

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	February 16, 2022
Subject	City Council agenda item for March 1, 2022 – TCZ-58-21

On February 1, 2022, City Council authorized the public hearing for the following item:

TCZ-58-21 Falls Valley Drive, approximately 3.2 acres located at [2000 Falls Valley Drive](#).

Signed zoning conditions provided on January 14, 2022 add a fifth phase to the PD, apply CX as the base district and five stories as the maximum height, limit height near Coxindale Drive, prohibit some uses, and apply hours of operation for non-residential uses.

Current zoning: Planned Development (PD)

Requested zoning: Planned Development (PD)

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

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

The Planning Commission recommends approval of the request (9 - 0).

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13095

CASE INFORMATION: TCZ-58-21 FALLS VALLEY DRIVE

Location	Southwest of the intersection of Falls Valley Drive and Coxindale Drive Address: 2000 Falls Valley Drive PINs: 1718710425 iMaps , Google Maps , Directions from City Hall
Current Zoning	Falls Ridge PD
Requested Zoning	Falls Ridge PD (amended)
Area of Request	3.2 acres
Corporate Limits	The site is inside Raleigh city limits.
Property Owner	Falls Ridge III LLC
Applicant	Falls Ridge III LLC, represented by Jennifer Ashton, Longleaf Law Partners
Council District	A
PC Recommendation Deadline	March 12, 2022

SUMMARY OF PROPOSED CONDITIONS

1. Create a new Phase 5 for the Falls Ridge PD.
2. The CX- district shall be the base zoning district for Phase 5.
3. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, drive-thru facility, light manufacturing, restaurant and bars, standalone retail building, vehicle fuel sales, vehicle repair (minor), vehicle repair (major), car wash, vehicle sales/rental, shooting range (indoor and outdoor), overnight lodging, special care facility.
4. The maximum building height for Phase 5 is 5 stories.
5. The hours of operation for non-residential uses can begin no early than 6 AM and end no later than 11 PM, including all deliveries.
6. Structures located in defined area adjacent to Coxindale Drive shall be no more than 3 stories and 50 feet in height.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use	
Urban Form	None	
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
		LU 5.2 Managing Commercial Development Impacts
	●	LU 5.7 Building Height Transitions
		LU 7.5 High-impact Commercial Uses
	●	H 1.8 Zoning for Housing
Inconsistent Policies	●	LU 10.3 Ancillary Retail Uses

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
March 25, 2021; 12 attendees	November 29, 2021; 36 attendees	1/11/22; 1/25/22	2/1/22

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
48	1	5	3
Summary of Comments: Desire for community garden, concern over commercial uses			

PLANNING COMMISSION RECOMMENDATION

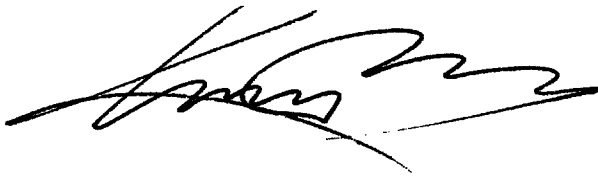
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would increase housing entitlement on the site and allow non-residential uses, including neighborhood serving retail, personal service, and office, potentially shortening or reducing vehicle trips in the immediate vicinity.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommend approval of TCZ-58-21
Motion and Vote	Motion: Rains Second: Dautel In Favor: : Bennett, Dautel, Elder, Fox, Godinez, Lampman, Miller, O'Haver and Rains
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

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

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: January 25, 2022

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE TCZ-58-21

Conditional Use District

OVERVIEW

The request is to amend a portion of the Falls Ridge Planned Development (PD) that applies to 2000 Falls Valley Drive, located off of Falls of Neuse Road north of I-540. The request would apply the standards of the CX- district, limit height to 5 stories, prohibit some uses, and apply hours of operation for non-residential uses.

The site is located at the corner of Falls Valley Drive and Coxindale Drive. Properties to the north and west are part of the PD and contain medical office, retail, and personal service uses. To the north and east of the site is a residential neighborhood zoned R-4. The property backs up to I-540 to the south.

The request would apply the standards of CX- to development on the site. Currently, the PD references a legacy district Office & Institutional 1 and allows only the residential uses permitting in that district. The request would permit non-residential uses to the site, such as office and retail, however the conditions prohibit a number of uses, including restaurant/bar, vehicle service, standalone retail, and drive thru facilities. (Other uses permitted in CX, such as self-service storage, research and development, personal service, and other non-residential uses would be permitted on the site.) The request also applies hours of operation for non-residential use. The request would also raise the maximum building height from 3 stories to 5 stories. This increases entitlement from approximately 100 residential units to around 139 residential units.

The site is designated on the Future Land Use Map as Office & Residential Mixed Use. Much of the surrounding area is designated Low Density Residential.

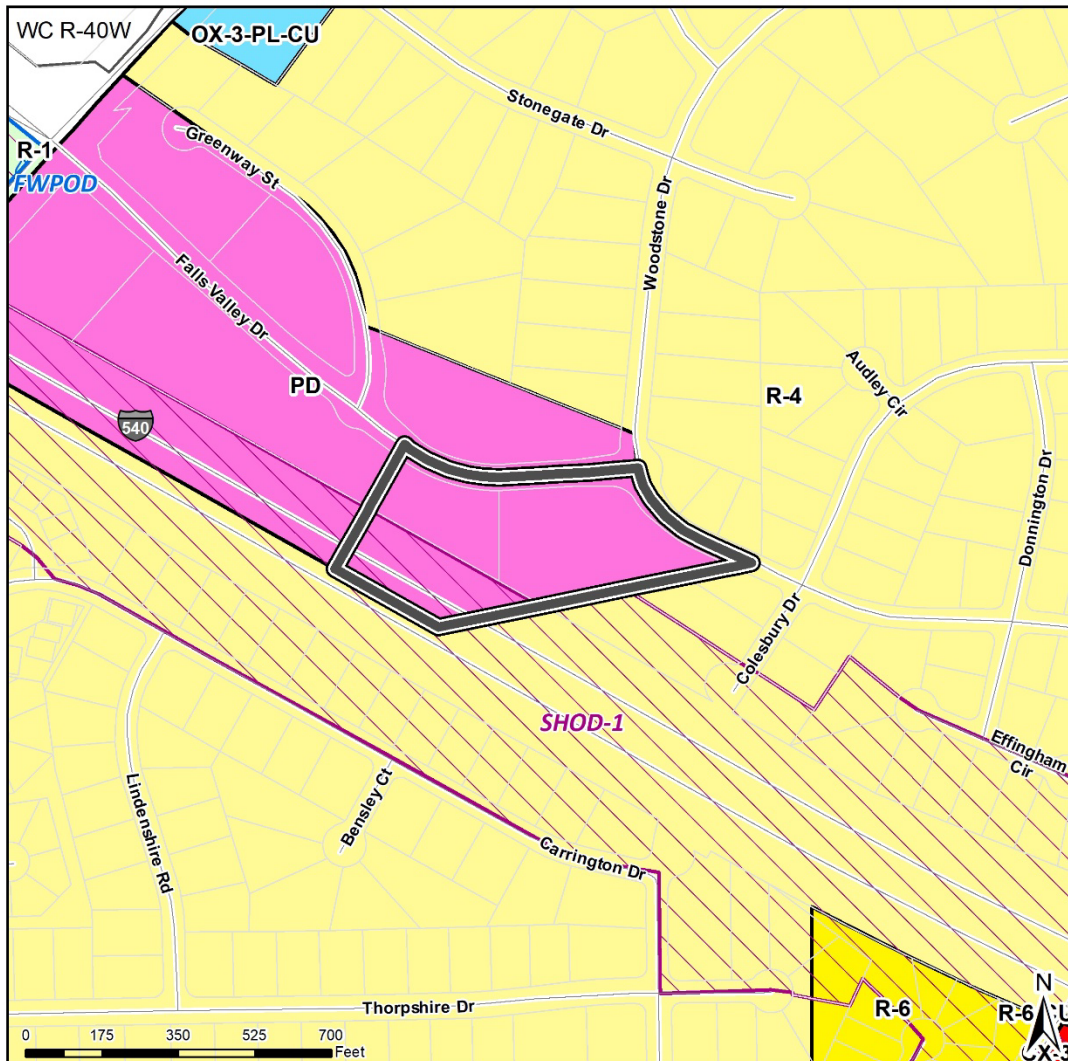
Update for January 25, 2022: Since the case was discussed on January 11, the applicant has submitted an additional condition. The new condition limits building height in a northeastern portion of the site adjacent to Coxindale Drive. The amended condition makes the request consistent with LU 5.7 Building Height Transition.

OUTSTANDING ISSUES

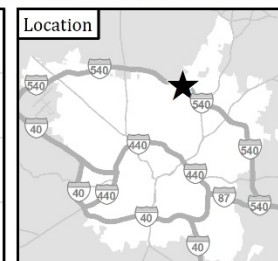
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

TCZ-58-2021



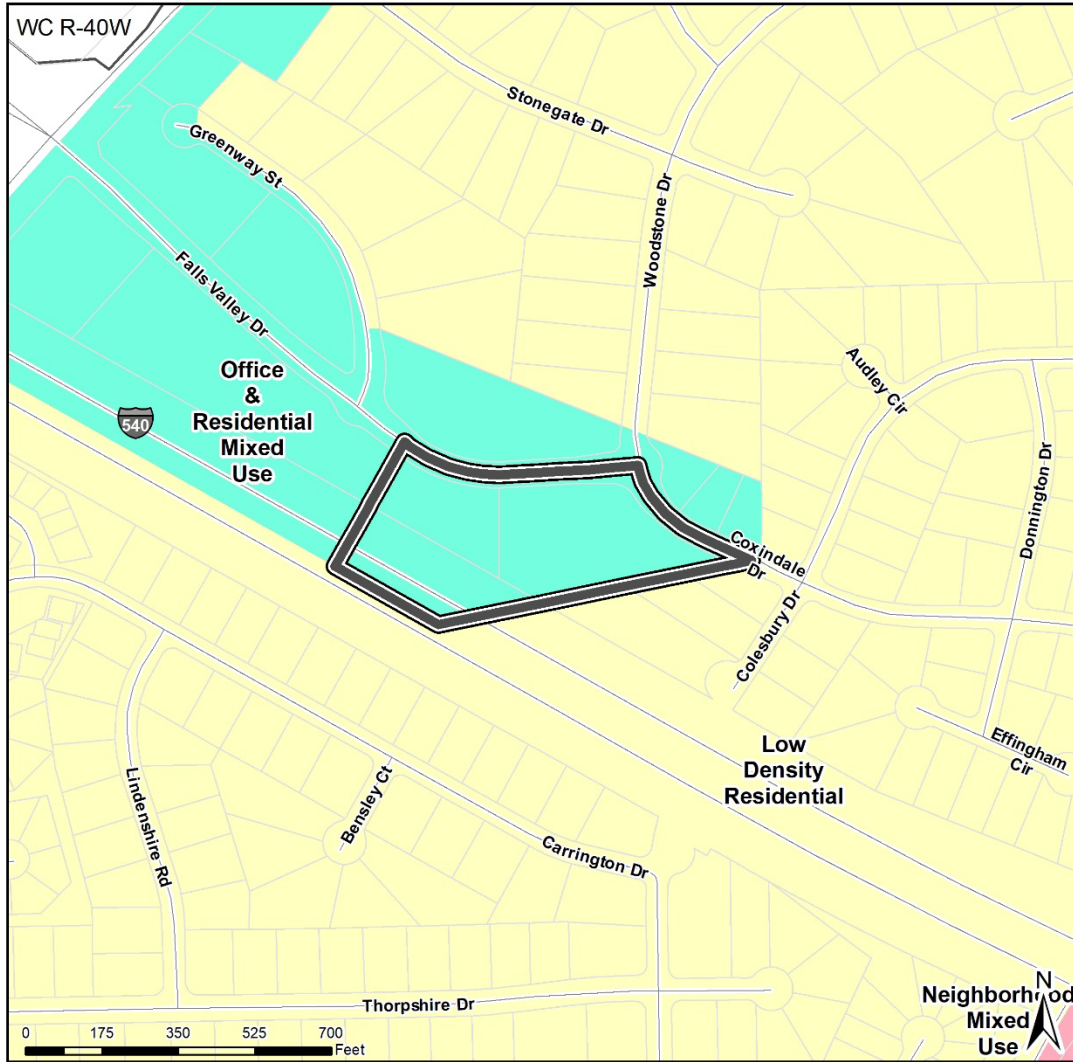
Property	1920 (portion) & 2020 Falls Valley Dr
Size	3.21 acres
Existing Zoning	PD
Requested Zoning	PD (Amend Zoning Conditions)



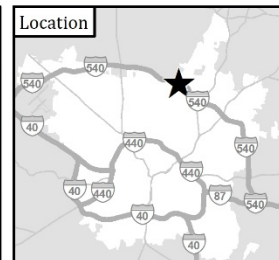
Map by Raleigh Department of Planning and Development (kuanc): 9/22/2021

Existing Zoning

TCZ-58-2021



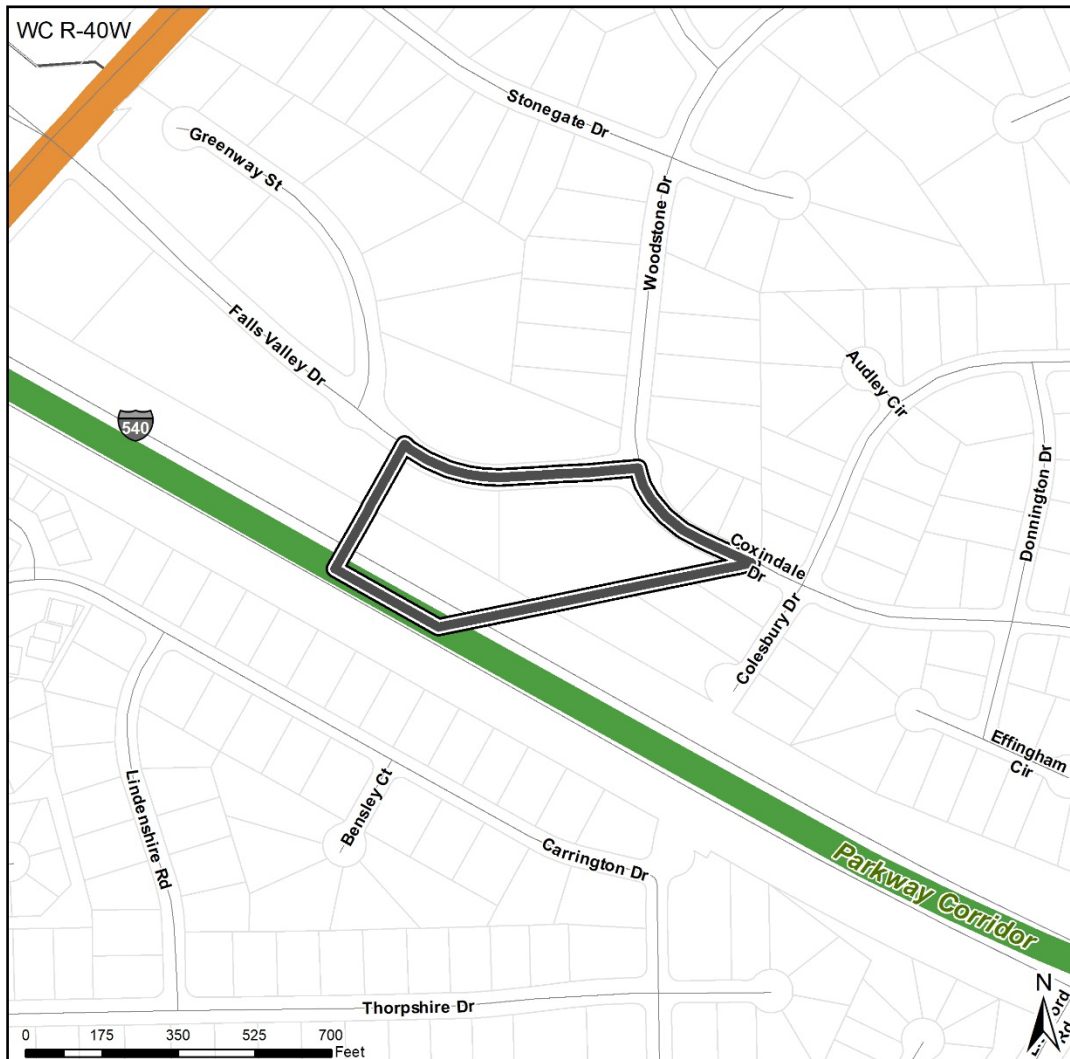
Property	1920 (portion) & 2020 Falls Valley Dr
Size	3.21 acres
Existing Zoning	PD
Requested Zoning	PD (Amend Zoning Conditions)



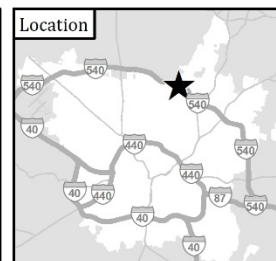
Map by Raleigh Department of Planning and Development (kuano): 9/22/2021

Existing Zoning

TCZ-58-2021



Property	1920 (portion) & 2020 Falls Valley Dr
Size	3.21 acres
Existing Zoning	PD
Requested Zoning	PD (Amend Zoning Conditions)



Map by Raleigh Department of Planning and Development (kuanc): 9/22/2021

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the Future Land Use Map and policies on zoning for housing and managing the impacts of new commercial uses, including through prohibition of high-impact uses and application of hours of operation. A neighborhood transition yard would also be required along the R-4 properties to the east. The request is also consistent with the vision theme of Managing Our Growth, as the request would increase the entitlement on a site with access to major transportation routes while including limits to more impactful uses.

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

Yes, the Future Land Use Map specifically designates the site for office, residential, and limited commercial uses. The request would permit residential, office, and limited commercial uses and would prohibit uses not envisioned by this designation, including hotels, standalone retail, and industrial uses.

- 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?

N/A

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

Community facilities and streets appear able to serve the proposed use.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The requested CX district prohibits many of the uses not envisioned by Office & Residential Mixed Use, including vehicle service and sales, light manufacturing, overnight lodging, and retail when in a standalone building. The request also prohibits drive-thru facilities and applies hours of operation for non-residential uses. These limitations on the request make it align with the intent of the Office & Residential Mixed Use designation.

Urban Form

Urban Form designation: None

The rezoning request is

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other** No urban form guidance.

Compatibility

The proposed rezoning is

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The surrounding area contains office, personal service uses and detached houses with zoning that permits up to three stories. The request would permit up to five stories of similar uses, including residential, office, personal service, and limited retail. A neighborhood transition yard would be required along the shared property line with the residential uses to the east.

Public Benefits of the Proposed Rezoning

- The request would allow additional housing units to locate on the site.
- The request would allow non-residential uses to located on the site, including neighborhood serving retail, personal service, and offices. This could potentially shorten or reduce trips and add employment locations in the immediate vicinity.

Detriments of the Proposed Rezoning

- The request may increase traffic immediately around the site.

Policy Guidance

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●).

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

● **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 site is designated Office & Residential Mixed Use which is intended to allow a mix of residential, office, and limited commercial uses. The designation is typically a

transition between residential areas and more intensive commercial districts. The request applies CX- as its base district with zoning conditions that limit many of the uses not envisioned by Office & Residential Mixed Use. The request would also apply hours of operation to non-residential uses and prohibit drive-thru facilities, similar to limited use standards that apply in OX- districts, the closest corresponding zoning district.

● 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 increase the maximum height on the site from three to five stories, allowing a more compact development pattern on the site. While the site is not directly along a major street, it has direct access to Falls of Neuse Road and I-540.

LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

LU 7.5 High-impact Commercial Uses

Ensure that the city's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- The proposed changes would permit commercial uses on the site. However, the proposed conditions would prohibit many of the high impact uses, including vehicle service and sales, light manufacturing, and adult establishment. The request would also prohibit restaurant and bar uses, drive-thru facilities, and would apply hours of operation or non-residential uses.

● LU 5.7 Building Height Transitions

When a mixed-use or nonresidential area contemplated for building heights in excess of seven stories abuts an area designated for low- or moderate-scale on the future land use map, building heights should not exceed a 45-degree plane starting 10 feet from the adjoining lower-density area. When any mixed-use or non-residential area is separated from an area of low- or moderate-scale by an intervening street other than a Major Street, building faces along the frontage facing the residential area should not exceed three stories.

- The site is separated from an area of lower scale by Coxindale Drive, which is not a Major Street. While the request would permit development up to 5 stories, the

request includes conditions that limit building height to 3 stories near Coxindale Drive.

● **H 1.8 Zoning for Housing**

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

- The request would increase the maximum building height and therefore increase the number of possible dwelling units on the site from approximately 100 to approximately 139.

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

● **LU 10.3 Ancillary Retail Uses**

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

- While the request would limit retail uses to a multi-tenant building, the requested district would not impose any limitations on the size of the retail use. This would allow such a use to be larger in size than appropriate to serve the residents or employees of the area.

Area Plan Policy Guidance

- The subject site is within the study area of the I-540/Falls of Neuse small area plan, likely because of its inclusion in the Falls Ridge PD which has frontage on Falls of Neuse Road. However, the policies in this area plan focus on properties fronting along Falls of Neuse, which TCZ-58-21 does not.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	39	Similar to city-wide average
Transit Score	30	16	Lower than city-wide average
Bike Score	41	46	Similar to city-wide average
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	53	Average cost to transportation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	62	Good access to jobs.

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

Housing Energy Analysis

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

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	Approximately 100 residential units to approximately 139.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is currently undeveloped.
Does it include any subsidized units?	No	

Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The request applies CX- standards.
Is it within walking distance of transit?	No	

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	9	36
People of Color Population (%)	12	46
Low Income Population (%)	6	30
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	2	9
Population under Age 5 (%)	9	6
Population over Age 64 (%)	19	11
% change in median rent since 2015	No data	20.3

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

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

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	81.4	Higher than city-wide average of 79.9
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	Flood-prone soils exist in a portion of the site.
Is this area considered a food desert by the USDA?	No	

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	Annexed in 1990s.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No such covenants found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	Nearby neighborhoods have historical covenants that restrict development.

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

Analysis Questions

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

Response: The request would increase the site's potential to provide additional housing as well as non-residential uses like retail and office to the surrounding area. This area has few multi-family housing options, so the request could improve access to housing. However, the cost of transportation in the area is not particularly low, so there may be mixed equity and carbon benefits.

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

Response: The surrounding area contains a smaller proportion of the communities who may benefit the most from lower cost housing or a greater access to employment opportunities. The surrounding population includes fewer minorities, fewer with lower English proficiency, and a greater proportion of population over 65 than the city-wide average.

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

Response: There is limited information for rental units in the surrounding area, likely because of a limited number of rental units.

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

Response: No historical incidences of racial or ethnic discrimination specific to this area were found.

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

Response: While there are some flood-prone soils on the site, there is not a high exposure to environmental toxins.

IMPACT ANALYSIS

Historic Resources

Impact Identified: No impacts

Parks and Recreation

Impact Identified: No impacts

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	25,000	34,750
Waste Water	0	25,000	34,750

Impact Identified:

1. The proposed rezoning would add 34,750 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 Developer

Stormwater

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

Impact Identified: none

Transportation

Site and Location Context

Location

The TCZ-58-21 site is in North Raleigh on Falls Valley Drive east of Falls of Neuse Road and north of I-540.

Area Plans

The TCZ-58-21 site is not located within an area plan, though it is near the I-540/Falls of Neuse area plan.

Other Projects in Area

NCDOT has a project to widen Falls of Neuse Road between I-540 and Durant Road to six through lanes and install a median. It is project U-5826 in the State Transportation Improvement Program (STIP). It is programmed for construction funding in FY2021.

Existing and Planned Infrastructure

Streets

Falls Valley Drive is not designated in the Street Plan (Map T-1 in the Comprehensive Plan). It is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for PD zoning districts is 4,000 feet and the maximum length for a dead-end street is 500 feet, or as set by the master plan. The existing block perimeter for the site is approximately 9200 feet. Before the construction of I-540, Colesbury Drive connected, resulting in a perimeter of approximately 6200 feet. There is now a pedestrian connector across I-540. The site's location next to the beltline eliminates any opportunities to improve block perimeter with development on this site.

Pedestrian Facilities

Sidewalks are complete on both sides of Falls Valley Drive near the TCZ-58-2021 site.

Bicycle Facilities

There is an existing shared use path on the southeast side of Falls of Neuse Road between the Neuse River and Quail Ridge Road. Litchford Road has bicycle lanes between Woodstone Drive and Hunting Ridge Road.

Transit

The TCZ-58-21 site distant to two existing transit services. It is approximately 1.5 mile from GoRaleigh route #2, that has service every half hour between Downtown Raleigh and Strickland Road along Falls of Neuse Road. It is approximately one mile from GoRaleigh route #25L, which provides hourly service. 25L connects to WakeMed North Hospital, Wake Tech, and Triangle Town Center, along with other destinations. There are plans to extend service along Falls of Neuse Road north of Strickland Road.

TIA Determination

Based on the Envision results, approval of case TCZ-58-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed amendment to the master plan is projected to generate 94 new trips in the AM peak hour and 97 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-58-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-58-21 Current Zoning Entitlements	Daily	AM	PM
Residential	732	46	56
Z-58-21 Proposed Zoning Maximums	Daily	AM	PM
Mixed Use	1,409	140	153
Z-58-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	677	94	97

Urban Forestry

Proposed zoning and conditions offered do not alter Tree Conservation Area requirements or street tree requirements of the UDO from the existing zoning.

Impact Identified: No impacts

Impacts Summary

The request would have minimal impacts at the rezoning stage.

Mitigation of Impacts

No mitigation needed.

CONCLUSION

TCZ-58-21 would amend the Planned Development for 2000 Falls Valley Drive to create a Phase 5 to the Falls Ridge PD. The conditions would apply CX as the base district and prohibit some uses. While the request would not limit the size of retail uses, the conditions limit development such that the request is consistent with the Future Land Use Map and Comprehensive Plan policies on managing impacts of new commercial uses and zoning for housing variety. The request is consistent with the vision theme Managing Our Growth and the 2030 Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
9/23/21	Application received	
10/13/21	Initial staff review provided	
1/11/21	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	PD	PD; R-4	R-4	R-4	PD
Additional Overlay	-	-	SHOD-1	-	-
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use; Low Scale Residential	Low Scale Residential	Low Scale Residential	Office & Residential Mixed Use
Current Land Use	Vacant	Residential; Medical	Residential	Residential	Retail; Medical
Urban Form	-	-	Parkway	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	PD (Falls Ridge)	PD (Falls Ridge)
Total Acreage	3.2	3.2
Setbacks:		
Front	20'	3'
Side	5'	0' or 6'**
Rear	20'	5'
Residential Density:	30.19	41.97
Max. # of Residential Units	100	139
Max. Gross Building SF	99,726	163,325
Max. Gross Office SF	-	120,784
Max. Gross Retail SF	-	22,118
Max. Gross Industrial SF	-	-
Potential F.A.R.	0.69	1.13

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

** Neighborhood Transition Yard is required along shared boundaries with residential districts.

RECEIVED

By Hannah Reckhow at 3:48 pm, Jan 14, 2022

Conditional Use District Zoning Conditions

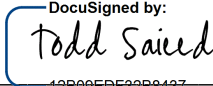
Zoning case #: Z-58-21	Date submitted: 9-22-21	OFFICE USE ONLY Rezoning case #
Existing zoning: PD	Proposed zoning: PD	

Narrative of Zoning Conditions Offered

Proposed text amendment to Master Plan for a Planned Development District - Falls Ridge (Ordinance (1999) 731 ZC 472) in order to:

1. Create a new Phase 5 for the Falls Ridge PD (Phase 5 is shown as New Lot 2 on the Recombination Plat recorded at BM2021/PG 1547).
2. Provide that the CX-district shall be the base zoning district for Phase 5.
3. Provide that allowable principal uses for Phase 5 shall be all uses that are permitted, limited, or special uses within the CX-district; except the following uses shall be prohibited in Phase 5:
 - a. Adult establishment.
 - b. Cemetery.
 - c. Detention center, jail, prison.
 - d. Drive-thru facility.
 - e. Light manufacturing.
 - f. Restaurants and bars.
 - g. Standalone retail building.
 - h. Vehicle fuel sales.
 - i. Vehicle repair (minor).
 - j. Vehicle repair (major).
 - k. Car wash.
 - l. Vehicle sales/rental.
 - m. Shooting range (indoor and outdoor).
 - n. Overnight lodging.
 - o. Special care facility.
4. Provide that hours of operation for non-residential uses in Phase 5 can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
5. Provide that buildings located within the triangular portion of Phase 5, as depicted in the Master Plan, shall have a maximum building height of three (3) stories and fifty feet (50'). The triangular area shall have the following dimensions: (1) frontage along Coxindale Drive (343.69' per BM 2021, PG 1547); (2) eastern property line adjacent to 8717 Colesbury Drive (DB 8958, PG 931) and 8713 Colesbury Drive (DB 15189, PG 2000) (253.04' per BM 1984, PG 1359); and (3) line traversing 2000 Falls Valley Drive (New Lot 2 - DB 18677, PG 1309) (+ 232.58'); for a total area of + 29,426.05 SF (+ 0.67 acres). Further provide that buildings located on the remainder of Phase 5 shall have a maximum building height of five (5) stories and eighty feet (80').

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

Property Owner(s) Signature:  DocuSigned by:
12B09EDF32B8437...
Printed Name: Todd Saieed

Z-92-99 Falls of Neuse Road, and Greenway Street, southeast intersection, being various Wake County PINs. Approximately 17.2 acres rezoned to Planned Development Conditional Use Overlay District and removal of the SHOD-1 District.

Conditions: (01/04/00)

1. No development shall take place on the property except in general accordance with the Master Plan and amendments thereto, and accompanying conditions approved by the City Council.
2. Planning Commission C.R. 7107 shall apply and, for reimbursement purposes, any right-of-way dedicated will be valued at its pre-existing R-4 and R-6 value.

MASTER PLAN
FOR A
PLANNED DEVELOPMENT DISTRICT

FALLS RIDGE
RALEIGH, NORTH CAROLINA

FEBRUARY 1, 2000

REVISED ON JANUARY 13, 2022

**MASTER PLAN FOR A MIXED USE COMMUNITY
FALLS RIDGE
RALEIGH, NORTH CAROLINA**

I. INTRODUCTION

There are multiple purposes for this document. The primary purpose is to satisfy the "Master Plan" requirements of the City of Raleigh's Planned Development Overlay District Master Plan process. We also hope to document the long-term vision for the use of this property and to provide a vehicle by which the unique nature of the project can be conveyed. Further, it is believed that through the dialogue that will be generated by this document a better understanding and acceptance of the goals and objectives of Falls Ridge can be established.

II. PROJECT LOCATION AND CONTEXT

Map MP-1 illustrates the general location of the site. Falls Ridge is on the southeast side of Falls of the Neuse Road, immediately northeast of the proposed intersection with the Northern Wake Expressway (I-540). Falls Ridge is presently accessed by Greenway Street, a marginal access residential street which enters the property from Falls of the Neuse Road. Our long-range transportation plan calls for Greenway Street to be cul de saced and for the area to be served by a new collector street, Grubb Boulevard as shown on Map MP-2.

III. THE DEVELOPMENT CONCEPT

Pending roadway improvements, including the interchange for the Northern Wake Expressway (I-540), substantially disrupt the developed single family subdivisions immediately adjacent to the roadway project. The impact can be substantially mitigated by allowing medium intensity mixed use development as a transition between the expressway and low density residential areas and by making new street improvements providing increased inter-connectivity for the existing subdivisions in the area.

IV. COMPREHENSIVE PLAN REVIEW

The maps MP-1, MP-2 and MP-3, together with this text, conform with the newly adopted Comprehensive Plan Amendment CP-3-99 for areas immediately adjacent to I-540 and lots/parcels to be recombined into larger tracts for new/retrofit development. This amendment specifically mandates that "[t]he Planned Development Conditional Use Overlay District is recommended for large assembled properties adjacent to the I-540 interchange and outside the watershed, to allow a greater mix of service uses with the approval of a Master Plan."

V. FALLS RIDGE DEVELOPMENT STANDARDS

A Phase 1, Phase 2 and Phase 3

1. Cumulative development totals for areas designated Phases 1, 2 and 3 shall not exceed 100 residential dwellings and 33,000 square feet (gross floor area) of non-residential uses. Only dwellings and accessory uses allowed within the Raleigh O&I-1 District shall be permissible in Phase 1. All uses allowed within the Raleigh O&I-1 District shall be permissible in Phase 2 and Phase 3 except for the following:
 - a. Cemetery.
 - b. Dance, recording, music studio.
 - c. Telecommunications Tower.
 - d. Airfield, landing strip or heliport.
 - e. Correctional/Penal facility.
 - f. Outside stadium, outdoor theater, outdoor racetrack, outdoor movie theater.
 - g. Transitional housing, emergency shelters, other than supportive housing.
 - h. Power plant, electric utility substation.
 - i. Landfill.

- j. Apartment Houses, other than Townhouse Developments or Condominium Developments
2. Buildings with sub-grade parking and pitched roofs shall not exceed 52 feet in height within Phase 1 and Phase 3. By way of illustration, a building containing first level parking, two above grade stories and a pitched roof would approximate 52 feet in height. Otherwise, buildings in Phase 1 and Phase 3 shall not exceed 45 feet in height. The maximum building height within Phase 2 shall be 35 feet.
3. All buildings shall meet yard space and set backs stipulated for O&I-1 development except that any townhouse constructed shall utilize Raleigh Code Section 10-2109 as a minimum and any residential condominiums shall utilize the appropriate Group Housing Standards.
4. Office & Institution-1 district sign regulations shall apply to Phases 1, 2 & 3.

B Phase 4

1. All uses allowed within the Raleigh Neighborhood Business zoning classification shall be permissible except for the following:
- a. Cemetery.
 - b. Dance, recording, music studio.
 - c. Telecommunications Tower.
 - d. Airfield, landing strip or heliport.
 - e. Correctional/Penal facility.
 - f. Outside stadium, outdoor theater, outdoor racetrack, outdoor movie theater.
 - g. Transitional housing, emergency shelters, other than supportive housing.
 - h. Power plant, electric utility substation.
 - i. Landfill.
 - j. Apartment Houses, other than Townhouse Developments or Condominium Developments.
 - k. Retail Sales-Highway.
 - l. Restaurants with drive through windows.
2. Cumulative development totals for non-residential uses shall include a minimum of ten thousand (10,000), but not more than forty thousand (40,000) square feet retail sales space, and/or thirty thousand (30,000) square feet general office space, and/or 30,000 square feet of space devoted to hotel/motel/bed and breakfast dwelling units, rooming units, or lodging units or any combination thereof. (Retail sales uses include eating establishments, food stores and other

uses enumerated in Raleigh City Code Section 10-2071, as the same may be from time to time amended.) All totals refer to gross building floor areas. The minimum of Ten Thousand (10,000) square feet of retail sales space shall include at least Five Thousand (5,000) square feet used for other than restaurant purposes.

3. Buildings with sub -grade parking and pitched roofs shall not exceed 52 feet in height. By way of illustration, a building containing first level parking, two above grade stories and a pitched roof would approximate 52 feet in height. Buildings without sub-grade parking and pitched roofs shall be limited to 45 feet in height. The predominant building material shall be North Carolina brick, which shall account for sixty percent (60%) of exterior walls. Any roofs that can be seen from public rights-of-way shall be standing -seam metal, factory-finished in grey, grey-green or green color range.
4. All buildings shall meet Neighborhood Business zoning district yard spaces - and set backs, except that any residential town homes shall utilize Raleigh Code Section 10-2109 as a minimum and any residential condominiums shall utilize the appropriate Group Housing Standards.
5. Minimum retail uses of ten thousand (10,000) square feet, not exceeding 40,000 square feet, within the Master Plan area are reasonable and desirable in view of the Comprehensive Plan recommendations for the parcels and superior accessibility of the proposed retail to nearby office and residential uses. The excellent accessibility will be both vehicular and pedestrian oriented, and due to the trip internalization factor the retail should benefit the general motoring public on adjacent thoroughfares, by reducing the number of external trips generated by Falls Ridge. Any retail development will be of residential scale and character regulated through the Falls Ridge Unity of Development guidelines established as provided for elsewhere in this document.
6. Thoroughfare District sign regulations shall apply to the Phase 4. However, freestanding signs shall not exceed 100 square feet in surface area, and shall be subject to a ten foot (10') height restriction. Illuminated wall signage other than

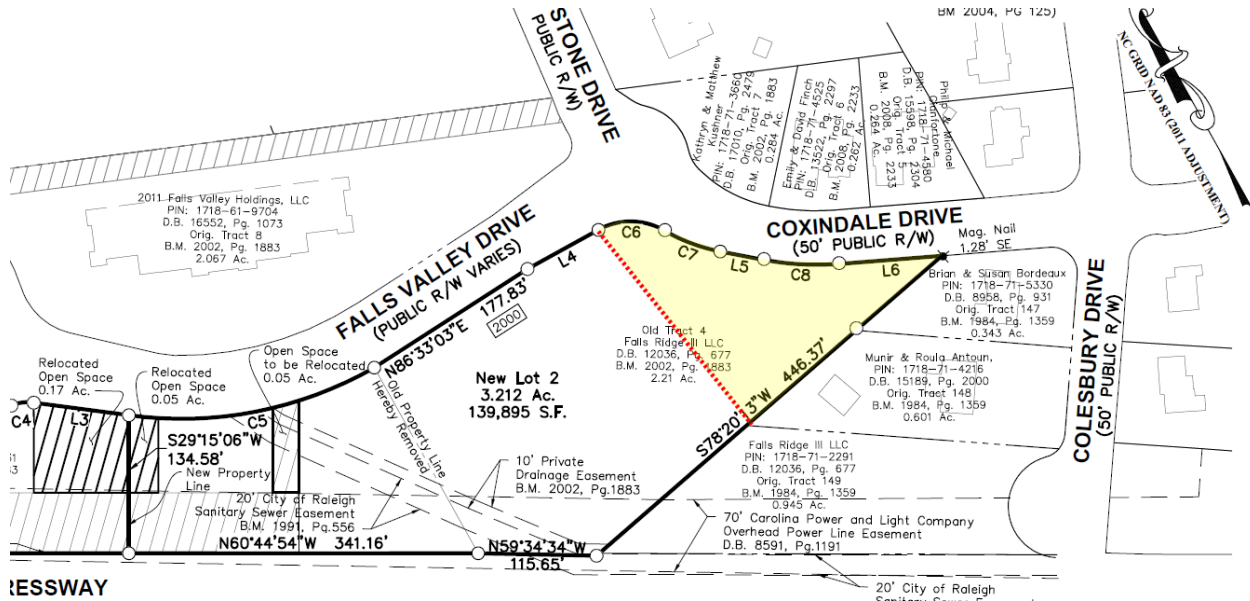
"backlit" lettering shall not occur on buildings in Phase 4.

C. Phase 5

Phase 5 includes all of New Lot 2 on the Recombination Plat for Falls Ridge recorded at Book of Maps 2021, Page 1547, Wake County Registry (3.212 acres).

1. The CX- District shall be the base zoning district for Phase 5.
2. All principal uses that are permitted, limited, or special uses within the CX- District shall be permissible in Phase 5, except for the following:
 - a. Adult establishment.
 - b. Cemetery.
 - c. Detention center, jail, prison.
 - d. Drive-thru facility.
 - e. Light manufacturing.
 - f. Restaurants and bars.
 - g. Standalone retail building.
 - h. Vehicle fuel sales.
 - i. Vehicle repair (minor).
 - j. Vehicle repair (major).
 - k. Car wash.
 - l. Vehicle sales/rental.
 - m. Shooting range (indoor and outdoor).
 - n. Overnight lodging.
 - o. Special care facility.
3. Hours of operation for non-residential uses can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
4. Buildings located within the triangular portion of 2000 Falls Valley Drive (New Lot 2 - DB 18677, PG 1309), as depicted below, shall have a maximum building height of three (3) stories and fifty feet (50'). The triangular area shall have the following dimensions: (1) frontage along Coxindale Drive (343.69' per BM 2021, PG 1547); (2) eastern property line adjacent to 8717 Colesbury Drive (DB 8958, PG 931) and 8713 Colesbury Drive (DB 15189, PG 2000) (253.04' per BM 1984, PG 1359); and (3) line traversing 2000 Falls Valley Drive (New Lot 2 - DB 18677, PG 1309) (+ 232.58'); for a total area of + 29,426.05 SF (+ 0.67 acres). Buildings located on the remainder of 2000 Falls Valley Drive (New Lot 2 - DB 18677, PG 1309) shall have a maximum building height of five (5) stories and eighty feet (80').

Diagram for Building Height - Excerpt from BM 2021, PG 1547 (below):



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	003°50'41"	1530.00'	102.67'	S49°43'56"E	102.65'
C2	029°42'56"	47.50'	24.64'	S39°54'09"E	24.36'
C3	058°07'38"	54.50'	55.29'	S54°06'29"E	52.95'
C4	029°55'00"	42.50'	22.19'	S68°13'05"E	21.94'
C5	037°29'09"	380.00'	248.62'	S71°42'00"E	244.21'
C6	058°45'46"	65.50'	67.18'	S60°07'51"E	64.27'
C7	019°08'03"	175.50'	58.61'	S40°18'59"E	58.34'
C8	015°21'40"	275.00'	73.73'	S57°38'55"E	73.51'

LINE TABLE

LINE	DISTANCE	BEARING
L1	83.00'	S53°12'32"E
L2	21.79'	S25°02'30"E
L3	93.63'	S53°15'42"E
L4	79.13'	S89°33'41"E
L5	43.32'	S49°56'02"E
L6	100.85'	N65°17'32"W

C D. STANDARDS APPLICABLE TO ALL PHASES

1. Unity of Development Guidelines approved by the City of Raleigh Planning Director, with such approval not to be unreasonably withheld, shall be established for all phases of the Falls Ridge Master Plan Area prior to the issuance of building permits for new construction. The Guidelines among other things shall establish complementary wall and roof treatments, roof pitch, window fenestration, building colors, signage, exterior lighting and landscaping. Lighting shall be metal halide lamps in environmental or sharp cut-off ("shoe box") fixtures mounted no higher than twenty feet (20') above finished grade. Lighting shall be shielded so that glare within the public rights-of-way is not measurable in excess

of one foot candle. There shall be no line voltage up lighting and buildings will not be purposely "washed" with light.

2. A property owners association will be established to maintain all common areas.
3. Any tree planting requirement under the CP&L right of way shall be satisfied through alternate means of compliance acceptable to the power company.
4. A paved pedestrian way shall connect to all public and private sidewalks and pedestrian crossings shown on the Master Plan Maps, or in a similar location if authorized by the Raleigh Director of Transportation. Any portions of the trail/pedestrian way through the buffer yards and open space adjacent to the future I-540 right-of-way not previously constructed, shall be installed under the same permit transaction number as the first building in the Phase 4 area. Pedestrian paths shall be placed to minimize damage to existing trees.
5. The Unity of Development guidelines shall provide a standard landscape scheme for the entire development. At least 90% of all required trees, shrubs and ornamentals shall be selected from the master plant list attached as an exhibit to the Master Plan. Except as provided elsewhere herein, the landscaping adjacent to the I-540 right-of-way shall meet the minimum standards of the City of Raleigh SHOD-1 ordinance and be installed in approximately three equal phases, pro-rata with buildings on the south of the new public street, as shown on the Master Plan Maps. All other landscaping shall be installed in conjunction with the development of each building permitted for that lot. Landscaping meeting the minimum standards of the City of Raleigh SHOD-II ordinance shall be provided and maintained adjacent; to Falls of the Neuse Road within Phase 3, Phase 4 and within the closed portion of the right-of-way of Greenway Street. The grading plan for all lots shall include a tree inventory identifying trees six inches (6") in diameter measured four feet (4') above grade. Appropriate measures shall be taken during development to minimize damage to existing shade trees between the building envelopes and the public right-of-way.

VI. PHASING

The Falls Ridge project shall be constructed in phases primarily determined by market conditions. The phasing is subject to change based upon market conditions, availability of funding and site characteristics discovered upon field engineering and surveying. The anticipated phasing sequence is designated on Master Plan Map MP-2. Notwithstanding the foregoing, twenty-five percent (25%) of the Master Plan area shall be developed for other than retail uses before issuance of any permits for retail development. Amendments to the Phasing Plan will be subject to review and approval of the Raleigh Planning Director with such approval not to be unreasonably withheld.

VII. AMENDMENTS

As long as the parties signatory to this application own property within the Master Plan area, only such parties shall have the right to amend the Master Plan, but only to the extent such amendment would apply to their individual properties. At such time such parties no longer own the property within the development, their rights to amend the Master Plan shall revert to the property owners association.

A. The proposed type, nature and extent of revisions that will be approved by the City Staff subsequent to the approval of the Master Plan may include:

1. City Administrators will approve site plans for each phase of the development and, if required, unity of development and unified landscape plans.
2. City Administration may approve variations in the location and density of residential uses, and will approve all preliminary subdivision plans.
3. City Administration may approve changes in the dimensions or arrangement of the nonresidential portions of the Master Plan, as long as the overall acreage or square footage allocated for such uses is not expanded by more than a total of twenty-five percent (25%), and as long as the location of the retail portion of the Master Plan is not substantially altered.
4. City Administration may approve change in public street and collector locations, driveway access points onto the thoroughfare system, and minor changes in street

or sidewalk construction standards that do not affect the traffic-carrying capacity of the streets or sidewalks.

B. For group housing, town homes, etc., variations in the building-to-building locational requirements and set backs from buildings, rights of way, and outdoor living areas may be approved by the Planning Commission if it can be demonstrated that equal or better air, light and privacy can be provided with creative arrangement of buildings and window locations, fencing and landscaping, or other innovative design.

C. The Planning Commission shall resolve any modification to the Master Plan conditions or any question of interpretation of the Master Plan that may arise in the administrative approval of any site plan within the Master Plan area, and that is not resolved between City Administration and the applicant. As with any Certified Action of the Planning Commission, either the Planning Director or the applicant may appeal the judgment of the Planning Commission to the City Council.

D. City Council, after a recommendation of the Planning Commission, shall approve any change in the Master Plan that will create an expansion of any non-residential portion of the Master Plan greater than twenty-five percent (25%) of the approved acreage or square footage for that portion.

E. City Council, after a recommendation of the Planning Commission, shall approve any substantial change in the location of the retail portions of the Master Plan.

F. City Council or the Board of Adjustment, in accordance with the zoning Code, will approve all special-use permits or variances that may be required for specific uses proposed in site-specific development plans.


Rezoning Application and Checklist

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



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

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

General Information		
Date: 9/13/21	Date amended (1): 9/17/21	Date amended (2): 12/1/21
Property address: 2000 Falls Valley Drive (f/k/a 1920 and 2020 Falls Valley Drive)		
Property PIN: 1718710425 (f/k/a 1718614743 (portion) and 1718711435)		
Deed reference (book/page): 18677/1309		
Nearest intersection: Falls Valley Dr and Coxindale Dr		Property size (acres): 3.2
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Falls Ridge III LLC, 3301 Benson Drive, Suite 103, Raleigh, NC 27609		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919-780-5433		
Applicant signature(s): 		
Additional email(s):		

Rezoning Application and Checklist

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



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Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:		Height:	Frontage:	Overlay(s):
Proposed zoning base district:		Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Urban Design Guidelines

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

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

Urban form designation:

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

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

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

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by 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					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this 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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (*Please also provide any relevant details regarding the request.*)

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

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh Planning and Development Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you.

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning and Development prior to the aforementioned 10-day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning and Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address). The neighborhood meeting was held at _____(location). There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

[illegible]

REZONING OF PROPERTY CONSISTING OF +/- 4.4 ACRES,
LOCATED AT THE INTERSECTION OF FALLS VALLEY DRIVE AND COXINDALE
DRIVE, IN THE CITY OF RALEIGH

REPORT OF NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY OWNERS AND
TENANTS ON
MARCH 25, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Thursday, March 25, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 4.4 acres, and is located at the intersection of Falls Valley Drive and Coxindale Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 1718614743 (portion) and 1718711435. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Michael Birch
Date: March 11, 2021
Re: Neighborhood Meeting for Text Amendment to Master Plan for 1920 and 2020 Falls Valley Drive

You are invited to attend a virtual meeting to discuss the proposed Text Amendment to Master Plan for 1920 and 2020 Falls Valley Drive. We have scheduled an informational meeting with surrounding neighbors on Thursday, March 25th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>
Meeting ID: 879 1486 3710
Password: 135755

To join by telephone:

+1 646 558 8656
Meeting ID: 879 1486 3710
Password: 135755

The purpose of this meeting is to discuss the proposed Text Amendment to the Master Plan for 1920 and 2020 Falls Valley Drive (with Property Identification Numbers (PINs) 1718-61-4743 (portion) and 1718-71-1435). The property totals approximately 4.4 acres in size, and is located near the intersection of Falls Valley Dr. and Coxindale Dr.

The property is currently zoned Planned Development District (PD) and is subject to that certain Master Plan for Falls Ridge, as adopted by Ordinance (1999) 731 ZC 472. The purpose of the Text Amendment is to amend allowable uses, maximum gross floor area for non-residential uses, maximum building height, yard space and setback requirements, and signage requirements for Phase I of the Planned Development.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about the Text Amendment to Master Plan, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov.

Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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



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

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

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1920 and 2020 Falls Valley Drive		
Property PIN: 1718614743 (portion) and 1718711435		
Deed reference (book/page): 014597/00131 and 012036/00677		
Nearest intersection: Falls Valley Dr and Coxindale Dr		Property size (acres): 4.4
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Falls Ridge V LLC and Falls Ridge III LLC, PO Box 17566, Raleigh, NC 27619-7566		
Property owner email:		
Property owner phone:		
Applicant name and address: Michael Birch, Longleaf Law Partners		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919.645.4317		
Applicant signature(s):		
Additional email(s):		

EXHIBIT B – NOTICE LIST

1718517408
THORPSHIRE FARM ASSOCIATION
C/O DAVID R SHEARON
PO BOX 31627
RALEIGH NC 27622-1627

1718516572
THORPSHIRE FARM ASSOCIATION
C/O DAVID R SHEARON
PO BOX 19348
RALEIGH NC 27619-9348

1718515647
VAN, ROY BENINA DRAKE VAN, ROY
JAMES P
1405 KINGS LASSITER WAY
RALEIGH NC 27614-8747

1718515647
RESIDENT/TENANT
1707 BERWICKSHIRE CIR
RALEIGH NC 27615

1718516437
LARSON, MARA ANNE DORSCH
1710 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

1718515698
YOUNG, CORYNN D YOUNG, CORINA D
1711 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718516467
DAVENPORT-BIAD, HELEN RAE
DAVENPORT-BIAD, LYES BIAD
1712 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

1718516637
CALHOUN, REBECCA L CALHOUN,
JOHNNY D
1713 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718517414
WILHELM, DAVID J WILHELM, JANET K
1716 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

1718516684
KING, CHRISTOPHER
1717 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718517464
KENNEDY, MARK A KENNEDY, PAIGE M
1720 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

1718517631
BENFIELD, KEITH DANIEL BENFIELD,
ELLEN H
1721 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718518401
PAYNE, ELLIS GLENN PAYNE, SARAH
UPCHURCH
1722 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

1718518507
DUPRE, JUDY
1725 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718518554
WILLIAMS, ADAM LEE WILLIAMS, ANNE
ALEXANDRA
11980 MCBRIDE DR
RALEIGH NC 27613-8338

1718518554
RESIDENT/TENANT
1729 BERWICKSHIRE CIR
RALEIGH NC 27615

1718519502
STEPHANS, JEFFREY M
1733 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718519427
NAVARRO, ANDREE G CARTER, TROY A SR
1735 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718519442
TITUS, NANCY E
1739 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

1718611307
DEL COLLE, MARK DEL COLLE, HEATHER
1875 CARRINGTON DR
RALEIGH NC 27615-3712

1718611382
COLVIN, KRISTOPHER A COLVIN, CAITLIN
1879 CARRINGTON DR
RALEIGH NC 27615-3712

1718612278
HALEY, ASHLEY N
1901 CARRINGTON DR
RALEIGH NC 27615-3714

1718613243
UNDERWOOD, ALAN UNDERWOOD,
JACQUELINE
1905 CARRINGTON DR
RALEIGH NC 27615-3714

1718614139
SNYDER, JAMIE R SNYDER, KELI L
1909 CARRINGTON DR
RALEIGH NC 27615-3714

1718529038
FRANKLIN FAMILY LTD PTNRP NO 1 LTD
PTNRP THE
WALGREENS CO
PO BOX 1159
DEERFIELD IL 60015-6002

1718529038
RESIDENT/TENANT
1910 FALLS VALLEY DR
RALEIGH NC 27615

1718621331
CHATHAM PHEASANT POINT LLC
PO BOX 17102
RALEIGH NC 27619-7102

1718621331
RESIDENT/TENANT
1911 FALLS VALLEY DR
RALEIGH NC 27615

1718529038
RESIDENT/TENANT
1910 FALLS VALLEY DR STE 100
RALEIGH NC 27615

1718529038
RESIDENT/TENANT
1910 FALLS VALLEY DR STE 105
RALEIGH NC 27615

1718529038
RESIDENT/TENANT
1910 FALLS VALLEY DR STE 107
RALEIGH NC 27615

1718529038
RESIDENT/TENANT
1910 FALLS VALLEY DR STE 110
RALEIGH NC 27615

1718529038
RESIDENT/TENANT
8611 GREENWAY ST
RALEIGH NC 27615

1718615124
BUCKALEW, MARK D BUCKALEW,
ANGELA RENE
1913 CARRINGTON DR
RALEIGH NC 27615-3714

1718616009
JACOBS, CARLA ISABEL JACOBS,
JERMAINE
1917 CARRINGTON DR
RALEIGH NC 27615-3714

1718614743
FALLS RIDGE V LLC
PO BOX 17566
RALEIGH NC 27619-7566

1718614743
RESIDENT/TENANT
1920 FALLS VALLEY DR
RALEIGH NC 27615

1718614743
RESIDENT/TENANT
1930 FALLS VALLEY DR
RALEIGH NC 27615

1718614743
RESIDENT/TENANT
2010 FALLS VALLEY DR
RALEIGH NC 27615

1718616085
SEALEY, MERRY ANDERSON SEALEY, MAC
DONALD
1921 CARRINGTON DR
RALEIGH NC 27615-3714

1718624041
CSRA/KAY RALEIGH MOB, DST
MARVIN F POER & COMPANY
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

1718624041
RESIDENT/TENANT
1921 FALLS VALLEY DR
RALEIGH NC 27615

1718624041
RESIDENT/TENANT
8511 FALLS VALLEY DR
RALEIGH NC 27615

1718617060
RENUZZI, DAVID B RENZULLI, SUSAN A
2001 CARRINGTON DR
RALEIGH NC 27615-3716

1718608946
BROWN, JAMES BROWN, JULIE
2005 CARRINGTON DR
RALEIGH NC 27615-3716

1718609922
ROBERTS, GLENN J ROBERTS, ROBIN S
2009 CARRINGTON DR
RALEIGH NC 27615-3716

1718619704
2011 FALLS VALLEY HOLDINGS, LLC
1205 DORLEATH CT
RALEIGH NC 27614-8036

1718619704
RESIDENT/TENANT
2011 FALLS VALLEY DR
RALEIGH NC 27615

1718619704
RESIDENT/TENANT
2011 FALLS VALLEY DR STE 100
RALEIGH NC 27615

1718619704
RESIDENT/TENANT
2011 FALLS VALLEY DR STE 104
RALEIGH NC 27615

1718619704
RESIDENT/TENANT
2011 FALLS VALLEY DR STE 106
RALEIGH NC 27615

1718619704
RESIDENT/TENANT
8510 GREENWAY ST
RALEIGH NC 27615

1718700807
EROH, RONALD E EROH, SHARON B
2013 CARRINGTON DR
RALEIGH NC 27615-3716

1718700893
SABY, SCOTT J MCCOWN, MELISSA C
2017 CARRINGTON DR
RALEIGH NC 27615-3716

1718711435
FALLS RIDGE III LLC
PO BOX 17566
RALEIGH NC 27619-7566

1718702708
MORILLO, MICHAEL STEVEN MORILLO,
EULIE MICHELLE
2021 CARRINGTON DR
RALEIGH NC 27615-3716

1718713660
KUSHNER, KATHRYN A KUSHNER,
MATTHEW M
2101 COXINDALE DR
RALEIGH NC 27615-4244

1718714525
FINCH, DAVID M FINCH, EMILY C
2105 COXINDALE DR
RALEIGH NC 27615-4244

1718714580
GIANFORTONE, PHILIP GIANFORTONE,
MICHAEL
2109 COXINDALE DR
RALEIGH NC 27615-4244

1718717047
LANCASTER, J TIMOTHY WILLOUGHBY,
DEBORAH S
2200 EFFINGHAM CIR
RALEIGH NC 27615-3826

1718718137
SPILLMANN, SCOTT ROSS SPILLMANN,
REBECCA CRIMIAN
2201 EFFINGHAM CIR
RALEIGH NC 27615-3824

1718707965
GEIGER, KENNETH H GEIGER, JOAN B
2204 EFFINGHAM CIR
RALEIGH NC 27615-3826

1718719336
WISHART, THOMAS M WISHART,
AMANDA C
2205 COXINDALE DR
RALEIGH NC 27615-3815

1718618943
KELVINGTON, JOSEPH T KELVINGTON,
JENNIFER T
8516 GREENWAY ST
RALEIGH NC 27615-2416

1718628019
GONZALEZ, JOSE BALTAZAR ALEJO
ESTEBAN, LAURA ALEJO
7308 TALIAFERD CT
RALEIGH NC 27616-5624

1718628019
RESIDENT/TENANT
8520 GREENWAY ST
RALEIGH NC 27615

1718626252
KELVINGTON, JOSEPH THOMAS
KELVINGTON, JENNIFER THOMPSON
8516 GREENWAY ST
RALEIGH NC 27615-2416

1718626252
RESIDENT/TENANT
8602 GREENWAY ST
RALEIGH NC 27615

1718624385
WILDER, CHERYL K
8604 GREENWAY ST
RALEIGH NC 27615-2418

1718623453
LAVAMERICA1 LLC
PO BOX 1234
WAKE FOREST NC 27588-1234

1718626545
SP 1 MIAMI PROPERTIES LLC
4145 POWELL RD
POWELL OH 43065-8066

1718626545
RESIDENT/TENANT
8609 STONEGATE DR
RALEIGH NC 27615

1718625547
BCN INVESTMENTS LLC
PO BOX 1234
WAKE FOREST NC 27588-1234

1718625547
RESIDENT/TENANT
8613 STONEGATE DR
RALEIGH NC 27615

1718719079
THAXTON, CHRISTOPHER D THAXTON,
ELIZABETH
8701 DONNINGTON DR
RALEIGH NC 27615-3821

1718719188
NORTH CAROLINA HOMEBUYERS LLC
1103 MORDECAI DR
RALEIGH NC 27604-1310

1718719188
RESIDENT/TENANT
8705 DONNINGTON DR
RALEIGH NC 27615

1718715064
FALLS RIDGE III LLC
PO BOX 17566
RALEIGH NC 27619-7566

1718712291
FALLS RIDGE III LLC
PO BOX 17566
RALEIGH NC 27619-7566

1718716113
PICKLES, DAVID B PICKLES, TINA H
8712 COLESBURY DR
RALEIGH NC 27615-3807

1718714216
ANTOUN, MUNIR W ANTOUN, ROULA W
8713 COLESBURY DR
RALEIGH NC 27615-3808

1718716272
GOTT, STEWART P
8716 COLESBURY DR
RALEIGH NC 27615-3807

1718715330
BORDEAUX, J BRIAN BORDEAUX, SUSAN F
8717 COLESBURY DR
RALEIGH NC 27615-3808

1718717365
MIRBLOOK, SOODABEH
8800 COLESBURY DR
RALEIGH NC 27615-3809

1718717701
CATHEY, LENWOOD CATHEY, THERESA L
8801 AUDLEY CIR
RALEIGH NC 27615-3801

1718715493
HASTINGS, JEFFREY E HASTINGS, LAURA F
8801 COLESBURY DR
RALEIGH NC 27615-3810

1718718403
MCCALLUM, WILLIAM P MCCALLUM,
LAUREN RENEE
8804 COLESBURY DR
RALEIGH NC 27615-3809

1718713699
CONDREY, ROBERT R CONDREY, BRENDA
L
8804 WOODSTONE DR
RALEIGH NC 27615-2428

1718716717
SEDACA, ANDREW J SEDACA, REBEKAH T
8805 AUDLEY CIR
RALEIGH NC 27615-3801

1718716512
LINZER, ELLIOT M LINZER, CAROLE S
8805 COLESBURY DR
RALEIGH NC 27615-3810

1718810427
REDMOND, DENNIS RAY REDMOND,
KATHY B
4060 STAG PARK RD
BURGAU NC 28425-3380

1718810427
RESIDENT/TENANT
8805 DONNINGTON DR
RALEIGH NC 27615

1718711717
CARTER, DAVID G CARTER, NICOLE M
8805 WOODSTONE DR
RALEIGH NC 27615-2429

1718718531
DOWDEE, PATRICK ROBESON, EDNA
MARIE
8808 COLESBURY DR
RALEIGH NC 27615-3809

1718713890
EDELIN, JOHN W EDELIN, ALIA A
8808 WOODSTONE DR
RALEIGH NC 27615-2428

1718716900
KANDEFER, TARIN H KANDEFER, BRIAN N
8809 AUDLEY CIR
RALEIGH NC 27615-3801

1718716621
GARRETT, STANLEY C GARRETT, SHERRY N
8809 COLESBURY DR
RALEIGH NC 27615-3810

1718810559
SIDER, SUZAN A
8809 DONNINGTON DR
RALEIGH NC 27615-3823

1718711807
FICK, DENNIS M FICK, ELLEN R
8809 WOODSTONE DR
RALEIGH NC 27615-2429

1718718568
STONER, DAVID STONER, BETTY
8812 COLESBURY DR
RALEIGH NC 27615-3809

1718713990
UHLAND, DAVID L UHLAND, CHRISTINE E
8812 WOODSTONE DR
RALEIGH NC 27615-2428

1718711907
CAMPBELL, WALTER M CAMPBELL, NELL
M
8813 WOODSTONE DR
RALEIGH NC 27615-2429

1718719616
COX, PAUL F COX, TERRY L
8816 COLESBURY DR
RALEIGH NC 27615-3809

1718723090
HICKS, CHRISTINE MAJOR
8816 WOODSTONE DR
RALEIGH NC 27615-2428

1718721017
CROMER, MARGARET H CROMER, BRYAN
D
8817 WOODSTONE DR
RALEIGH NC 27615-2429

1718622524
LAVAMERICA1 LLC
6584 WAKEFALLS DR
WAKE FOREST NC 27587-6296

1718622524
RESIDENT/TENANT
9100 FALLS OF NEUSE RD
RALEIGH NC 27615

1718527761
FALLS RIDGE WEST LLC
PO BOX 152
BLOWING ROCK NC 28605-0152

1718624604
STONEGATE OFFICE CONDOMINIUM
MASTER CARD
STONEGATE ASSOC.
1401 SUNDAY DR STE 113
RALEIGH NC 27607-5173

1718624604
FEIERSTEIN INVESTMENTS LLC
204 CRAWLEY PL
RALEIGH NC 27615-2043

1718624604
9104 FALLS OF NEUSE 200 LLC
SPYRIDON TELEOGLU
3120 TWIN LEAF DR
RALEIGH NC 27613-6574

1718624604
DRECO LLC
3120 TWIN LEAF DR
RALEIGH NC 27613-6574

1718624604
STONEGATE ASSOC INC
1401 SUNDAY DR STE 113
RALEIGH NC 27607-5173

1718624604
RESIDENT/TENANT
9104 FALLS OF NEUSE RD
RALEIGH NC 27615

EXHIBIT C – MEETING ATTENDEES

1. Jennifer Ashton
2. Russ Condrey
3. Jordan Shaw
4. Matt and Katie Kushner
5. Ellen Fick
6. Susan Bordeaux
7. Hannah Reckhow, City of Raleigh
8. Christine Hicks
9. Dinah Ingall
10. Dave Uhland
11. Soodabeh Mirblook
12. David Finch

EXHIBIT D – ITEMS DISCUSSED

1. PD Amendment Process
2. Current Site Data and Proposed Base Zoning District
3. The reasons for the PD Amendment request
4. Current development plans
5. The PD Amendment does not include revisions to the existing health club buildings.
6. The PD Amendment only applies to Phase I of the Falls Ridge PD. There are not any proposed changes to the remainder of the PD.
7. The City does not require a particular frontage for Phase I.
8. There are no plans to remove the existing sound barrier. This is located within NCDOT right-of-way.
9. Concerns were expressed regarding 5 stories adjacent to single-family homes.
10. Uses permitted under the CX-District per the UDO were discussed, as were City Staff's recommendations on additional use prohibitions for consistency purposes.
11. The City will study traffic as it relates to the PD Amendment request.

REZONING OF PROPERTY CONSISTING OF +/- 3.2 ACRES,
LOCATED AT THE INTERSECTION OF FALLS VALLEY DRIVE AND COXINDALE
DRIVE, IN THE CITY OF RALEIGH

REPORT OF SECOND NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY
OWNERS AND TENANTS ON
NOVEMBER 29, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential amendment to the Falls Ridge Planned Development Master Plan with adjacent property owners and tenants on Monday, November 29, 2021, from 5:00 p.m. to 7:00 p.m. The property proposed to be subject to this Master Plan Amendment totals approximately 3.2 acres, and is located at the intersection of Falls Valley Drive and Coxindale Drive, in the City of Raleigh, having Wake County Parcel Identification Number 171870425. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: November 16, 2021
Re: Second Neighborhood Meeting for Text Amendment to Master Plan for 2000 Falls Valley Dr. (formerly 1920 Falls Valley Dr. (a portion of) and 2020 Falls Valley Dr.) (Z-58-21)

You are invited to attend a virtual meeting to discuss the proposed Text Amendment to Master Plan for 2000 Falls Valley Dr. We have scheduled an informational meeting with surrounding neighbors on Monday, November 29 at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 876 0272 6099

Password: 199361

To join by telephone:

+1 646 558 8656

Meeting ID: 876 0272 6099

Password: 199361

The purpose of this meeting is to discuss the proposed Text Amendment to the Master Plan for 2000 Falls Valley Dr., with Property Identification Number (PIN) 1718-71-0425. The property totals approximately 3.2 acres in size, and is located near the intersection of Falls Valley Dr. and Coxindale Dr.

The property is currently zoned Planned Development District (PD) and is subject to that certain Master Plan for Falls Ridge, as adopted by Ordinance (1999) 731 ZC 472. The purpose of the Text Amendment is to amend allowable uses, maximum gross floor area for non-residential uses, maximum building height, yard space and setback requirements, and signage requirements for the Property.

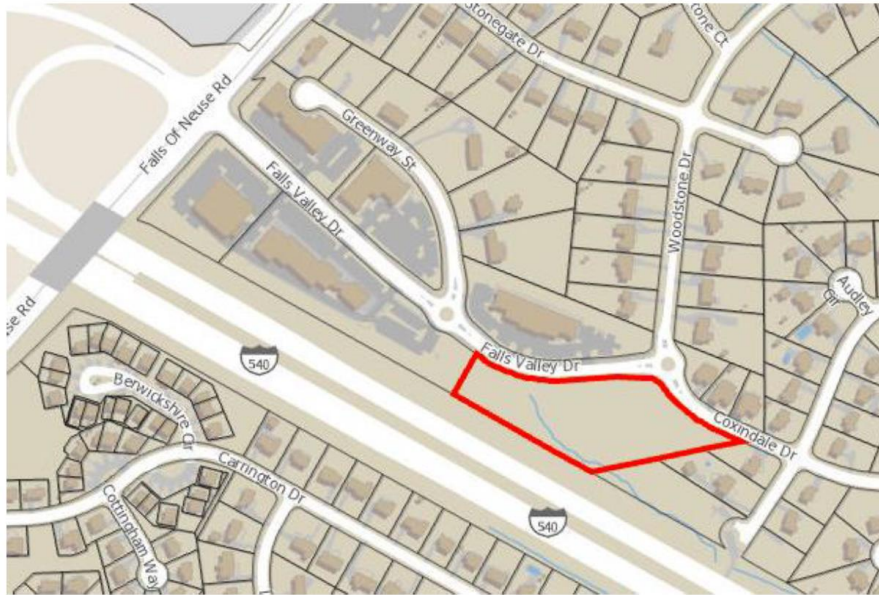
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1000 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-780-5433 and jashton@longleaflp.com. Also, for more information about the Text Amendment to Master Plan, you may visit www.raleighnc.gov or contact Hannah Reckhow with the Raleigh City Planning Department at 919.996.3000 or Hannah.Reckhow@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. An Excerpt from the Text Amendment Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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



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

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

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1920 and 2020 Falls Valley Drive		
Property PIN: 1718614743 (portion) and 1718711435		
Deed reference (book/page): 014597/00131 and 012036/00677		
Nearest intersection: Falls Valley Dr and Coxindale Dr		Property size (acres): 4.4
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Falls Ridge V LLC and Falls Ridge III LLC, PO Box 17566, Raleigh, NC 27619-7566		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919-780-5433		
Applicant signature(s): <i>Todd Sauced</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered
<p>Proposed text amendment to Master Plan for a Planned Development District - Falls Ridge (Ordinance (1999) 731 ZC 472) in order to:</p> <ol style="list-style-type: none"> 1. Maintain the PD zoning for Phase I (Lot 2 on Recombination Plat), but modify the allowable principal uses for Phase I to be all uses that are permitted, limited, or special uses within the CX-district; except provide that the following uses shall be prohibited in Phase I: <ol style="list-style-type: none"> a. Adult establishment. b. Cemetery. c. Detention center, jail, prison. d. Drive-thru facility. e. Light manufacturing. f. Restaurants and bars. g. Standalone retail building. h. Vehicle fuel sales. i. Vehicle repair (minor). j. Vehicle repair (major). 2. Provide that there shall be no maximum gross floor area for non-residential uses in Phase I; 3. Increase the maximum building height to 5 stories in Phase I; 4. Provide that all buildings within Phase I shall meet yard space and setback requirements of the CX-district; and 5. Provide that all signs within Phase I shall meet sign requirements of the CX-district. 6. Provide that hours of operation for non-residential uses can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

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

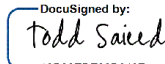
DocuSigned by:

 Property Owner(s) Signature: _____
 Printed Name: Todd Saieed

EXHIBIT B – NOTICE LIST

2011 FALLS VALLEY MEDICAL OFFICE LLC
501 FAIRMOUNT AVE STE 101
TOWSON MD 21286-5462

2018-2 IH BORROWER LP
INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

6737 MARKET, LLC
4151 GARDENLAKE DR
RALEIGH NC 27612-6953

9104 FALLS OF NEUSE 200 LLC
SPYRIDON TELEOGLOU
3120 TWIN LEAF DR
RALEIGH NC 27613-6574

ABERNATHY, SILAS HOWARD TRUSTEE ABERNATHY,
PEGGY DARLENE ARROWOOD TRUSTEE
2000 CARRINGTON DR
RALEIGH NC 27615-3715

ALBURY, LANCE C ALBURY, BETH S
2308 COXINDALE DR
RALEIGH NC 27615-3816

ALDRIDGE, JAMES K ALDRIDGE, KRISTEN L
2004 CARRINGTON DR
RALEIGH NC 27615-3715

ALFANO, DENISE F
8801 COTTINGHAM WAY
RALEIGH NC 27615-3755

ALLEN, JACOB GRANT PIZZA ALLEN, DIANE ELISE
2024 THORPSHIRE DR
RALEIGH NC 27615-3739

ANTHONY, ASHLEY A
8805 COTTINGHAM WAY
RALEIGH NC 27615-3755

ANTOUN, MUNIR W ANTOUN, ROULA W
8713 COLESBURY DR
RALEIGH NC 27615-3808

ASHTARI, ZAHRA
1801 CARRINGTON DR
RALEIGH NC 27615-3712

ASTOLFI, GLENN R
1712 CARRINGTON DR
RALEIGH NC 27615-3709

BACHELER, TIMOTHY BACHELER, MELANIE P
2005 THORPSHIRE DR
RALEIGH NC 27615-3740

BAGLEY, DOUGLAS WALLACE BAGLEY, JULIE H
2301 COXINDALE DR
RALEIGH NC 27615-3817

BAILEY, CHARLES BAILEY, WHITNEY
2016 CARRINGTON DR
RALEIGH NC 27615-3715

BANDINI, GERALD A BANDINI, PHYLLIS O
2304 COXINDALE DR
RALEIGH NC 27615-3816

BARRAGAN, MATTHEW B
8804 COTTINGHAM WAY
RALEIGH NC 27615-3754

BASS, HAROLD SEBURN
2017 THORPSHIRE DR
RALEIGH NC 27615-3740

BAUERBAND, JOSEPH L BAUERBAND, BECKY H
8904 LINDENSHIRE RD
RALEIGH NC 27615-3726

BCN INVESTMENTS LLC
PO BOX 1234
WAKE FOREST NC 27588-1234

BEDFORD, JASON R BEDFORD, ANNA K
8920 LINDENSHIRE RD
RALEIGH NC 27615-3726

BENFIELD, KEITH DANIEL BENFIELD, ELLEN H
1721 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

BLACKMON, KELLY GARDNER
8505 STONEGATE DR
RALEIGH NC 27615-2323

BORDEAUX, J BRIAN BORDEAUX, SUSAN F
8717 COLESBURY DR
RALEIGH NC 27615-3808

BOULWARE, SHANNON D
2113 THORPSHIRE DR
RALEIGH NC 27615-3843

BOYCE, MARSHALL B BOYCE, SARA F
1908 CARRINGTON DR
RALEIGH NC 27615-3713

BRAGG, LORETTA L
8616 STONEGATE DR
RALEIGH NC 27615-2324

BRIEL, KATHERINE M
1709 CARRINGTON DR
RALEIGH NC 27615-3710

BRINKLEY, PAMELA
8812 DONNINGTON DR
RALEIGH NC 27615-3822

BROOKS, BRYCE
8412 STONEGATE DR
RALEIGH NC 27615-2320

BROOKS, ELIZABETH BROOKS, VIKARMA
8705 DONNINGTON DR
RALEIGH NC 27615-3821

BROWN, JAMES BROWN, JULIE
2005 CARRINGTON DR
RALEIGH NC 27615-3716

BROWN, TIMOTHY JAMES BROWN, RHONDA LEE
2232 EFFINGHAM CIR
RALEIGH NC 27615-3826

BUCKALEW, MARK D BUCKALEW, ANGELA RENE
1913 CARRINGTON DR
RALEIGH NC 27615-3714

BUIE, BRADLEY M BUIE, PATSY M
8820 COLESBURY DR
RALEIGH NC 27615-3809

BUNTING, JOSH EVAN
8333 BELLINGHAM CIR
RALEIGH NC 27615-3857

BURTON, JACK H BURTON, ANGELIQUE
8912 LINDENSHIRE RD
RALEIGH NC 27615-3726

BUTLER, SUSANNE LEIGH SINNE
1805 THORPSHIRE DR
RALEIGH NC 27615-3736

CALDWELL, DEBORAH N
8405 STONEGATE DR
RALEIGH NC 27615-2321

CALHOUN, REBECCA L CALHOUN, JOHNNY D
1713 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

CALLAN, MANNING M CALLAN, DANIEL
1820 CARRINGTON DR
RALEIGH NC 27615-3711

CAMPBELL, JESSE C JR CAMPBELL, KAREN L.
1816 CARRINGTON DR
RALEIGH NC 27615-3711

CAMPBELL, RICHARD G CAMPBELL, PAMELA
1804 CARRINGTON DR
RALEIGH NC 27615-3711

CAMPBELL, WALTER M CAMPBELL, NELL M
8813 WOODSTONE DR
RALEIGH NC 27615-2429

CARGILE, ROBERT BLAIN JR CARGILE, JENNIFER BEHR
2032 THORPSHIRE DR
RALEIGH NC 27615-3739

CARSON, WILLIAM T CARSON, LINDA G
2104 THORPSHIRE DR
RALEIGH NC 27615-3842

CARTER, DAVID G CARTER, NICOLE M
8805 WOODSTONE DR
RALEIGH NC 27615-2429

CARTER, JEREMY CARTER, ALEXIS M
2109 THORPSHIRE DR
RALEIGH NC 27615-3843

CHATHAM PHEASANT POINT LLC
PO BOX 17102
RALEIGH NC 27619-7102

COLVIN, KRISTOPHER A COLVIN, CAITLIN
1879 CARRINGTON DR
RALEIGH NC 27615-3712

CONDREY, ROBERT R CONDREY, BRENDA L
8804 WOODSTONE DR
RALEIGH NC 27615-2428

COX, PAUL F COX, TERRY L
8816 COLESBURY DR
RALEIGH NC 27615-3809

CROMER, MARGARET H CROMER, BRYAN D
8817 WOODSTONE DR
RALEIGH NC 27615-2429

CSRA/KAY RALEIGH MOB, DST
MARVIN F POER & COMPANY
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

CUMMINGS, MICHELLE
8505 COLESBURY DR
RALEIGH NC 27615-3804

DAVENPORT-BIAD, HELEN RAE DAVENPORT-BIAD,
LYES BIAD
1712 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

DEL COLLE, MARK DEL COLLE, HEATHER
1875 CARRINGTON DR
RALEIGH NC 27615-3712

DEMARTINO, RICHARD DEMARTINO, MARTA I
8601 BENSLEY CT
RALEIGH NC 27615-3702

DIXON, LONDON LUZARDO, PABLO
8808 COTTINGHAM WAY
RALEIGH NC 27615-3754

DOWDEE, PATRICK ROBESON, EDNA MARIE
8808 COLESBURY DR
RALEIGH NC 27615-3809

DRECO LLC
3120 TWIN LEAF DR
RALEIGH NC 27613-6574

DUDLEY, ROBERT PETE JR
1803 CARRINGTON DR
RALEIGH NC 27615-3712

DUNN, MERREL RUSSELL JR DUNN, MARY B
2021 THORPSHIRE DR
RALEIGH NC 27615-3740

DUPRE, JUDY
1725 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

EDELEN, JOHN W EDELEN, ALIA A
8808 WOODSTONE DR
RALEIGH NC 27615-2428

ELLIOTT, MATTHEW H ELLIOTT, LAUREN E
1813 CARRINGTON DR
RALEIGH NC 27615-3712

ENNIS, RANDY O ENNIS, ELIZABETH H
2105 THORPSHIRE DR
RALEIGH NC 27615-3843

EROH, RONALD E EROH, SHARON B
2013 CARRINGTON DR
RALEIGH NC 27615-3716

ERRICHETTI, NANCY
1925 BARONSMEDDE DR
RALEIGH NC 27615-3752

FALLS RIDGE III LLC
3301 BENSON DR STE 103
RALEIGH NC 27609-7332

FALLS RIDGE III LLC
PO BOX 17566
RALEIGH NC 27619-7566

FALLS RIDGE WEST LLC
36 HIGH DUNE DR
ST AUGUSTINE FL 32080-0018

FEIERSTEIN INVESTMENTS LLC
204 CRAWLEY PL
RALEIGH NC 27615-2043

FICK, DENNIS M FICK, ELLEN R
8809 WOODSTONE DR
RALEIGH NC 27615-2429

FINCH, DAVID M FINCH, EMILY C
2105 COXINDALE DR
RALEIGH NC 27615-4244

FORGIONE, JOSEPH VINCENT FORGIONE, HEATHER
MARIE
2028 THORPSHIRE DR
RALEIGH NC 27615-3739

FREED, JOHN G FREED, CYNTHIA K
8909 LINDENSHIRE RD
RALEIGH NC 27615-3727

GADD, JULIA
8801 STONEGATE DR
RALEIGH NC 27615-2329

GAMBA, DAVID E GAMBA, BEVERLY S
2312 COXINDALE DR
RALEIGH NC 27615-3816

GEIGER, KENNETH H GEIGER, JOAN B
2204 EFFINGHAM CIR
RALEIGH NC 27615-3826

GIANFORTONE, PHILIP GIANFORTONE, MICHAEL
2109 COXINDALE DR
RALEIGH NC 27615-4244

GILLETTE, KATHRYN HASTINGS
2212 EFFINGHAM CIR
RALEIGH NC 27615-3826

GOLDFARB, SAMUEL M TRUSTEE GOLDFARB, CAROL L
TRUSTEE
8608 BENSLEY CT
RALEIGH NC 27615-3702

GONZALEZ, JOSE BALTAZAR ALEJO ESTEBAN, LAURA
ALEJO
7308 TALIAFERD CT
RALEIGH NC 27616-5624

GOTT, STEWART P
8716 COLESBURY DR
RALEIGH NC 27615-3807

GRAVINESE, MICHAEL B
1813 THORPSHIRE DR
RALEIGH NC 27615-3736

GREEN, RANDALL J GREEN, DEBORAH G
1817 CARRINGTON DR
RALEIGH NC 27615-3712

GREGGS, RAYMOND
2213 EFFINGHAM CIR
RALEIGH NC 27615-3825

GREGORY, WILLIAM A GREGORY, FRANCES M P
1929 BARONSMEDDE DR
RALEIGH NC 27615-3752

HAAS, JOHN C HAAS, MARY T
7604 ETTA DR
OXFORD NC 27565-2773

HAILEY, DAVID J SR HAILEY, SUSAN J
8901 COLESBURY DR
RALEIGH NC 27615-3813

HALEY, ASHLEY N
1901 CARRINGTON DR
RALEIGH NC 27615-3714

HAMMOND, KAREN HAMMOND, ANH
1807 CARRINGTON DR
RALEIGH NC 27615-3712

HARRELL, BYRON MAITRE, ANNE
8800 AUDLEY CIR
RALEIGH NC 27615-3801

HASTINGS, JEFFREY E HASTINGS, LAURA F
8801 COLESBURY DR
RALEIGH NC 27615-3810

HATLEY, JERMAINE VERNARD HATLEY ASHE, CHERIE'
VERNELL
2101 THORPSHIRE DR
RALEIGH NC 27615-3843

HAYHURST, SAMERA S TRUSTEE SAMERA S HAYHURST
REVOCABLE TRUST
8600 BENSLEY CT
RALEIGH NC 27615-3702

HENDERSON, KRISTI
8804 AUDLEY CIR
RALEIGH NC 27615-3801

HICKORY CAROLINA INVESTMENTS,LLC
PO BOX 1157
ARDEN NC 28704-1157

HICKS, CHRISTINE MAJOR
8816 WOODSTONE DR
RALEIGH NC 27615-2428

HILEMAN, J SCOTT HILEMAN, JEAN F
2033 THORPSHIRE DR
RALEIGH NC 27615-3740

HILTBRUNNER, TIMOTHY GLENN HILTBRUNNER,
SHERRY
8821 COLESBURY DR
RALEIGH NC 27615-3858

HOMSHER, MICHAEL P HOMSHER, EILEEN M C
8908 LINDENSHIRE RD
RALEIGH NC 27615-3726

HON, EMILY WING-KWONG GUTHRIE, MICHAEL DAVID
8608 MARYEL WAY
RALEIGH NC 27615-2490

HORTON, ERIC HORTON, CASEY BROOKE
1912 CARRINGTON DR
RALEIGH NC 27615-3713

HUA, ZHENG XIN
8509 STONEGATE DR
RALEIGH NC 27615-2323

HUGHES, BRYAN P HUGHES, KAREN D
8808 DONNINGTON DR
RALEIGH NC 27615-3822

INGE, BRITTNEY
8816 DONNINGTON DR
RALEIGH NC 27615-3822

JACKSON, AARON R JACKSON, LAURA E
2100 THORPSHIRE DR
RALEIGH NC 27615-3842

JACKSON, CRAIG PHILIP
8604 STONEGATE DR
RALEIGH NC 27615-2324

JACOBS, CARLA ISABEL JACOBS, JERMAINE
1917 CARRINGTON DR
RALEIGH NC 27615-3714

JAGESSAR, ANDREA JAGESSAR, JOSHUA
8600 MARYEL WAY
RALEIGH NC 27615-2490

JOHNSON, HENRY JOHNSON, CHARLOTTE J
1701 CARRINGTON DR
RALEIGH NC 27615-3710

JOHNSTON, PAUL M JOHNSTON, ROSEANN K
8900 BROOKSTONE CT
RALEIGH NC 27615-2401

KANDEFER, TARIN H KANDEFER, BRIAN N
8809 AUDLEY CIR
RALEIGH NC 27615-3801

KEADLE, JOHN ANDERSON Keadle, JUDY COBLE
1716 CARRINGTON DR
RALEIGH NC 27615-3709

KEARNEY, KIMBERLY D KEARNEY, GEORGE D JR
1810 CARRINGTON DR
RALEIGH NC 27615-3711

KELVINGTON, JOSEPH THOMAS KELVINGTON,
JENNIFER THOMPSON
8516 GREENWAY ST
RALEIGH NC 27615-2416

KENNEDY, JEFFREY C FOX, ALLISON
2108 THORPSHIRE DR
RALEIGH NC 27615-3842

KENNEDY, MARK A KENNEDY, PAIGE M
1720 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

KERNICK, ANN MARIE KERNICK, SEAN ERIC
2209 EFFINGHAM CIR
RALEIGH NC 27615-3825

KING, JONATHAN KYLE KING, NATASHA THRIFT
1900 CARRINGTON DR
RALEIGH NC 27615-3713

KLEIN, GWENDOLYN FAYE
2008 CARRINGTON DR
RALEIGH NC 27615-3715

KONICKI, WILLIAMSTANLEY WERNER, KATHLEEN
MILDRED
8404 STONEGATE DR
RALEIGH NC 27615-2320

KOTZAN, JOHN M KOTZAN, ALICE A
8929 LINDENSHIRE RD
RALEIGH NC 27615-3727

KURZ, DIANE Z
8329 BELLINGHAM CIR
RALEIGH NC 27615-3857

LAI, THIEN-AN LAI, JORDAN E
8809 COLESBURY DR
RALEIGH NC 27615-3810

LANCASTER, J TIMOTHY WILLOUGHBY, DEBORAH S
2200 EFFINGHAM CIR
RALEIGH NC 27615-3826

LANGFAHL, JASON A LANGFAHL, ELIZABETH S
8821 WOODSTONE DR
RALEIGH NC 27615-2429

LANIER, JASON LANIER, JENNIFER
2013 THORPSHIRE DR
RALEIGH NC 27615-3740

LARSON, MARA ANNE DORSCH
1710 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

LAVAMERICA1 LLC
PO BOX 1234
WAKE FOREST NC 27588-1234

LAVAMERICA1 LLC
6584 WAKEFALLS DR
WAKE FOREST NC 27587-6296

LEE, JASPER WHITFIELD JR
2608 CHURCHILL RD
RALEIGH NC 27608-1906

LEWIS, LINDA ROSE
1700 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

LINZER, ELLIOT M LINZER, CAROLE S
8805 COLESBURY DR
RALEIGH NC 27615-3810

LONGLEY, JOHN D LONGLEY, JACQUELINE B
8913 LINDENSHIRE RD
RALEIGH NC 27615-3727

MANESS, MICHAEL C KNAUFF, LOIS A
8809 COTTINGHAM WAY
RALEIGH NC 27615-3755

MANTILLA, JUAN R MANTILLA, MELISSA L
8712 CHATTERLEIGH CIR
RALEIGH NC 27615-3753

MARRIOTT, MATTHEW MARRIOTT, JO ELIZABETH
8400 STONEGATE DR
RALEIGH NC 27615-2320

MARTINEZ, JOSE MANUEL BANEGAS
8612 STONEGATE DR
RALEIGH NC 27615-2324

MAZZA, CHRISTIAAN LOZANO, JENNIFER
8804 DONNINGTON DR
RALEIGH NC 27615-3822

MCCALLUM, WILLIAM P MCCALLUM, LAUREN RENEE
8804 COLESBURY DR
RALEIGH NC 27615-3809

MCKAY, RICHARD T MCKAY, MARGARET L
1814 CARRINGTON DR
RALEIGH NC 27615-3711

MCKENZIE, ROBERT M MCKENZIE, CRISTA S
2216 EFFINGHAM CIR
RALEIGH NC 27615-3826

MCKENZIE, WILLIAM F JR
8709 STONEGATE DR
RALEIGH NC 27615-2327

MERRITT, JENNIFER LEIGH MERRITT, WILLIAM
PATRICK
8705 STONEGATE DR
RALEIGH NC 27615-2327

MIRBLOOK, SOODABEH
8800 COLESBURY DR
RALEIGH NC 27615-3809

MOONEY, EDWARD III MOONEY, EDWARD IV
1740 SCALESVILLE RD
SUMMERFIELD NC 27358-9774

MOORE, CAREY M
8708 CHATTERLEIGH CIR
RALEIGH NC 27615-3753

MORILLO, MICHAEL STEVEN MORILLO, EULIE
MICHELLE
2021 CARRINGTON DR
RALEIGH NC 27615-3716

MOYER, JONATHAN ECK, KELLY
8408 STONEGATE DR
RALEIGH NC 27615-2320

MYBECS 3, LLC
933 OLD KNIGHT RD
KNIGHTDALE NC 27545-9065

NANNEY, HARVEY L NANNEY, FRANCES L
8700 STONEGATE DR
RALEIGH NC 27615-2326

NAVARRO, ANDREE G CARTER, TROY A SR
1735 BERWICKSHIRE CIR
RALEIGH NC 27615-3704

NORRIS, JOSEPH M NORRIS, MIRIAM LEYDA
2309 COXINDALE DR
RALEIGH NC 27615-3817

ODOM, GARY L
2305 COXINDALE DR
RALEIGH NC 27615-3817

OLIVOTTI, JASON OLIVOTTI, KRISTINE
9388 BARTONS CREEK RD
RALEIGH NC 27615-9705

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85281-0976

OVERBY, LINWOOD HUGH JR GRIFFITH OVERBY,
DEBORAH L
7252 MANOR OAKS DR
RALEIGH NC 27615-5579

PAGE, DONALD G PAGE, BAIMEI YANG
8901 CREEKSTONE CT
RALEIGH NC 27615-2403

PAGE, EARLE LESTER PAGE, ELLEN DEATON
8717 STONEGATE DR
RALEIGH NC 27615-2327

PALMER, JEFFREY T
2025 THORPSHIRE DR
RALEIGH NC 27615-3740

PALMER, SETH R PALMER, BIANCA S
8925 LINDENSHIRE RD
RALEIGH NC 27615-3727

PARQUET, WILLIAM J IV PARQUET, ERIKA REID
8901 BROOKSTONE CT
RALEIGH NC 27615-2402

PAYNE, ELLIS GLENN PAYNE, SARAH UPCHURCH
1722 BERWICKSHIRE CIR
RALEIGH NC 27615-3703

PEARCE, CAROLYN H
8508 STONEGATE DR
RALEIGH NC 27615-2322

PEELE, BRYAN NATHANIEL
8825 COLESBURY DR
RALEIGH NC 27615-3858

PHILLIPS, ALLAN F PHILLIPS, NANCY R
8904 COLESBURY DR
RALEIGH NC 27615-3812

PICKLES, DAVID B PICKLES, TINA H
8712 COLESBURY DR
RALEIGH NC 27615-3807

PINEDA, LUIS
8820 WOODSTONE DR
RALEIGH NC 27615-2428

PITTMAN, JAMES B PITTMAN, BILLIE B
2037 THORPSHIRE DR
RALEIGH NC 27615-3740

POOLE, LAUREN KIYOMI ROPER POOLE, ZACHARY
WARREN
2313 COXINDALE DR
RALEIGH NC 27615-3817

PRICE, JOSEPH CHRISTOPHER PRICE, KAREN S
8401 STONEGATE DR
RALEIGH NC 27615-2321

QUEEN, PATRICK H
1195 SAINT LAWRENCE DR
ALPHARETTA GA 30022-5473

RASAVONG, NECOLE DEANN
8325 BELLINGHAM CIR
RALEIGH NC 27615-3857

REDMOND, DENNIS RAY REDMOND, KATHY B
4060 STAG PARK RD
BURGAW NC 28425-3380

REISS, LOREN B REISS, CALISTA I
8817 COLESBURY DR
RALEIGH NC 27615-3858

RENZULLI, DAVID B RENZULLI, SUSAN A
2001 CARRINGTON DR
RALEIGH NC 27615-3716

RESIDENT/TENANT
1701 BERWICKSHIRE CIR
RALEIGH NC 27615

RESIDENT/TENANT
1704 CARRINGTON DR
RALEIGH NC 27615

RESIDENT/TENANT
1706 BERWICKSHIRE CIR
RALEIGH NC 27615

RESIDENT/TENANT
1707 BERWICKSHIRE CIR
RALEIGH NC 27615

RESIDENT/TENANT
1729 BERWICKSHIRE CIR
RALEIGH NC 27615

RESIDENT/TENANT
1806 CARRINGTON DR
RALEIGH NC 27615

RESIDENT/TENANT
1910 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
1912 Falls Valley Dr
RALEIGH NC 27615

RESIDENT/TENANT
1911 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
1911 Falls Valley Dr UNIT 100
RALEIGH NC 27615

RESIDENT/TENANT
1911 Falls Valley Dr UNIT 105
RALEIGH NC 27615

RESIDENT/TENANT
1911 Falls Valley Dr UNIT 107
RALEIGH NC 27615

RESIDENT/TENANT
1911 Falls Valley Dr UNIT 110
RALEIGH NC 27615

RESIDENT/TENANT
8607 Greenway St
RALEIGH NC 27615

RESIDENT/TENANT
8611 Greenway St
RALEIGH NC 27615

RESIDENT/TENANT
9020 Greenway St
RALEIGH NC 27615

RESIDENT/TENANT
1916 CARRINGTON DR
RALEIGH NC 27615

RESIDENT/TENANT
1920 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
1930 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
2010 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
1921 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
8511 Greenway St
RALEIGH NC 27615

RESIDENT/TENANT
2011 FALLS VALLEY DR
RALEIGH NC 27615

RESIDENT/TENANT
2011 Falls Valley Dr UNIT 100
RALEIGH NC 27615

RESIDENT/TENANT
2011 Falls Valley Dr UNIT 102
RALEIGH NC 27615

RESIDENT/TENANT
2011 Falls Valley Dr UNIT 104
RALEIGH NC 27615

RESIDENT/TENANT
2011 Falls Valley Dr UNIT 106
RALEIGH NC 27615

RESIDENT/TENANT
8510 Greenway St
RALEIGH NC 27615

RESIDENT/TENANT
2101 COXINDALE DR
RALEIGH NC 27615

RESIDENT/TENANT
2209 COXINDALE DR
RALEIGH NC 27615

RESIDENT/TENANT 2228 EFFINGHAM CIR RALEIGH NC 27615	RESIDENT/TENANT 8520 GREENWAY ST RALEIGH NC 27615	RESIDENT/TENANT 8602 GREENWAY ST RALEIGH NC 27615
RESIDENT/TENANT 8605 BENSLEY CT RALEIGH NC 27615	RESIDENT/TENANT 8608 STONEGATE DR RALEIGH NC 27615	RESIDENT/TENANT 8609 STONEGATE DR RALEIGH NC 27615
RESIDENT/TENANT 8613 STONEGATE DR RALEIGH NC 27615	RESIDENT/TENANT 8701 STONEGATE DR RALEIGH NC 27615	RESIDENT/TENANT 8800 COTTINGHAM WAY RALEIGH NC 27615
RESIDENT/TENANT 8805 DONNINGTON DR RALEIGH NC 27615	RESIDENT/TENANT 9100 FALLS OF NEUSE RD RALEIGH NC 27615	RESIDENT/TENANT 8617 Stonegate Dr RALEIGH NC 27615
RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 100 RALEIGH NC 27615	RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 2 RALEIGH NC 27615	RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 200 RALEIGH NC 27615
RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 204 RALEIGH NC 27615	RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 206 RALEIGH NC 27615	RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 300 RALEIGH NC 27615
RESIDENT/TENANT 9104 Falls Of Neuse Rd UNIT 310 RALEIGH NC 27615	RESIDENT/TENANT 9204 FALLS OF NEUSE RD RALEIGH NC 27615	RESIDENT/TENANT 9204 Falls Of Neuse Rd UNIT 100 RALEIGH NC 27615
RESIDENT/TENANT 9204 Falls Of Neuse Rd UNIT 102 RALEIGH NC 27615	RESIDENT/TENANT 9204 Falls Of Neuse Rd UNIT 110 RALEIGH NC 27615	RESIDENT/TENANT 9204 Falls Of Neuse Rd UNIT 200 RALEIGH NC 27615
RESIDENT/TENANT 9204 Falls Of Neuse Rd UNIT 202 RALEIGH NC 27615	RESIDENT/TENANT 9206 Falls Of Neuse Rd RALEIGH NC 27615	RIORDAN, WILLIAM J RIORDAN, DONNA KAY 1811 CARRINGTON DR RALEIGH NC 27615-3712
ROBERSON, PEGGY J GRIFFITH, WALLACE JR 1704 BERWICKSHIRE CIR RALEIGH NC 27615-3703	ROBERTS, GLENN J ROBERTS, ROBIN S 2009 CARRINGTON DR RALEIGH NC 27615-3716	RODTS, MARK J RODTS, JULIE M 8604 BENSLEY CT RALEIGH NC 27615-3702

ROSE, DANIEL EDWARD ROSE, HUNTER LEE 1717 BERWICKSHIRE CIR RALEIGH NC 27615-3704	ROSS, ADELAIDE R 8517 STONEGATE DR RALEIGH NC 27615-2323	RUIZ, MARIA MARTINEZ 8604 MARYEL WAY RALEIGH NC 27615-2490
SABY, SCOTT J MCCOWN, MELISSA C 2017 CARRINGTON DR RALEIGH NC 27615-3716	SANDERS, MELANIE L 8917 LINDENSHIRE RD RALEIGH NC 27615-3727	SAVOY DREAMS LLC 5420 WINDING VIEW LN RALEIGH NC 27615-1895
SEALEY, MERRY ANDERSON SEALEY, MAC DONALD 1921 CARRINGTON DR RALEIGH NC 27615-3714	SEDACA, ANDREW J SEDACA, REBEKAH T 8805 AUDLEY CIR RALEIGH NC 27615-3801	SEL HOLDINGS LLC 433 SWANS MILL XING RALEIGH NC 27614-9464
SHAW, DILLON CLINT SHAW, JORDAN BROWN 8501 STONEGATE DR RALEIGH NC 27615-2323	SHODJA, KATAYOUN 5074 SUMMER RIDGE RD FAYETTEVILLE NC 28303-2882	SIDER, SUZAN A 8809 DONNINGTON DR RALEIGH NC 27615-3823
SNYDER, JAMIE R SNYDER, KELI L 1909 CARRINGTON DR RALEIGH NC 27615-3714	SP 1 MIAMI PROPERTIES LLC 4145 POWELL RD POWELL OH 43065-8066	SPILLMANN, SCOTT ROSS SPILLMANN, REBECCA CRIMIAN 2201 EFFINGHAM CIR RALEIGH NC 27615-3824
STANEK, CHARLOTTE BARROWS 8504 STONEGATE DR RALEIGH NC 27615-2322	STELL, ALBERT G 12908 TOWNFIELD DR RALEIGH NC 27614-7944	STEPHANS, JEFFREY M 1733 BERWICKSHIRE CIR RALEIGH NC 27615-3704
STONEGATE ASSOC INC 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173	STONEGATE OFFICE CONDOMINIUM MASTER CARD STONEGATE ASSOC. 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173	STONER, DAVID STONER, BETTY 8812 COLESBURY DR RALEIGH NC 27615-3809
SUTTON, DANIEL ANDREW SUTTON, KELLY PERCIVALL 1904 CARRINGTON DR RALEIGH NC 27615-3713	SWANN, DAVID A SWANN, NANCY H 2020 THORPSHIRE DR RALEIGH NC 27615-3739	TAYLOR, GLENN DARRELL TAYLOR, NATALIE 2220 EFFINGHAM CIR RALEIGH NC 27615-3826
TAYLOR, LAUREN ELIZABETH 8605 STONEGATE DR RALEIGH NC 27615-2325	TEACHEY, MICHAEL A TEACHEY, MARY F 2112 THORPSHIRE DR RALEIGH NC 27615-3842	THAXTON, CHRISTOPHER D THAXTON, ELIZABETH 8701 DONNINGTON DR RALEIGH NC 27615-3821
THORPSHIRE FARM ASSOCIATION C/O DAVID R SHEARON PO BOX 31627 RALEIGH NC 27622-1627	THORPSHIRE FARM HMOWNERS ASSOC INC PO BOX 2021 RALEIGH NC 27602-2021	THORPSHIRE FARM HMOWNERS ASSOC INC PO BOX 98342 RALEIGH NC 27624-8342

TILLEY, RICHARD D TILLEY, FAYESON C 8916 LINDENSHIRE RD RALEIGH NC 27615-3726	TITUS, NANCY E 1739 BERWICKSHIRE CIR RALEIGH NC 27615-3704	TRAN, LAP KIM NGUYEN, HAI YEN 1800 THORPSHIRE DR RALEIGH NC 27615-3735
TRUSTEE OF THE KEITH AND KATHY CHIPMAN TRUST 2029 THORPSHIRE DR RALEIGH NC 27615-3740	UHLAND, DAVID L UHLAND, CHRISTINE E 8812 WOODSTONE DR RALEIGH NC 27615-2428	UNDERWOOD, ALAN UNDERWOOD, JACQUELINE 1905 CARRINGTON DR RALEIGH NC 27615-3714
UZCATEGUI, JULIE M 8605 MARYEL WAY RALEIGH NC 27615-2491	VACENDAK, STEVE TRUSTEE THE STEVE VACENDAK LIVING TRUST 1703 BERWICKSHIRE CIR RALEIGH NC 27615-3704	VAN, ROY BENINA DRAKE VAN, ROY JAMES P 1405 KINGS LASSITER WAY RALEIGH NC 27614-8747
VANCE, RANDOLPH N VANCE, JOYCE J 2009 THORPSHIRE DR RALEIGH NC 27615-3740	WALKER, DEBRA M 8933 LINDENSHIRE RD RALEIGH NC 27615-3727	WALSTAD, TODD WALSTAD, AMBER 8513 STONEGATE DR RALEIGH NC 27615-2323
WARD, DONALD NATHAN WARD, TAMMY D 8713 STONEGATE DR RALEIGH NC 27615-2327	WEEKS, NATHAN G WEEKS, HELEN F 2217 EFFINGHAM CIR RALEIGH NC 27615-3825	WELLIVER, MARY E 2224 EFFINGHAM CIR RALEIGH NC 27615-3826
WENDA, JAN WENDA, MAGDALENA ANNA 8813 COTTINGHAM WAY RALEIGH NC 27615-3755	WERNER, SAM C WERNER, KATHLEEN L 1705 CARRINGTON DR RALEIGH NC 27615-3710	WHITE, MARSCHALL ROBYN 9384 BARTONS CREEK RD RALEIGH NC 27615-9705
WILDER, CHERYL K 8604 GREENWAY ST RALEIGH NC 27615-2418	WILHELM, DAVID J WILHELM, JANET K 1716 BERWICKSHIRE CIR RALEIGH NC 27615-3703	WILLIAMS, ADAM LEE WILLIAMS, ANNE ALEXANDRA 11980 MCBRIDE DR RALEIGH NC 27613-8338
WILLIAMS, DICK COLEMAN WILLIAMS, ELIZABETH 2208 EFFINGHAM CIR RALEIGH NC 27615-3826	WINZELER, SHARON D 8921 LINDENSHIRE RD RALEIGH NC 27615-3727	WISE, BRANDON WISE, ANDREA M 8801 AUDLEY CIR RALEIGH NC 27615-3801
WISHART, THOMAS M WISHART, AMANDA C 2205 COXINDALE DR RALEIGH NC 27615-3815	WOODRING, LEO THOMAS WOODRING, SUSAN M 8904 BROOKSTONE CT RALEIGH NC 27615-2401	WORLEY, BRAD D WORLEY, ERIN E 8704 DONNINGTON DR RALEIGH NC 27615-3820
YOPP, MICHAEL S YOPP, ALISON S 2012 CARRINGTON DR RALEIGH NC 27615-3715	YOUNG, CORYNN D YOUNG, CORINA D 1711 BERWICKSHIRE CIR RALEIGH NC 27615-3704	

EXHIBIT C – MEETING ATTENDEES

1. Jennifer Ashton
2. Kaline Shelton
3. Hannah Reckhow, City of Raleigh
4. Randy Overton
5. Phil Gianfortone
6. 1-303-478-1182
7. 1-614-668-4551
8. Anne Maitre
9. Brian
10. C
11. Christine Hicks
12. David Finch
13. David Uhland
14. Debbie
15. Earle PageiPad
16. Ellen Fick
17. Gailya Paliga
18. Heidi Ross
19. Julie Bagley
20. Karen Price
21. Maggie Cromer
22. Mark Rodts
23. Matthew
24. Mike Maness
25. Nancy Titus
26. rebekahsedaca
27. slav
28. Tim Lancaster
29. Todd Walstad
30. Walt Jennette
31. William Konicki
32. LFHastin
33. Mike Gianfortone
34. Ipad (9)lita
35. Galaxy Tab A 8
36. 1-805-276-0168

EXHIBIT D – ITEMS DISCUSSED

1. PD Amendment Process
2. Current Site Data and Proposed Text Amendment to PD Master Plan
3. The reasons for the PD Amendment request
4. The owner of the property
5. There are no current development plans for the site; however, the site has remained vacant for over twenty (20) years, and the property owner seeks to market it to potential new buyers and/or tenants
6. The PD Amendment does not include revisions to the existing health club/fitness center buildings at 1920 Falls Valley Drive (PIN 1718613811)
7. The PD Amendment only applies to Phase I of the Falls Ridge PD; however, the parcel boundaries have been reduced by a recent sale in September 2021. There are not any proposed changes to the remainder of the PD
8. Uses permitted under the existing Master Plan
9. Uses permitted under the O&I-1 District versus the CX-District
10. The City's traffic count results and how they were determined
11. Speed bumps for deterring existing traffic on public streets adjacent to the site
12. Storm water control when the lot is developed
13. Requests from residents to prohibit hotels, gun ranges, and halfway houses from being developed on the site. Some residents indicated a desire for multi-family residential uses on the site while others did not.
14. Proposed building height and neighborhood transitions
15. Tree conservation requirements for the site

1920, 2020 Falls Valley Drive (TCZ-58-21/Z-58-21)

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
48	1	5	3

* What is your full name? (This is required to enter your comments into public record and take them into consideration.)

John Edelen
one month ago

* What is your ZIP code?



Do you have any **questions** about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

If the current owner cannot sell this property as they claim, this area would make a good community garden/park. I'd like the city to consider alternate uses if development is not achievable. A lot of animals, deer, and others use this acreage for protection. This makes a much better use than further development.

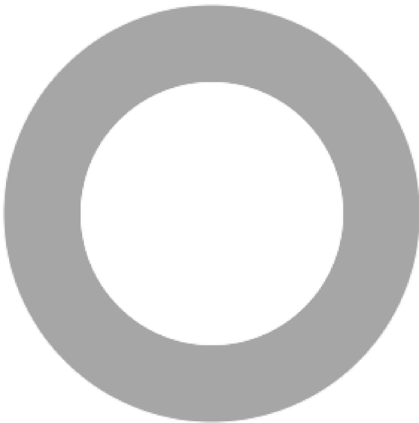
one month ago

Do you have any **comments** about this rezoning case? If so, leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.

The original Master Plan for this property defines this plot as phase 1. Furthermore it states that "Only dwellings and accessory uses allowed within the Raleigh O&I-1 District shall be permissible in Phase 1". The owner/developer is trying to claim that CX5 is essentially the same as the old O&I district. It might be true at a high level, but with the original plan it was for dwellings only, 100 units max.

one month ago

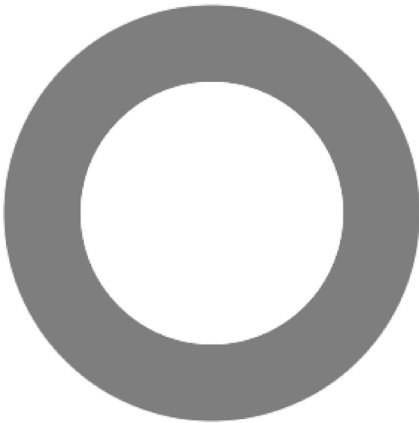
What is your age?



100% 36-45
0% Others

1 respondent

What is your gender identity?



100% Male
0% Others

1 respondent

City of Raleigh, NC - Report Creation

What is your race/ethnicity?

100%	I prefer not to answer	1 ✓
0%	White	0 ✓
0%	Black or African-American	0 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓
0%	Other	0 ✓

1 Respondent

What is your approximate household income?



1 respondent