOD, JENNIFER M
76	1738507893	SAVAGE-ROGERS, NOVA ROGERS, MICHAEL J	179	1738410592	NGUYEN, KIM CHI T LE, NGHIA H
77	1738507852	COFFEY, TAMULA	180	1738411564	BYNUM, JAIMIE A BYNUM, CANDINA INC
78	1738507811	WILLIAMS, EMILY ELIZABETH	181	1738412535	STEWART, LISA Y STEWART, HALLINGTON
79	1738506891	PALLADINO, KRISTEN	182	1738413506	HIRSCHHORN, DERRICK
80	1738506860	ADDISON RESERVE HOMEOWNERS ASSOC	183	1738413578	VER VAECKE, JAMES M VER VAECKE, LAURA
81	1738506729	TOWNSEND, SHEILA DENTON	184	1738414539	FAHIM, SHENOUDA B
82	1738506709	NGUYEN, TUAN A PHAM-NGUYEN, ASHLEY T	185	1738413699	KNORR, JEFFREY M KNORR, MARIE S
83	1738505778	GENERAL, MICHAEL SHANNON, CYNTHIA	186	1738413628	MERTZ, MELISSA M
84	1738505747	RION, MARTHA	187	1738412667	RIVERA-REYES, MARIA
85	1738505717	TAYLOR, ENRICO TAYLOR, TABITHA	188	1738412606	CANDORA, JOSEPH J CANDORA, CAROL D
86	1738504796	MITCHELL, ELLEN	189	1738411634	AMAN, MANJIA AMIN, MOHAMMED I
87	1738504765	STOVALL, VERONICA	190	1738410673	GORE, ALAN B GORE, STACY
88	1738504734	TRUSTEE OF THE CIANO FAMILY TRUST	191	1738410840	MAYS, BLAINE P SIMMONS, MYRA S
89	1738504704	CHAVIS-BROOKS, CATHY	192	1738411801	DENKER, HORACE W DENKER, PATRICIA A
90	1738503773	RION, EVAN PETER RION, ALEXANDRIA	193	1738411862	GAMBLE, JOEL W GAMBLE, MARGARET
91	1738503752	JENG, JAINABA	194	1738412833	FLORES, EDGAR F ESPINAL, ZULEIMA
92	1738503721	SCHLEGEL, DEANNE ELLYN	195	1738412895	HAKES, SHANE T EDWARDS, ANGELA M
93	1738502790	VAFAI, FARIDEH	196	1738413866	MCADLEY, CHRISTINE CARRIE
94	1738502668	CROWELL, RODGERS C CROWELL, SHANTE S	197	1738414828	SZALAY, BLAZEJ SZALAY, DANA
95	1738502647	PERRY, LOMEKA M	198	1738414899	THOMPSON, RANDY S
96	1738502605	MATESSA, MATTHEW PAUL MATESSA, DONNA MARIE	199	1738423077	BROOKS, W REGINALD
97	1738501683	WILLIAMS, YOLANDA	200	1738412909	BROOKS, TASSIE T
98	1738501661	GARRETT, LINDA S	201	1738410915	KEMP, MARY T KEMP, WILLIAM JR
99	1738509753	FUTERMAN, BRONISLAV	202	1738419889	THORNTON, ROSABELLE THORNTON, WILSON THORNTON JR
100	1738508689	ZIGLAR, TAMMY R	203	1738513332	RICKS, MICHELLE S RICKS, JAMES E
101	1738508638	ROBINSON, PLUMPTON LEE ROBINSON, ELLEN S	204	1738510648	THORNTON, ROSA BELLE THORNTON, WILSON THORNTON JR
102	1738505624	WALTERS, BOBBY WALTERS, CAMERON			
103	1738505630	BURGE, ORLANDO W. BURGE, LAURA M			



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Thornton Road Site Neighborhood Meeting Exhibit B

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