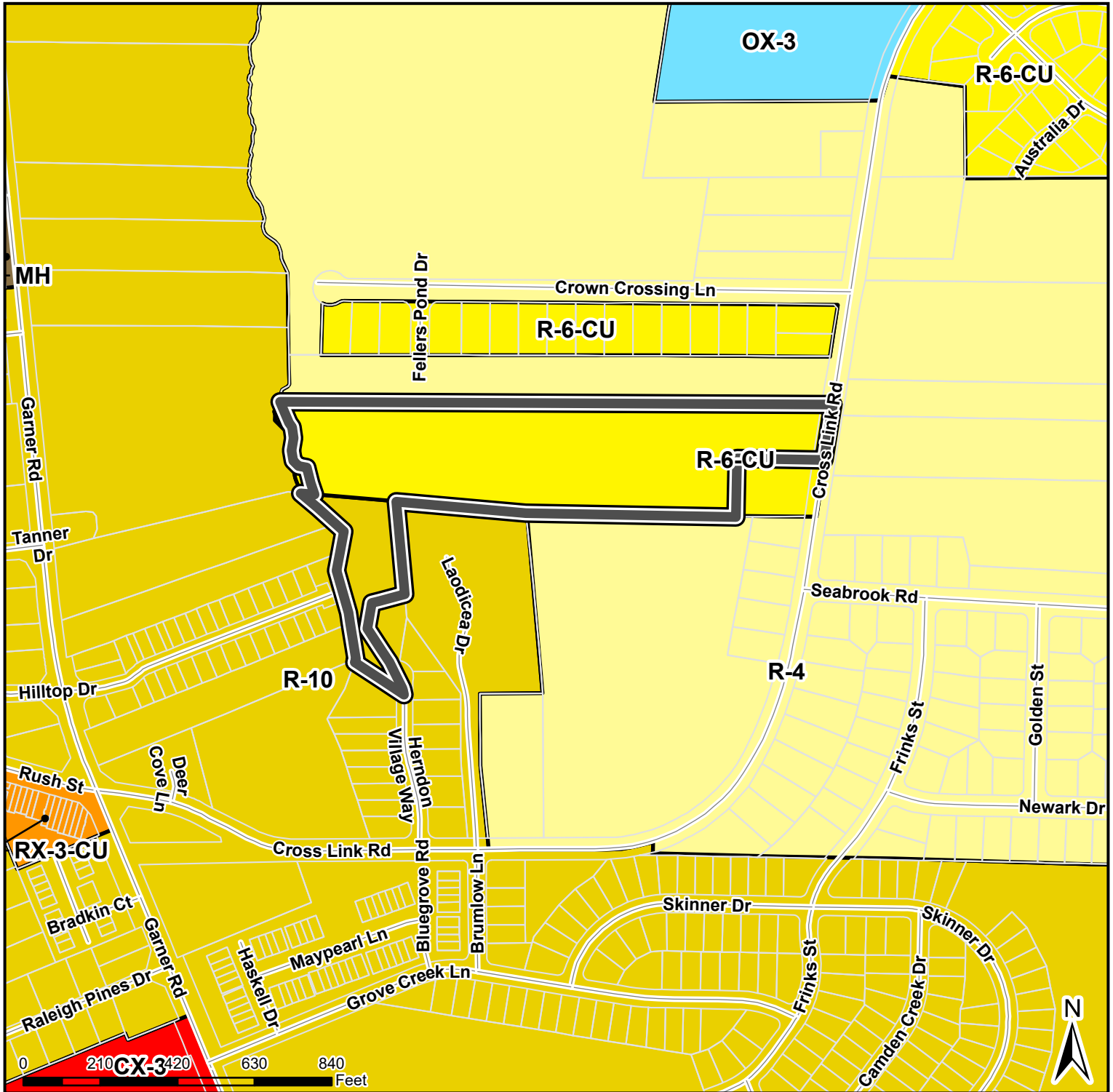
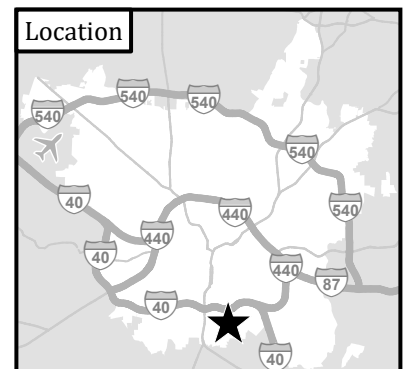


Existing Zoning

Z-62-2022



Property	919 Cross Link Rd
Size	10.1 acres
Existing Zoning	R-6-CU & R-10
Requested Zoning	R-6-CU




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	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):		

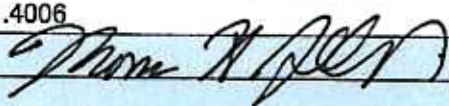
Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district: R-6-C	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6-G	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: Z-62-2004 (Ord. 745ZC560)			

General Information		
Date: 7/21/22	Date amended (1):	Date amended (2):
Property address: 919 Cross Link Road		
Property PIN: 1712058582		
Deed reference (book/page): Book 012651/ Page 02503		
Nearest intersection: Crown Crossing Ln (300 ft north)		Property size (acres): 10.1
For planned development applications only:	Total units: n/a	Total square footage: n/a
	Total parcels: n/a	Total buildings: n/a
Property owner name and address: FELLERS POND LLC ELLIOT KAHAN 121 HILLSIDE AVE CHARLOTTE NC 28209-2105		
Property owner email:		
Property owner phone:		
Applicant name and address: Thomas H. Johnson, Jr. (Williams Mullen), for Southern Purchasing Group, LLC; 301 Fayetteville St., Ste 1700, Raleigh, NC 27601		
Applicant email: tjohnson@williamsmullen.com		
Applicant phone: 919.981.4006		
Applicant signature(s): 		
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>This conditional rezoning maintains the R-6 base zoning designation on the existing portion of the subject property zoned R-6-CU and modifies the previously approved zoning conditions (case Z-62-2004, Ordinance (2004) 745 ZC 560) by replacing said conditions with the conditions listed below, and rezones the remaining portion of the subject property currently zoned R-10 to the same R-6-CU district:</p> <p>Conditions:</p> <p>1) As part of developing the property subject to this conditional zoning, the developer/property owner shall construct a connection from the internal pedestrian network for the development to the boundary of the greenway easement required to be dedicated under UDO Section 8.6.1(A). Details regarding this connection shall be shown on the site plan for development allowed by this conditional zoning.</p>

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

Property Owner(s) Signature: Sandra Kahan, President TELLERS Pond LLC

Printed Name: SANDRA Kahan

**NOTARIZED AUTHORIZATION OF PERSON TO ACT
ON BEHALF OF PROPERTY OWNER**

Owner Information

Name(s): SANDRA KAHAN, President Tellers Pond LLC
Mailing Address: 1424 Maryland Ave, Charlotte, NC 28209
Telephone: 919-616-8820
Fax: N/A
Email: Kahan.Sandy@gmail.com
Property PIN/Address: 1712058582 / 919 Cross Link Rd
Deed Book/Page: Book 12651, pages 2503-2506

I, Sandra Kahan, the undersigned,
being first duly sworn, depose and say that I am the legal owner(s) of the property described
above, do hereby appoint and authorize Thomas H. Johnson, Jr. (Williams Mullen)
to act on my behalf as applicant for the purpose of submitting application to the City of Raleigh
to rezone the property described above; and, as property owner further understand and
acknowledge that zoning conditions proposed as part of this rezoning application must be
signed, approved and consented to by the property owner.

Date: 7/16/2022

Sandra Kahan
Owner Signature

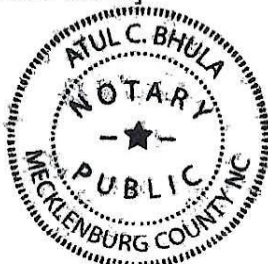
STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that
he or she signed the foregoing authorization for the purpose stated therein and in the capacity indicated:

SANDRA KAHAN
Owner's Printed or Typed Name

Date: JULY 16, 2022

[NOTARY SEAL]



Atul C. Bhula
Official Signature of Notary

Atul C. Bhula, Notary Public
Notary's Printed or Typed Name

My Commission expires: MARCH 28, 2024

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 and tenants of the rezoning site(s) and within 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					

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

May 31, 2022

**Re: Notification of Neighborhood Meeting for Proposed Rezoning of
919 Cross Link Road, Parcel Identification Number (PIN) 1712058582**

Dear Neighboring Property Owner and/or Tenant:

The purpose of this letter is to invite you to an informational neighborhood meeting to discuss the proposed rezoning of an approximately 10.1-acre property located at 919 Cross Link Road (Wake County PIN # 1712058582), as shown on enclosed vicinity maps. The meeting will be held on **Thursday, June 16, 2022 from 7:00 PM until 8:00 PM at Biltmore Hills Park Community Center (Meeting Room #2), 2615 Fitzgerald Drive, Raleigh, NC 27610.** The purpose of the meeting is to provide neighboring property owners and tenants an opportunity to learn from the applicant more about the requested rezoning and ask questions.

The subject property is currently zoned Residential 6 Conditional (R-6-CU). A copy of the existing zoning conditions applicable to the property is enclosed. The proposed rezoning application will petition the City of Raleigh to amend the text of the current zoning to remove/modify conditions and maintain the R-6 base zoning designation, to allow for residential development on the property in accordance with the City's Unified Development Ordinance (UDO) requirements.

Prior to the submittal of a rezoning application, the City of Raleigh requires an applicant to hold a neighborhood meeting and invite owners and tenants of property within 500 feet of the site proposed for rezoning. Following the meeting, the applicant will prepare a report summarizing items discussed at the meeting and the information will be included with the rezoning application.

Information about the rezoning process is available online at www.raleighnc.gov, and search for "Rezoning Process". If you have further questions about the rezoning process, please contact City of Raleigh Planning & Development Department at: 919-996-2682 (option 2); rezoning@raleighnc.gov; or Sarah Shaughnessy (Raleigh Planning Department) at 919-996-2234 or Sarah.Shaughnessy@raleighnc.gov. If you have any questions about this proposed rezoning, please contact me at 919-981-4006 or tjohnson@williamsmullen.com. If you would like to submit written comments or questions after the neighborhood meeting, you may participate in the applicable rezoning case at www.publicinput.com/rezoning.

Sincerely,



Thomas H. Johnson, Jr.

Enclosures: Rezoning Ordinance (2004) 745 ZC 560 with zoning conditions
Vicinity maps (aerial and current zoning)
Draft proposed rezoning application

cc: Corey Branch, Raleigh City Council - District C (by email: corey.branch@raleighnc.gov)
Southern Purchasing Group, LLC (applicant)

43830372_1

**EXISTING ZONING CONDITIONS
(919 Cross Link Road)**

Ordinance (2004) 745 ZC 560
Effective 12-7-04

Z-62-04 – Cross Link Road, west side, being Wake County PIN 1712-05-8573. Approximately 10.0 acres rezoned to Residential-6 Conditional Use.

Conditions: 11/20/04

1. Development of the subject property will be limited to single-family detached dwellings.
2. The maximum number of units proposed will not exceed 43 units.
3. Cross-access will be provided to adjacent properties to the north and south.
4. Reimbursement for future right-of-way dedication shall remain at pre-existing R-4 rates.
5. All structures shall be residential in character with the principal roof structure having a minimum 3:12 pitch; traditional residential siding of brick, masonry, synthetic stucco or wood, masonite, hardiplank or vinyl lap siding; with windows & doors combined representing no less than 15% and no greater than 60% of the front facade.
6. All structures shall be no greater than two (2) stories or thirty-five (35) feet in height.
7. All parking will be limited to accommodate individual dwellings and no parking lots will be installed between the structures and Cross Link Road.
8. Prior to subdivision or building permit issuance, whichever shall first occur, the property owner shall dedicate a 10' (adjoining the right-of-way) x 6' (deep) transit easement adjacent to Cross Link Road to support transit services in the area. The transit division shall review and approve the easement location and the City Attorney's office shall approve the easement document prior to recordation.

VICINITY MAP



(aerial image source: Wake County GIS and Raleigh GIS iMAPS)

VICINITY MAP



(zoning map/information source: Wake County GIS and Raleigh GIS iMAPS)

Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-6		Height:	Frontage:
Proposed zoning base district: R-6		Height:	Frontage:
			Overlay(s): n/a
			Overlay(s): n/a
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-62-2004 (Ord. 745ZC560)			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 919 Cross Link Road		
Property PIN: 1712058582		
Deed reference (book/page): Book 012651 , Page 02503		
Nearest intersection: Crown Crossing Ln (300 ft north)		Property size (acres): 10.1
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: FELLERS POND LLC ELLIOT KAHAN 121 HILLSIDE AVE CHARLOTTE NC 28209-2105		
Property owner email:		
Property owner phone:		
Applicant name and address: Tom Johnson (Williams Mullen), for Southern Purchasing Group, LLC; 301 Fayetteville St., Ste 1700, Raleigh, NC 27601		
Applicant email: tjohnson@williamsmullen.com		
Applicant phone: 919.981.4006		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:

Date submitted:

OFFICE USE ONLY
Rezoning case #

Existing zoning: R-6-CU

Proposed zoning: R-6-CU (amend conditions)

Narrative of Zoning Conditions Offered

This conditional zoning maintains the R-6 base zoning designation for the subject property and modifies the previously approved zoning conditions applicable to the property (case Z-62-2004, Ordinance (2004) 745 ZC 560) and replaces previous conditions with the following conditions:

1) As part of developing the property subject to this conditional zoning, the developer/property owner shall construct a connection from the internal pedestrian network for the development to the boundary of the greenway easement required to be dedicated under UDO Section 8.6.1(A). Details regarding this connection shall be shown on the site plan for development allowed by this conditional zoning.

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: _____

Printed Name: _____

Mailing List - Rezoning Neighborhood Meeting Notice (919 Cross Link Road)*Page 1 of 3*

OWNER	ADDR1	ADDR2	ADDR3
BAILEY, MILTON BAILEY, JOSEPHINE	936 CROSS LINK RD	RALEIGH NC 27610-4733	
BOHM, DAVID A BOHM, SUMMER FR	1012 E SAINT HELENA PL	APEX NC 27502-7171	
BRANCH, MARK III	6109 CHESDEN DR	DURHAM NC 27713-8664	
BROWN, GWENDOLYN ROSE PRIDGE	1240 SOMERSET RD	RALEIGH NC 27610-1137	
CANEGATA, KENDRA J. CANEGATA, E	2810 HERNDON VILLAGE WAY	RALEIGH NC 27610-4888	
CAPITAL NEW SHILOH BAPTIST CHUR	922 CROSS LINK RD	RALEIGH NC 27610-4733	
CURRENT RESIDENT	716 CROWN CROSSING LN	RALEIGH NC 27610	
CURRENT RESIDENT	2814 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	613 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	615 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	617 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	619 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	621 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	623 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	625 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	627 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	629 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	631 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	633 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	635 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	630 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	628 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	626 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	624 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	622 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	620 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	618 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	616 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	614 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	612 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	610 HILLTOP DR	RALEIGH NC 27610	
CURRENT RESIDENT	2707 GARNER RD	RALEIGH NC 27610	
CURRENT RESIDENT	2822 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	2830 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	820 CROWN CROSSING LN	RALEIGH NC 27610	
CURRENT RESIDENT	908 SEABROOK RD	RALEIGH NC 27610	
CURRENT RESIDENT	845 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2701 GARNER RD	RALEIGH NC 27610	
CURRENT RESIDENT	733 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2519 GARNER RD	RALEIGH NC 27610	
CURRENT RESIDENT	824 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	832 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2800 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	917 SEABROOK RD	RALEIGH NC 27610	
CURRENT RESIDENT	1015 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	1020 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2813 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	820 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2809 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	909 SEABROOK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2810 DEER COVE LN	RALEIGH NC 27610	
CURRENT RESIDENT	2831 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	2817 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	2821 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	2839 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	1011 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2805 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	917 CROSS LINK RD	RALEIGH NC 27610	
CURRENT RESIDENT	2515 GARNER RD	RALEIGH NC 27610	
CURRENT RESIDENT	2818 HERNDON VILLAGE WAY	RALEIGH NC 27610	

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CURRENT RESIDENT	2826 HERNDON VILLAGE WAY	RALEIGH NC 27610	
CURRENT RESIDENT	2519 Garner Rd UNIT H	RALEIGH NC 27610	
CURRENT RESIDENT	2810 Deer Cove Ln APT 101	RALEIGH NC 27610	
CURRENT RESIDENT	2810 Deer Cove Ln APT 102	RALEIGH NC 27610	
CURRENT RESIDENT	2810 Deer Cove Ln APT 103	RALEIGH NC 27610	
CURRENT RESIDENT	2810 Deer Cove Ln APT 104	RALEIGH NC 27610	
CURRENT RESIDENT	2820 Deer Cove Ln	RALEIGH NC 27610	
CURRENT RESIDENT	2820 Deer Cove Ln APT 101	RALEIGH NC 27610	
CURRENT RESIDENT	2820 Deer Cove Ln APT 102	RALEIGH NC 27610	
CURRENT RESIDENT	2820 Deer Cove Ln APT 103	RALEIGH NC 27610	
CURRENT RESIDENT	2820 Garner Rd	RALEIGH NC 27610	
DAFAA, MOHAMED	1106 TIMBER DR	GARNER NC 27529-4833	
DL RESTORATION I LLC	PO BOX 90846	RALEIGH NC 27675-0846	
DOBBIN, ROBERT L DOBBIN, SYLVIA	411 PLAZA DR	GARNER NC 27529-2731	
DOBBIN, WILLIE S JR DOBBIN, JOYCE	PO BOX 58133	RALEIGH NC 27658-8133	
ELABIDA, TRACY ATKINS ELABIDA, AZ	554 DALAFIELD AVE	STATEN ISLAND NY 10310	
ELLEBY, WILLIE F JR ATKINSON, JACQ	910 CROSS LINK RD	RALEIGH NC 27610-4733	
ENTERPRISE REALTY INVESTMENT 1	1525 STATION BLVD APT 421	AURORA IL 60504-4443	
ESPINOZA, ALFONSO MONDRAGON	1905 CROSS LINK RD	RALEIGH NC 27610-4732	
FELLERS POND LLC	ELLIOT KAHAN	121 HILLSIDE AVE	CHARLOTTE NC 28209-2105
FELLERS, TRACIE M FELLERS, ANDREV	TAJMA FERGUSON	252 CARMELL CT	MCDONOUGH GA 30252-5835
FOY, DONALD M	4901 DEPARTURE DR UNIT 58014	RALEIGH NC 27616-1837	
FULLER, ANITRA FULLER, ROBERT	2809 GARNER RD	RALEIGH NC 27610-4643	
GAY, VELMA INGRAM	905 SEABROOK RD	RALEIGH NC 27610-5733	
GEORGE, ANTHONY L SLYMAN, KATH	853 CROSS LINK RD	RALEIGH NC 27610-4730	
GILL, BOBBY GILL, CARDRIENNE S	1412 GRIFFIN CIR	RALEIGH NC 27610-4928	
GOODWIN, WILLIAM S GOODWIN, LI	945 CROSS LINK RD	RALEIGH NC 27610-4732	
GRAHAM, CYNTHIA M	901 CROSS LINK RD	RALEIGH NC 27610-4732	
GRAHAM, GOLDEN B	900 CROSS LINK RD	RALEIGH NC 27610-4733	
GRANDERSON PROPERTIES LLC	PO BOX 46503	RALEIGH NC 27620-6503	
GUPTA, ANGELA K	3316 BOULDER CT	RALEIGH NC 27607-3111	
HEMBRICK, VINCENT C TRUSTEE HEM	933 CROSS LINK RD	RALEIGH NC 27610-4732	
HIPP, TRACEY L	824 CROWN CROSSING LN	RALEIGH NC 27610-4063	
HOLLAND, ELIZABETH HOLLAND, OSC	800 CROWN CROSSING LN	RALEIGH NC 27610-4063	
JACOBS, GLENN D. JACOBS, CANDICE	836 CROWN CROSSING LN	RALEIGH NC 27610-4063	
JL DEVELOPMENT CUSTOM HOMES I	3732 SUNLAKE FARMS RD	APEX NC 27539-8392	
JOHNS, CARL	2701 OLD GARNER RD	RALEIGH NC 27610-4645	
JONES, GEORGE A JR JONES, IDA MAI	840 CROWN CROSSING LN	RALEIGH NC 27610-4063	
KEARNEY, BERNARD KEARNEY, ANNII	816 CROWN CROSSING LN	RALEIGH NC 27610-4063	
LUCC LTD OF RALEIGH	814 NEW BERN AVE # D	RALEIGH NC 27601-1602	
LUNSFORD, NATALIE T THOMPSON, T	828 CROWN CROSSING LN	RALEIGH NC 27610-4063	
MENTOR MASONIC LODGE #55	PO BOX 27762	RALEIGH NC 27611-7762	
MURRAY, ISAIAH REUBEN	1 MARKET ST APT 507	CAMDEN NJ 08102-2319	
NAMBO, RAUL DEL VALLE BERNAL, C	849 CROSS LINK RD	RALEIGH NC 27610-4730	
NYC NORTH LLC	27807 SAN CLEMENTE	SAN ANTONIO TX 78260-1847	
ORAS, ELISE ENGELGAU, CHAD	904 SEABROOK RD	RALEIGH NC 27610-5734	
PEADEN, SUSAN ELLEN W	913 SEABROOK RD	RALEIGH NC 27610-5733	
PERRY, ALFRED C PERRY, BERNICE	949 CROSS LINK RD	RALEIGH NC 27610-4732	
PERRY, ALFRED COTTEN PERRY, BERN	949 CROSS LINK RD	RALEIGH NC 27610-4732	
PHILLIPS, ANITA GAY	713 CROSS LINK RD	RALEIGH NC 27610-4728	
PICKETT, HENRY B PICKETT, MARY H	1604 E DAVIE ST	RALEIGH NC 27610-3316	
PULLEY, RANDY L SR	844 CROWN CROSSING LN	RALEIGH NC 27610-4063	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
RCJ AXE LLC	2133 US HIGHWAY 70 E	GARNER NC 27529-9422	
REDA, DAWIT	2834 HERNDON VILLAGE WAY	RALEIGH NC 27610-4888	
RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK NY 10001-2170	
SEMINARY LANE ASSOCIATES	PO BOX 1147	LILLINGTON NC 27546-1147	
SORAL, NIKOLAUS	1013 S PERSON ST	RALEIGH NC 27601-2648	
TESFAY, BIRUK UNQUAY TEFAY, HAE	2838 HERNDON VILLAGE WAY	RALEIGH NC 27610-4888	
THRU THE DOOR HOLDINGS LLC	8311 BRIER CREEK PKWY STE 105-69	RALEIGH NC 27617-7328	
TRIANGLE COMFORT PROPERTIES LLC	2232 STONY BOTTOM DR	RALEIGH NC 27610-6086	

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TURNER, KIMBERLY H TURNER, JAME 832 CROWN CROSSING LN
VANBLON INVESTMENTS LLC 10720 CHESHIRE CT
WATSON, WARDELL WATSON, RUTH 828 CROSS LINK RD
WILLIAMS, DON BERNARD WILLIAMS 932 CROSS LINK RD
XIE, HAO LI, XIANGLIN 152 BALTUSROL PL

RALEIGH NC 27610-4063
RALEIGH NC 27615-1243
RALEIGH NC 27610-4731
RALEIGH NC 27610-4733
SAN RAMON CA 94583-3805

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deliver all of the required neighborhood meeting notification letters in addressed envelopes with paid postage to the City of Raleigh Department of Planning and Development and that City staff confirmed by email (copy attached) the letters were deposited with the US Postal Service on the 31st day of May, 2022. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

July 21, 2022

Date

RE: Neighborhood meeting lists for 919 Cross Link Rd

 Shaughnessy, Sarah <Sarah.Shaughnessy@raleighnc.gov>
To: ● Nicholas, Wayne

 You replied to this message on 6/1/2022 2:26 PM.


Hi Wayne,

Could you send me a copy of the final meeting notice so that I can upload it to our website?

I mailed the notices yesterday afternoon.

Thanks,

Sarah Shaughnessy, AICP, MPH
Planner, 919-996-2234
City of Raleigh | Planning & Development
One Exchange Plaza | Suite 300
Raleighnc.Gov

 Reply

 Reply All

 Forward



Wed 6/1/2022 2:15 PM

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]

SUMMARY OF ISSUES AT NEIGHBORHOOD MEETING

A neighborhood meeting was held on June 16, 2022 (date) to discuss a potential rezoning located at 919 Cross Link Road (PIN #: 1712058582) (property address). The neighborhood meeting was held at Biltmore Hills Park Community Center, Raleigh (location). There were approximately 11 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic-related: traffic coming to and from Biltmore Hills Park community center; speeding vehicles; affect of proposed development on area traffic; traffic flow related to roundabout in area that was constructed by City; maintenance of landscaping in medians and roundabout in the area; no more roundabouts on narrow streets.

Nearby Properties: impact of proposed development; security and pedestrians walking through yards of adjacent properties; property values; potential for proposed development to have issues similar to other developments in area; covenants for maintenance of yards/properties; trash in the area; barrier between new development and adjacent developed properties; quality of new development, appearance/design; trees between new development and existing subdivision to the north; preserve neighborhood; create opportunity for balance of housing types.

Rezoning Process: Neighbors want to be included and want their voices heard about what they expect to see in future.

General: Cost of housing; affordability; higher density.

Questions:

Notice to citizens about rezoning proposals and options for citizen input? Location of proposed entrance for new development? What is difference between zoning map change and UDO text amendment? Do zoning conditions run with the property? Will any units be designated affordable? Will proposed development connect to existing apartment site to the south?

Comments from Neighbors: One attendee stated they are not opposed to townhouse development if done appropriately, including some type of barrier between proposed development and existing homes. Two attendees mentioned they would like to see single-family dwellings proposed.

Applicant and Planning Department Staff in attendance noted the City will look at traffic, stormwater, water and sewer service, and other related aspects as part of reviewing development plan for the property. Planning staff explained process for future notices about the proposed rezoning once application is submitted, methods for sharing comments with City Council and Planning Commission, and that staff will review and analyze proposed rezoning for consistency with Raleigh's Comprehensive Plan.

REDLINE COPY OF EXISTING ZONING CONDITIONS WITH PROPOSED CHANGES

~~Ordinance (2004) 745 ZC 560~~

~~Effective 12-7-04~~

~~Z-62-04—Cross Link Road, west side, being Wake County PIN 1712-05—
8573. Approximately 10.0 acres rezoned to Residential-6 Conditional Use.~~

Conditions: ~~11/20/04~~

- ~~1. Development of the subject property will be limited to single-family detached dwellings.~~
- ~~1. As part of developing the property subject to this conditional zoning, the developer/property owner shall construct a connection from the internal pedestrian network for the development to the boundary of the greenway easement required to be dedicated under UDO Section 8.6.1(A). Details regarding this connection shall be shown on the site plan for development allowed by this conditional zoning.~~
- ~~2. The maximum number of units proposed will not exceed 43 units.~~
- ~~3. Cross-access will be provided to adjacent properties to the north and south.~~
- ~~4. Reimbursement for future right of way dedication shall remain at pre-existing R-4 rates.~~
- ~~5. All structures shall be residential in character with the principal roof structure having a minimum 3:12 pitch; traditional residential siding of brick, masonry, synthetic stucco or wood, masonite, hardiplank or vinyl lap siding; with windows & doors combined representing no less than 15% and no greater than 60% of the front facade.~~
- ~~6. All structures shall be no greater than two (2) stories or thirty-five (35) feet in height.~~
- ~~7. All parking will be limited to accommodate individual dwellings and no parking lots will be installed between the structures and Cross Link Road.~~
- ~~8. Prior to subdivision or building permit issuance, whichever shall first occur, the property owner shall dedicate a 10' (adjoining the right of way) x 6' (deep) transit easement adjacent to Cross Link Road to support transit services in the area. The transit division shall review and approve the easement location and the City Attorney's office shall approve the easement document prior to recordation.~~

REZONING APPLICATION ADDENDUM #1

STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN: PROPOSED REZONING (919 CROSS LINK RD)

This rezoning proposes to maintain the R-6 base zoning designation on the existing portion of the subject property zoned R-6-CU and modify the previously approved zoning conditions (case Z-62-2004) and rezone the remaining portion of the subject property currently zoned R-10 to the same R-6-CU district. The applicant proposes as a zoning condition that a connection will be constructed from the internal pedestrian network for development to greenway easements that will be dedicated in accordance with UDO requirements.

Since the property's existing zoning was approved in 2004, Raleigh's Comprehensive Plan has been updated to include certain goals and policies for development which are not aligned with the previously approved zoning. In association with the Plan updates, changes to the Unified Development Ordinance (UDO) were adopted to increase and enhance opportunities for creating developments near frequent transit routes that include more variety of housing types. Based in part on these changes, the proposed change to the property's existing zoning is overall consistent with Comprehensive Plan and will allow for development of the property that supports the Plan's vision and goals and furthers several policies in multiple topic areas of the Plan. The following describes consistency of the request with the Future Land Use Designation, Urban Form Map, and applicable policies of the 2030 Comprehensive Plan.

Future Land Use Designation and Urban Form Map

The Future Land Use Map designates the subject property within the Low Density Residential category. Although this category encompasses many single-family neighborhoods in Raleigh, the Plan notes smaller lots, townhouses and multifamily dwellings would be appropriate in this category if developed as part of a conservation subdivision. In addition, subsequent to adoption of the Plan, the Urban Form Map was amended and currently designates Cross Link Road as an Enhanced Transit Corridor and encompasses the subject property within a Frequent Transit Area, as part of a goal to allow more people to live and to work in areas served by frequent transit. Amendments to the Map were accompanied by changes to the Unified Development Ordinance (UDO) that better support options for development of "missing middle" housing types in areas near frequent transit, including duplexes, townhouses and small apartments.

Applicable Comprehensive Plan Policies

Comprehensive Plan policies supported by the proposed rezoning are listed below (shown in italics). Where relevant, two or more individual related policies have been grouped together and a single comprehensive response describing consistency of the proposed rezoning to those policies is provided below the grouping.

- ***Policy LU 3.2 Location of Growth:*** *The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.*

The subject property is an undeveloped site within the City's corporate limits, adjacent to public water and sewer service, and surrounded by existing single- and some two-unit and multi-unit attached residential building types.

- **Policy LU 8.11 Development of Vacant Sites:** *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.*

The property has significantly more depth than width, approximately four times as deep as it is wide for the majority of the site. The eastern portion of the property fronting Cross Link Road is approximately one-half the width of the remaining area. The western portion of the property is traversed by a riparian buffer and contains a pond. In combination, the above-described constraints make development of the property under the existing zoning difficult and essentially impractical.

- **Policy LU 2.5 Healthy Communities:** *New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.*
- **Policy LU 4.5 Connectivity:** *New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.*
- **Policy T 5.4 Pedestrian and Bicycle Network Connectivity:** *Continuous pedestrian and bicycle networks should be provided within and between existing and new developments to facilitate safe and convenient pedestrian and bicycle travel free of major barriers and impediments such as cul-de-sacs and large parking lots.*

Development of the subject property will include pedestrian connections that provide residents access to amenity/open space areas within the development, as well as access to existing and planned sidewalks and greenway corridors in the vicinity that link to public and institutional facilities in the community, such as Biltmore Hills Park north of the subject site. In addition to the pedestrian connections, development of the site will also provide vehicular connections, as required and where feasible, to adjacent properties and/or existing developed sites to provide multiple options for access.

- **Policy LU 4.6 Transit-oriented Development:** *Promote transit-oriented development around planned bus rapid transit (BRT) and fixed commuter rail stations through appropriate development regulation, education, station area planning, public-private partnerships, and regional cooperation.*
- **Policy LU 4.9 Corridor Development:** *Promote pedestrian-friendly and transit-supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.*
- **Policy LU 4.19 Missing Middle Housing:** *Duplexes, triplexes, quadruplexes, and townhomes should be encouraged in existing neighborhoods in and near station areas.*

Additional housing stock and a diversity of housing types are needed in areas served by BRT to help ensure that as many people as possible have access to the service.

- **Policy LU 8.1 Housing Variety:** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*
- **Policy UD 8.3 Transit Area Infill:** *Encourage sensitive densification in areas surrounding transit routes by promoting “missing middle” housing and accessory dwelling units in nearby residential areas, and the retrofit or redevelopment of existing underutilized properties.*
- **Policy H 1.1 Mixed-income Neighborhoods:** *Promote mixed-income neighborhoods throughout the city, particularly within high-density development at employment centers, downtown, within NRSAs, and along transit corridors.*

As shown on the Urban Form Map, the subject site is adjacent to/accessed from an Enhanced Transit Corridor (Cross Link Road) and located within a Frequent Transit Area. As required by the UDO, development of the property will include pedestrian connections throughout the development, as well as access to existing and planned sidewalks and greenway corridors in the vicinity that provide links to business, civic, institutional and recreational opportunities in the community. Based on the property's location and updates to the Comprehensive Plan and associated changes to the UDO pertaining to Missing Middle housing, the requested zoning will provide more options for developing the property with different housing types than allowed under the current zoning and those possible at the time existing zoning was adopted. In turn, allowing for more housing-type options on the subject site will provide increased opportunities and flexibility for effectively responding to the housing needs of a greater portion of the overall community.

- **Policy LU 8.9 Open Space in New Development:** *New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.*
- **Policy EP 2.1 Natural Resource Protection:** *Ensure protection of Raleigh's unique and significant natural resources – its natural areas, landscapes, and ecological systems – through best practices management, stewardship, conservation, restoration, and land use regulations.*
- **Policy EP 2.3 Open Space Preservation:** *Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas, priority aquatic and wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.*
- **Policy EP 2.6 Greenway System:** *Continue to build a park and greenway system that is: interconnected; protects native landscapes, water quality, and areas of ecological significance, such as priority wildlife habitats; and serves the broad and diverse outdoor recreation needs of community residents.*

- **Policy PR 3.13 Greenway-oriented Development:** *Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.*
- **Policy PR 5.4 Improving Park Access:** *Public spaces should be included in private developments that can connect to and benefit from their proximity to public infrastructure and spaces such as greenway trails, public sidewalks, and plazas.*
- **Policy UD 4.1 Public Gathering Spaces:** *Encourage the development of public gathering spaces within all developments. Such spaces should be designed to attract people by using common and usable open space, an enhanced pedestrian realm, streetscape activation, and retail uses.*

The western portion of the subject property contains a pond and is traversed by a stream and associated riparian buffer, with the areas surrounding these features to remain undeveloped. As a result, it is anticipated that residential use of the property would be located between the site's frontage along Cross Link Road and these natural areas. These natural areas are intended to be incorporated into development on the property as open space/amenity area and include corridors for greenway connections to be dedicated to the City. These areas would serve multiple purposes including resource protection, tree preservation, wildlife habitat, outdoor recreation, visual amenity, and gathering space for residents at locations along the perimeter. It is also anticipated that pedestrian connections will be created as part of development to provide residents access to both the open space/amenity areas as well as to existing and planned sidewalks and greenway corridors in the vicinity. The connections will link development on the subject property to public and institutional facilities in the community, such as Biltmore Hills Park north of the subject site.

- **Policy T 5.10 Building Orientation:** *All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.*

Development on the property is planned to incorporate buildings that face primary street(s) to enhance pedestrian access/circulation within the development and to adjacent pedestrian circulation routes within the community.

REZONING APPLICATION ADDENDUM #1

PUBLIC BENEFITS STATEMENT: PROPOSED REZONING (919 CROSS LINK RD)

The proposed rezoning is reasonable and in the public interest for the following reasons:

- 1) The proposed zoning will require minimal extension of public services for development on the property as it is currently an undeveloped site within the City's corporate limits, adjacent to existing roads and public water/sewer service.
- 2) The proposed zoning provides for increased residential development density on a site located adjacent to an Enhanced Transit Corridor and within a Frequent Transit Area, allowing more people to live and to work in areas served by frequent transit and providing residents with alternative mobility options.
- 3) The proposed zoning will increase Raleigh's housing supply and allow for more housing-type options on the subject site, providing increased opportunities and flexibility for effectively responding to the housing needs of a greater portion of the overall community.
- 4) The proposed zoning requires pedestrian connections as part of development on the site to provide residents access to amenity/open space areas within the development, as well as access to existing and planned sidewalks and greenway corridors in the vicinity that link to business, civic and institutional facilities in the community.