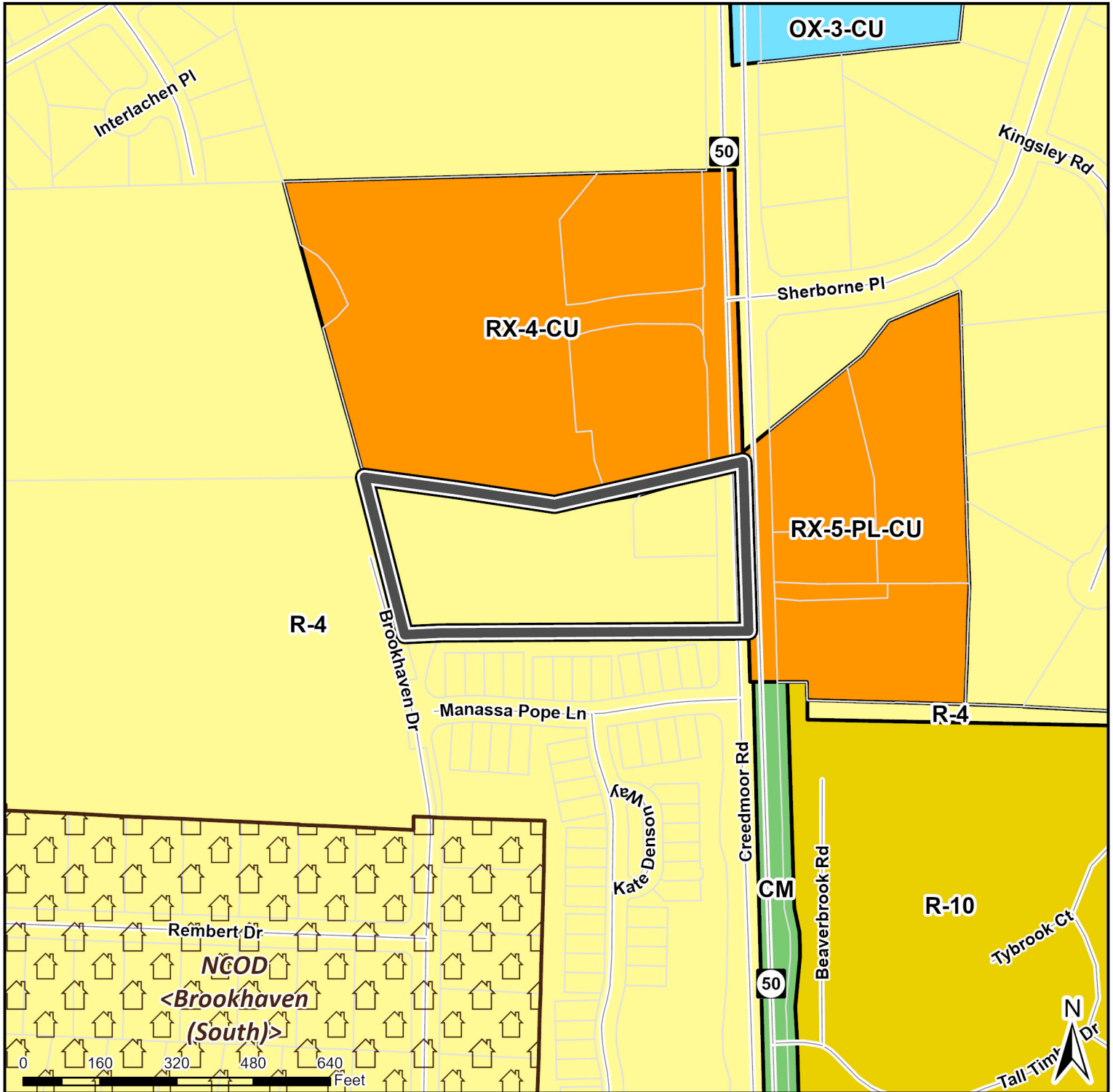
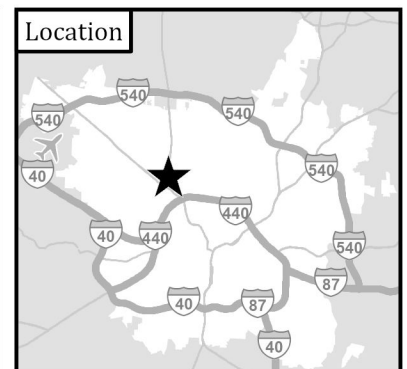


Existing Zoning

Z-94-2022



Property	5201 & 5203 Creedmoor Rd
Size	4.81 acres
Existing Zoning	R-4 & RX-4-CU
Requested Zoning	PD



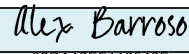
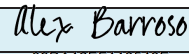


Rezoning Application and Checklist

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 type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district: R-4	Height:	Frontage: none	Overlay(s): none
Proposed zoning base district: OX	Height: 5	Frontage: PL	Overlay(s): none
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: 5201& 5203 Creedmoor Road		
Property PIN: 0796455561; 0796452473		
Deed reference (book/page): 012538/02614		
Nearest intersection: Creedmoor Road and Manassa Pope Lane		Property size (acres): 4.81 acres
For planned development applications only:	Total units: 320	Total square footage: 560,000
	Total parcels: 1	Total buildings: 1
Property owner name and address: Willie Earl Wilson c/o Randolph L Worth Attorney at Law PO Box 20825 Raleigh, NC 27619-0825		
Property owner email: rlworth@worthlawnc.com		
Property owner phone: 919-571-6464		
Applicant name and address: Vista Residential Partners-NC, LLC, 4000 Westchase Blvd Suite 310, Raleigh, NC 27607		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: (919) 762-8652		
Signed by: 		
Applicant signature(s): 		
Additional email(s): 09DA12EF118548E...		

RECEIVED

By Hannah Reckhow at 8:42 am, Sep 18, 2023

raleighnc.gov

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

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.

OFFICE USE ONLY

Rezoning case #

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.

1. The Future Land Use Map designation for these properties is Moderate Scale Residential, which "envision[s] a range of housing types," generally up to and including smaller apartment buildings. The proposed rezoning will facilitate residential uses which are similar to what is envisioned by the moderate scale residential designation.

2. This location does not have an urban form designation.

3. The proposed rezoning is consistent with multiple Comprehensive Plan policies including LU 2.2 (Compact Development); LU 3.2 (Location of Growth); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-use); LU 8.10 (Infill Development) and H 1.8 (Zoning for Housing).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The rezoning request is reasonable and in the public interest because it supports greater housing availability and an added housing type close to a significant urban growth center, Crabtree Valley Mall, as well as a bus line along Creedmoor Road. Thus, this development will facilitate housing with transit access and is close to jobs and retail opportunities in the nearby city growth center.

The site is near jobs and services and is currently underutilized. The location is currently developed with two rural-type residences and, therefore, a rezoning will allow for greater utilization of the site within the existing urban footprint.

The proposed rezoning has the potential to create retail opportunities along Creedmoor Road if the use becomes appropriate in the future.

Rezoning Application Addendum #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLYRezoning case #

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

None

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A



Urban Design Guidelines Addendum

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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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Urban Form Designation: none

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

1	All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.
	Response: The proposed zoning encourages a mix of retail and office and/or residential uses. This planned development will only be a single building and it will have a building forward street frontage along the pedestrian oriented street. Therefore, it will be compact, well-integrated, and pedestrian friendly.
2	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.
	Response: Zones A and B of the neighborhood transition requirements will apply between the subject property and adjacent residential use, requiring additional setbacks and landscaping.
3	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 street. Preferred and discouraged street networks.
	Response: Though limited by the small size of the site, a pedestrian path is proposed to connect the site to the surrounding community.
4	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 Street Plan. Streets should connect adjacent developments.
	Response: Though limited by the small size of the site, a pedestrian path is proposed to connect the site to the surrounding community and adjacent park.

5	New development should be composed 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.
	Response: The small size of this site precludes creation of new block faces.
6	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.
	Response: The structured parking facility will be interior to the building with a side entrance and, therefore, will not be visible from Creedmoor Road. Further, the planned development's single building will abut the street frontage.
7	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.
	Response: The planned development's singular building will be located close to the pedestrian-oriented street with the parking facility masked from view. There will not be parking along the pedestrian oriented street frontage.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: N/A
9	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.
	Response: The pedestrian path will be accessible from the building, and the amenity area is located on the south side of the building to maximize sun exposure.
10	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.
	Response: The retail-type space at the front of the building will have direct access from the street and be visually permeable.
11	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.
	Response: The retail-type space will be located along the street frontage.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.
	Response: A portion of the open space will be visually enclosed by the single building proposed.

13	New public spaces should provide seating opportunities.
	Response: This guideline will inform the design process in the future.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: The site's parking will be in a structured parking facility that will be located in the interior of the site.
15	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.
	Response: No surface parking lot is proposed.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response: This guideline will inform the design process in the future.
17	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.
	Response: There is a #36 bus stop one block north of this site.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: This planned development is within walking distance of transit stops along Creedmoor Road. Creedmoor Road has sidewalks along this portion of the road.
19	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.
	Response: This guideline will inform the design process in the future.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: This guideline will inform the design process in the future.

21	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.
	Response: This guideline will inform the design process in the future.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: Sidewalks within the public right of way will be constructed as required by the City.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Street trees will be planted in accordance with city and state requirements.
24	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.
	Response: The proposed building will have a strong presence along the site's single roadway frontage.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: This guideline will inform the design process in the future.
26	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.
	Response: This guideline will inform the design process in the future.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Parking Limited frontage will balance pedestrian movement and social interaction along the roadway frontage.

Downtown Urban Design Guidelines

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

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

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

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response: n/a
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	Response: n/a
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response: n/a
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	Response: n/a
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	Response: n/a
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response: n/a

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response: n/a
8	Building entries should be at grade.
	Response: n/a
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response: n/a
10	The use of solid roll-down security gates is discouraged.
	Response: n/a
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	Response: n/a
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response: n/a
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response: n/a
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	Response: n/a
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	Response: n/a

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	Response: n/a
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response: n/a
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response: n/a
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response: n/a
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response: n/a
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response: n/a
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response: n/a
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response: n/a

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	Response: n/a
25	Walls of buildings should parallel the orientation of the street grid.
	Response: n/a
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	Response: n/a
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response: n/a
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response: n/a
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	Response: n/a
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	Response: n/a
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	Response: n/a

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response: n/a
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response: n/a
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response: n/a
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response: n/a
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response: n/a
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response: n/a
38	A minimum of 35 percent of each upper story should be windows.
	Response: n/a
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response: n/a
40	Buildings may step back further at intersections in order to articulate the corners.
	Response: n/a

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	Response: n/a
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	Response: n/a
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	Response: n/a
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	Response: n/a
45	All mechanical and electrical mechanisms should be concealed.
	Response: n/a
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	Response: n/a
47	Signs should be constructed with durable materials and quality manufacturing.
	Response: n/a
48	Sign bands above transom and on awnings are preferred signage locations.
	Response: n/a
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	Response: n/a

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response: n/a
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	Response: n/a
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	Response: n/a

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

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). 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 currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,

ATTESTATION TEMPLATE

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 that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the _____, day of _____, 2020. 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

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on December 7, 2022 (date) to discuss a potential rezoning located at 5201 and 5203 Creedmoor Road (property address). The neighborhood meeting was held at Greystone Recreation Center, 7713 Lead Mine Road, Raleigh NC 27615 (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attachment A.
See attachment A.
See attachment A.
See attachment A.
See attachment A.
See attachment A.
See attachment A.
See attachment A.

Attachment A

On Wednesday, December 7, 2022, at 6:00 p.m., the applicant held an in-person neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning.

The neighborhood meeting began with a short presentation by Molly Stuart, attorney for the applicant. During this presentation Molly Stuart

- stated that this meeting is essentially a repeat of the previous meeting;
- said that the reason for this meeting was because the previous meeting notice did not mention that OX will be the base zoning;
- explained the rezoning process and how it can take 6-10 months;
- stated that an application had not yet been filed;
- explained that once an application is filed, people will be able to track the progress of the application with the case number;
- stated that after staff review, we will have another neighborhood meeting; and
- explained what a planned development requires.

Afterward, Molly Stuart and a representative from the applicant took questions from the attendees.

1. To whom do you send the neighborhood meeting notices?
 - a. Owners and tenants within 500 feet of the site. If there is a multi-tenant site, we will post a sign.
2. How do they measure the 500 feet?
 - a. It is measured from the entire perimeter of the site.
3. Will the development you're proposing have an entrance behind the houses on Manassa Pope?
 - a. Yes, as currently envisioned, the entrance will be at the southeast corner of the parcel. This is based on our current plans. We had to move it south because the entrance to Magnolia Glen is in the southeast corner of their development and the city didn't want the access points to be too close together.
4. There is another new apartment complex coming near us as well, right?
 - a. Yes, there is a multi-family development coming in across Creedmoor from this site. That is distinct from our project.
5. Who asked you to move the access point near the Manassa Pope houses?
 - a. The city mentioned it in a pre-submittal meeting.
6. The access road, will it be for egress and ingress?
 - a. Yes, it will be two lanes and be used for egress and ingress.
7. What does R-4 mean?
 - a. It's a residential district that used to mean 4 units per acre. It means suburban and lower density than R-6 and R-10.
8. What is the grade on this property? Is it higher than Manassa Pope?
 - a. There may currently be a higher grade, but in order to control stormwater runoff we may need to grade the site to limit that runoff.

9. The last time I was here I mentioned that I didn't want to look at a 5-story building behind my house, but now I'm more concerned about the positioning of the access road. We're worried about having two access roads so close together (access for this project and access for Manassa Pope). We think the south bound deceleration lane on Creedmoor is too short.
10. Has there been a traffic study?
 - a. Not yet, but there likely will be. That may recommend traffic improvements.
11. We would rather have the egress and ingress be on the northern part of the parcel.
 - a. We will bring that up with the city.
12. Will there be a swimming pool on the southern boundary? We think they're loud and obnoxious.
 - a. Our new graphics now have an amenity site where the pool used to be, but that may become a pool in future plans. Ultimately, this isn't student housing or something like that so it may not be super rambunctious. Our pools are usually open dawn to dusk and we try to control them to keep them from being obnoxious to neighbors.
13. What was the change from the previous meeting?
 - a. We changed the base district. We also eliminated the retail space on Creedmoor Road, but we will have the potential to put retail somewhere in the development.
14. Why do you have to have mixed use?
 - a. This is a requirement for planned developments that are only one building. However, it's important to note that it is necessary to have the potential for mixed use, but we do not have to actually make the building mixed use by renting space to a retailer, for example.
15. What are the advantages of PD?
 - a. It helps us create developments that don't perfectly fit into existing zoning rules. The benefit to residents is that in PD developments we have to provide a lot of information to residents and the city council before they vote on the rezoning.
16. Is it still 300 units?
 - a. It is around 280 units now. We are in a conceptual phase right now so we may put a higher number in a filing to give ourselves some wiggle room, but our plan right now is 280 units.
17. What will the height be?
 - a. Five stories.
18. Will the garage be five stories as well?
 - a. It will be around 6, but it will be in an area that is a lower grade so it will not be any higher than the 5-story part.
19. Where will the garage be?
 - a. It will be in the middle surrounded by the building. Neighbors shouldn't be able to see the garage.
20. How does the city determine traffic impact?
 - a. The TIA will calculate existing use of the nearby intersections and then calculate the likely increase in traffic that your development will create and then recommend road changes that the development will pay for.
21. What kind of apartments will these be?
 - a. Class – A, so top of the market.
22. Will there be balconies at the back of the building?

- a. We haven't gotten that far.
- 23. The site currently has a major slope.
 - a. Yes, we will probably have to do some grading.
- 24. When would this start construction?
 - a. Probably 2024.
- 25. We are very concerned about noise and traffic.
- 26. Is this age restricted?
 - a. Not currently.
- 27. Can we flip this whole thing so the cars and pool face north?
 - a. We're open to ideas about the design.
- 28. I feel like the north side has more buffer.
 - a. It is less than the south. The south is 50 feet off the property line.
- 29. How much setback will there be from Creedmoor Road?
 - a. It's small. The city wants small setbacks.
- 30. Will there be a fence on the south side?
 - a. I think we can do that. Normally we don't usually do that.
- 31. How many bedrooms will the units be?
 - a. There will be a mix of 1-, 2-, and 3-bedroom apartments.

Planned Development Narrative (Section 4.7.4(B))

1. Modifications to UDO requirements:

Two modifications to UDO requirements are requested:

UDO Section	Topic	Requirement	Modification
8.3.5.C.1.a	Compliance with Raleigh Street Design Manual - Driveway-to-intersection spacing only (RSDM Sec. 9.5)	Min. 200'	Min. 125' from Manassa Pope Lane if approved by the North Carolina Department of Transportation
3.5	Maximum building height within Zone C of neighborhood transition	Maximum building height of 40' at the Zone C boundary, rising at a 45-degree angle away from the Residential District boundary	Max. height: 65'

2. The proposed maximum number of dwelling units by building type for each PD subdistrict:

There will be a maximum of 320 dwelling units in a mixed use building type.

3. The proposed maximum square footage of nonresidential floor area by building type for each PD subdistrict:

No non-residential floor area is proposed, though accessory uses will be accommodated within the proposed retail-appropriate space. With respect to accessory uses, the mixed use-type building will have a maximum of 4,000 square feet of leasing/lobby space and a maximum of 5,000 square feet of space for amenities.

4. Consistency with the Urban Design Guidelines and the General Design Principles for PD Districts:

A. When at least 20 residential units are proposed, the project includes a variety of housing stock that serves a range of incomes and age groups, and may include detached houses, attached houses, townhouses, apartments and dwelling units above first floor commercial spaces.

The planned development will provide multi-family, apartment housing which will include one, two and three bedroom units serving a diverse population ranging from single professionals to families. The

development will also serve a wide range of income and age groups and will include residential units above ground floor space constructed to accommodate retail use and containing accessory uses.

B. Uses are compact and well-integrated, rather than widely separated and buffered.

The planned development will consist of a single building and, therefore, will be compact and well-integrated.

C. Compatibility among different uses is achieved through effective site planning and architectural design.

This planned development will accommodate residential and its accessory uses within a single building featuring a traditional integration of those uses. The first floor will provide accessory office space and will have a retail-type space along Creedmoor Road to create a mixed use building type accommodating a variety of functions.

D. A variety of business types are accommodated, from retail and professional offices to live-work. Office uses vary from space for home occupations to conventional office buildings. Retail uses range from corner stores to larger format supermarkets.

This planned development has the potential to accommodate a variety of smaller accessory uses and will provide multi-family housing units. The site will allow for home occupations of the residents by providing a business center as well as co-working and home office areas as an amenity. This will include offices for daytime use by residents, including both private, walled offices and common group-working areas. In addition, a space within the first floor of the building along Creedmoor Road will be suitable for retail use and will not contain dwelling units.

E. Special sites, such as those at a terminated vista, are reserved for public or civic buildings and spaces that serve as symbols of the community, enhancing community identity.

A tree conservation area is located immediately adjacent to Brookhaven Park, extending the forested character of the park. A garden amenity area will be located between the tree conservation area and the planned development building thereby maximizing green space and ensuring a blended transition area between the wooded area of the park and the planned development building as well as a protected adjacent vantage point toward the park.

F. The project includes a variety of street types designed to be accessible to the pedestrian, bicycle and automobile. Streets are connected in a way that encourages walking and reduces the number and length of automobile trips.

This small site will be connected to Creedmoor Road which will have sidewalks along this frontage. There will also be a publicly accessible pedestrian path through the site and connecting through the Brookhaven Drive right of way adjoining the southern property boundary to the existing sidewalk within Brookhaven Drive and south of Manassa Pope Lane, providing an outdoor connection through the site and between the site and the adjacent elementary school property. The pedestrian path will accommodate bicycles and will connect Brookhaven Drive and Manassa Pope Lane to Creedmoor Road, which will

provide a 6' protected bike path when built out according to the Raleigh Street Plan. The pedestrian path will provide an alternate route from York Elementary School and the Copper Ridge neighborhood to the sidewalk leading to the bus stop located immediately to the north of the site along Creedmoor Road.

G. Bicycle circulation is accommodated on streets and on dedicated bicycle paths, greenways or trails with adequate bicycle parking facilities being provided at appropriate locations.

Bikes will be able to access the pedestrian path to be provided on the site and connecting to Brookhaven Drive, and bicycle parking and storage areas will be provided. Bicycles will also be able to access the site via the above-curb bike lane to be located on the Avenue 6-Lane, Divided, Creedmoor Road once that facility has been constructed in accordance with the street plan.

H. Building facades spatially delineate the streets and civic spaces, and mask parking lots.

Buildings and landscaping will take precedence over auto-oriented elements of this development to achieve a distinct sense of place. The parking will be located within in a deck that will be interior to the site and screened with active uses. The Parking Limited frontage will ensure the façade provides a street wall appropriate to its surroundings. The access to the parking area on the interior of the site will be facing the side of the building, further maintaining the integrity of the street wall. Additionally, the garden and pool courtyard areas will be delineated by the building.

I. Architecture and landscape design are based on the local climate, topography, history and building practice.

The building's architecture and site landscape will be complementary to the surrounding developments as well as the recently approved design of a nearby site, 5200 Creedmoor Road (ASR-0024-2022), with respect to brick, fiber reinforced siding, and glazing.. The planned development will respond to topography issues on the southern portion of the property in a manner that benefits the adjacent properties as it relates to stormwater detention. The current topography has created stormwater issues for the southern neighbors, and the project will address these issues by improving the stormwater drainage. The proposed project will provide improved drainage and underground detention that will detain and redirect stormwater runoff from the subject property into the storm system in compliance with all City and State requirements. The project will also provide a transitional zone on the southern portion of this site to continue the tree buffer existing along the southern property boundary.

J. The project includes open space as a significant element of the project's design. Formal and informal, active and passive open spaces are included. Open spaces may include, but are not limited to, squares, plazas, greens, preserves, farmers markets, greenways and parks.

The development includes a tree conservation area in the northwest corner of the planned development, overlooked by a garden courtyard, extending this open space. A pedestrian path will provide linear and active open space linking this community to Manassa Pope Lane and Creedmoor Road. A pool with a grill and entertaining space will provide additional active open space. An additional garden courtyard will be provided along the north side of the building.

K. The project is compatibly integrated into established adjacent areas, and considers existing development patterns, scale and use.

Through use of green space, tree conservation, and a buffer yard, the project will form a bridge between a mix of surrounding residential uses and civic, including townhomes, attached housing, and multifamily housing, as well as a school and a park. The planned development will help current neighbors at the southern edge of the property with an existing drainage and stormwater issue by providing improved drainage and underground detention that will detain and redirect stormwater runoff from the subject property into the storm system in compliance with all City and State requirements. The planned development will also provide a cross-access easement to neighboring property owners on the north side of the site. The tree conservation area in the northwest corner of the property will provide a transitional zone between the site and Brookhaven Park, and a portion of trees will be preserved along the western boundary to provide a buffer to the bus loop between the site and an adjacent school. Students residing on the property will have safe, pedestrian access to the school via Brookhaven Drive. The proposed building will continue the evolution of the surrounding area as reflected in the recently approved multifamily building at 5200 Creedmoor Road, across Creedmoor Road from this site.

L. The project is a clearly identifiable or legible place with a unique character or unique tradition.

While building on the variety of surrounding land uses and housing types, the planned development will provide a distinctive new housing option representing the growing needs for housing in this area. The building facades will include brick, fiber reinforced siding, and glazing to create a high-quality housing option that both reflects the design heritage of surrounding residences and the needs of a growing city – mirroring what is already underway across Creedmoor Road to the east (5200 Creedmoor Road ASR-0024-2022). A glass-front, retail-type space will be located on the eastern portion of the property along Creedmoor Road. This space will be distinguished from the residential areas on the site through the use of 12-foot ceiling heights and a retail-type street wall, giving it a unique character.

M. Public art, including but not limited to, monuments, sculpture and water features, is encouraged.

The site will include a pool as a primary water feature, visible from the walking path. The planned development will explore opportunities to integrate art into the building and landscaping, including through the use of brick patterning, green wall, sculptures, murals, and paving patterns.

N. Entertainment facilities, including but not limited to, live music venues and theatres, are encouraged.

The planned development will include a variety of indoor and outdoor entertainment uses, including a gaming and amusement area, a pool table, a pool with a grilling area for entertaining, and a dog park.

5. A description of how the PD District meets the intent of Sec. 4.1.1.F.

The use of the PD District for this project will both provide a relief mechanism for the application of Zone C of the Neighborhood Transition on this narrow site bridging two higher density residential uses while providing for additional certainty of design.

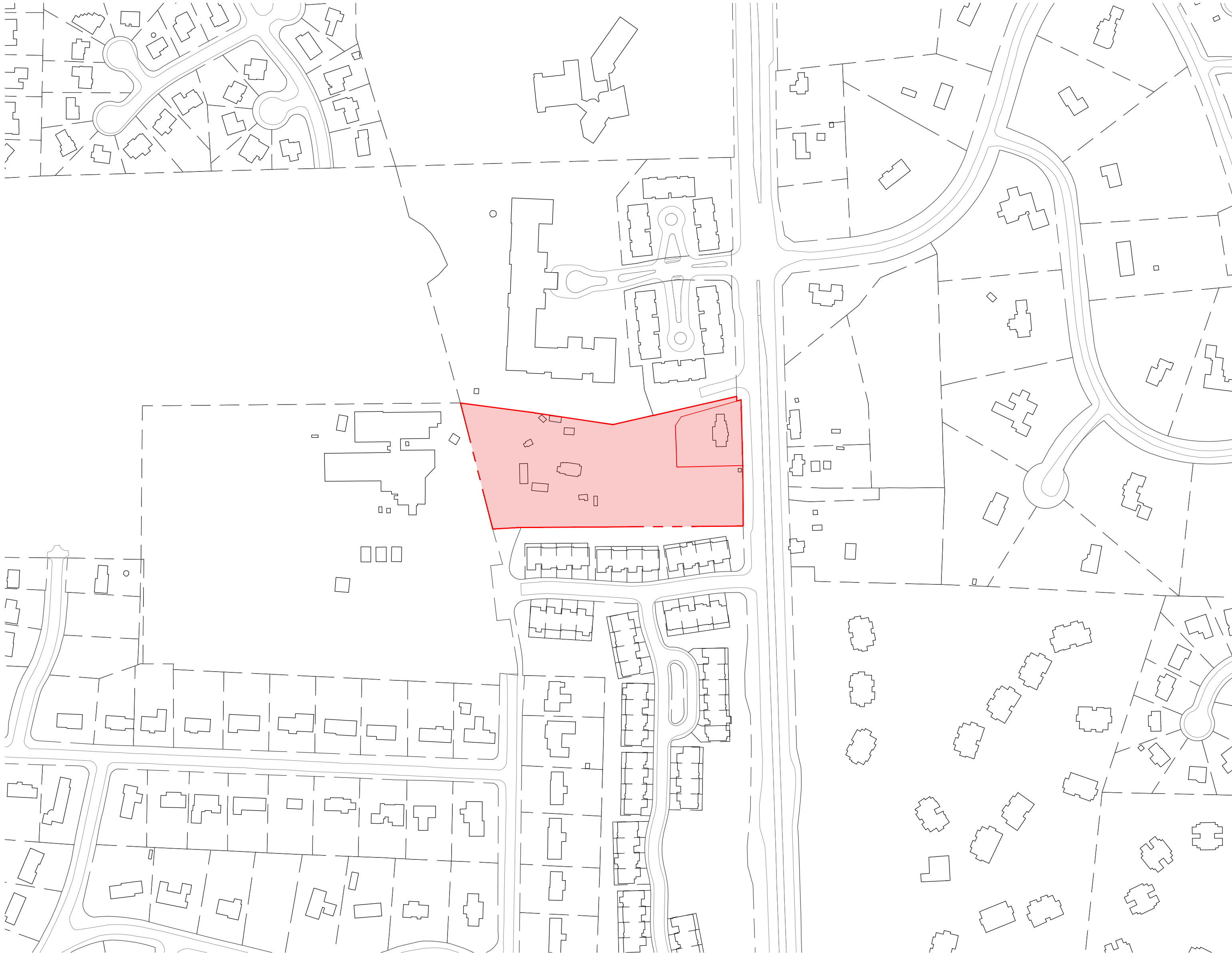
6. Additional requirements:

A. All non-residential principal uses shall be prohibited on the site.

- B. A public pedestrian path shall be provided connecting the Creedmoor Road right of way through the site to the Brookhaven Drive right of way and the existing sidewalk south of Manassa Pope Lane.
- C. The driveway access point on Creedmoor Road shall consist of one ingress lane and one egress lane and will be striped as a right-in/right-out access.
- D. A southbound right-turn lane into the driveway access point on Creedmoor Road shall provide a minimum of 75 feet of storage and appropriate deceleration and taper length.
- E. A stop sign shall be placed at the vehicular exit along Creedmoor Road.

GENERAL NOTES

1. SUBDISTRICTS AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
3. OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR MAY BE PROVIDED IN MULTIPLE SUBDISTRICT AREAS THROUGHOUT THE DEVELOPMENT.
4. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR MAY BE PROVIDED AS A SHARED FACILITY.
5. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
6. TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT BUT WILL REMAIN IN COMPLIANCE WITH CITY OF RALEIGH UDO SEC. 9.1.



VICINITY MAP

1" = 200'

Creedmoor Vista

PLANNED DEVELOPMENT DISTRICT/MASTER PLAN REZONING CASE#: Z-94-22 RALEIGH, NORTH CAROLINA

CONTACT INFORMATION

OWNER:
VISTA RESIDENTIAL PARTNERS
CONTACT: MARCOS VIDAL
ADDRESS: 4000 WESTCHASE BLVD. SUITE 310
RALEIGH, NC 27606
PHONE: (404) 835-5774

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN RICHARDS, PLA
ADDRESS: 150 FAYETTEVILLE ST.
SUITE 1310
RALEIGH, NC 27601
PHONE: 919-275-5002

ARCHITECT:
NILES BOLTON ASSOCIATES
CONTACT: BRYAN EDWARDS, PLA
PHONE: 404-365-7600 X 171

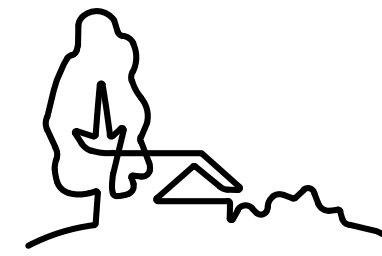
SITE DATA

PIN: 0796452473; 0796455561
TOTAL ACRES: ± 4.81 ACRES

EXISTING ZONING: R4
PROPOSED ZONING: PDD

Sheet List Table

Sheet Number	Sheet Title
P-1.0	COVER SHEET
P-2.0	EXISTING CONDITIONS
P-3.0	STREET & BLOCK PLAN
P-3.2	DETAILED LAYOUT PLAN, RESIDENTIAL BUFFER PLAN, DEVELOPMENT & PARKING PLAN
P-3.3	PHASING PLAN
P-6.0	UTILITY PLAN & STORMWATER PLAN
LS-1.0	TREE CONSERVATION AREA PLAN



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PARTNERS

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raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

9/08/2023

VISTA RESIDENTIAL

2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305

CREEDMOOR VISTA

COVER SHEET

5203 CREEDMOOR RD., RALEIGH, NC 27612

NO. DATE BY: REVISIONS:

Project No: 22-RDU-095
Date: 9.08.2023
Designed By: UDP
Checked By: BAR
Sheet No:

RECEIVED

By Hannah Reckhow at 8:43 am, Sep 18, 2023

P-1.0



EXISTING CONDITIONS NOTES:
EXISTING INFORMATION ON THIS PLAN WAS PROVIDED BY:
WAKE COUNTY IMAPS (GIS)

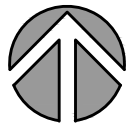
ADJACENT PROPERTY OWNERS:

LOT 1 Donald C McDuffie Deborah S McDuffie 4604 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796455273 Acreage: 0.09 Zoning: R-4	LOT 11 LTC LLC 4628 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796451222 Acreage: 0.08 Zoning: R-4
LOT 2 Nancy Farhad 4606 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796455233 Acreage: 0.08 Zoning: R-4	LOT 12 Leigh W Bullard 4630 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796450282 Acreage: 0.09 Zoning: R-4
LOT 3 Barry Kent Hedden Vicki Casey Hedden 4608 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796454292 Acreage: 0.08 Zoning: R-4	LOT 13 Wake County Board of Education 5201 Brookhaven Dr Raleigh, NC 27612 PIN: 0796355317 Acreage: 14.83 Zoning: R-4
LOT 4 Reta G. Watkins 4610 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796454251 Acreage: 0.08 Zoning: R-4	LOT 14 City Of Raleigh 5125 Berkeley St Raleigh, NC 27612 PIN: 0796259888 Acreage: 26.01 Zoning: R-4
LOT 5 Robert Bijau Muriel Bijau 4614 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796453281 Acreage: 0.09 Zoning: R-4	LOT 15 5301 Creedmoor Road LLC 5301 Creedmoor Rd Raleigh, NC 27612 PIN: 0796450978 Acreage: 8.13 Zoning: RX-4-CU
LOT 6 May H. Sherrod 4616 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796453241 Acreage: 0.09 Zoning: R-4	LOT 16 5301 Creedmoor Road LLC 5207 Creedmoor Rd Raleigh, NC 27612 PIN: 0796454789 Acreage: 1.97 Zoning: RX-4-CU
LOT 7 Tunya Smith Christopher Smith 4618 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796453201 Acreage: 0.08 Zoning: R-4	
LOT 8 Sharon Rose Donnald 4620 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796452261 Acreage: 0.09 Zoning: R-4	
LOT 9 Rocky W Moore Angela Moore 4624 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796452201 Acreage: 0.09 Zoning: R-4	
LOT 10 Terry C Solovieff 4626 Manassa Pope Ln Raleigh, NC 27612 PIN: 0796451262 Acreage: 0.08 Zoning: R-4	

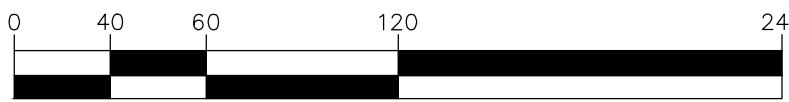
SITE DATA:
SITE AREA = +/- 4.81 ACRES*
EXISTING ZONING: R-4



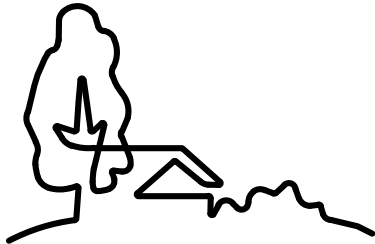
BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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PARTNERS

150 Fayetteville st., ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

9/08/2023

VISTA RESIDENTIAL

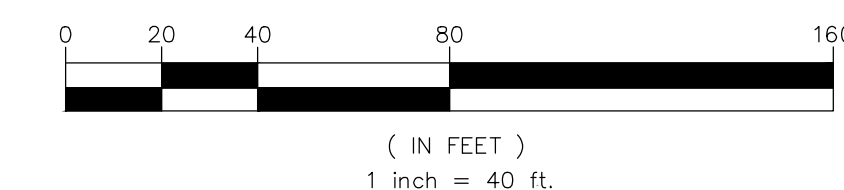
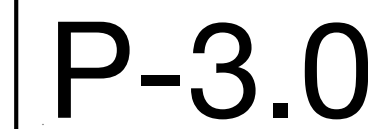
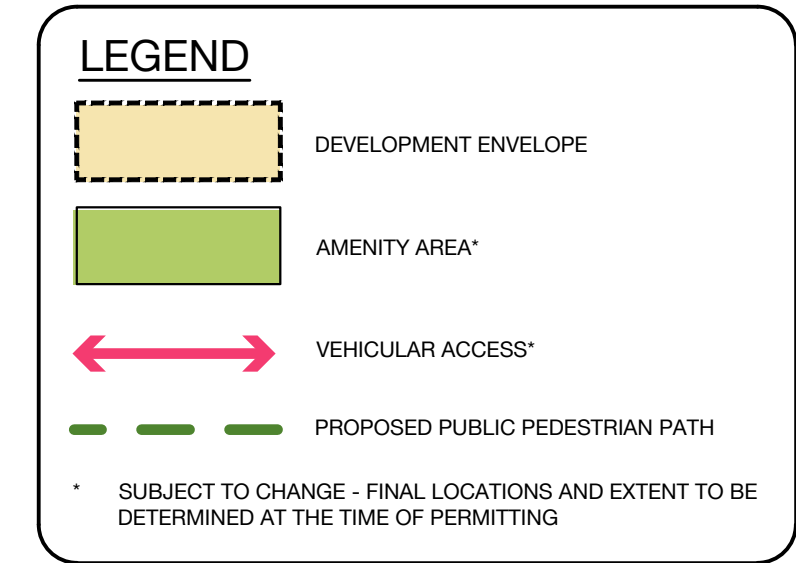
CREEDMOOR VISTA

EXISTING CONDITIONS
5203 CREEDMOOR RD., RALEIGH, NC 27612

NO. DATE BY: REVISIONS:

Project No: 22-RDU-095
Date: 9.08.2023
Designed By: UDP
Checked By: BAR
Sheet No:

P-2.0





GENERAL NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
2. OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS.
3. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS.
4. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
5. TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT BUT WILL REMAIN IN COMPLIANCE WITH CITY OF RALEIGH UDO SEC. 9.1.

LEGEND

- DEVELOPMENT ENVELOPE
- AMENITY AREA*
MINIMUM: 10%
- VEHICULAR ACCESS*
- EXISTING PEDESTRIAN SIDEWALK
- PROPOSED PEDESTRIAN SIDEWALK*
- PROPOSED PUBLIC PEDESTRIAN PATH
- PROPOSED RIGHT OF WAY
- PROPOSED SIGN LOCATION*

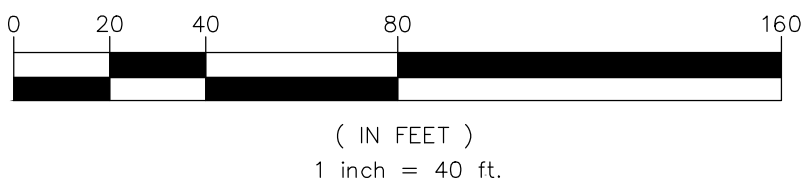
* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT THE TIME OF PERMITTING



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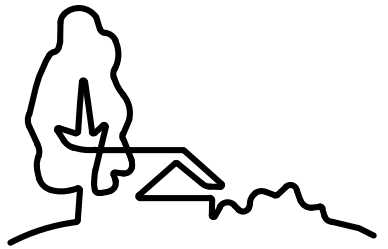


GRAPHIC SCALE



SIGNAGE DATA:

DEVELOPMENT SIGNAGE SHALL BE IMPLEMENTED IN A UNIFORM AND HARMONIOUS MANNER THROUGHOUT THE DEVELOPMENT. SIGNAGE SHALL BE SUBSTANTIALLY CONSISTENT IN FONT STYLE(S), COLOR, AND MATERIALS.



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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
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CREEDMOOR VISTA

PEDESTRIAN CIRCULATION, OPEN
SPACE AND SIGNAGE PLAN

5203 CREEDMOOR RD., RALEIGH, NC 27612

2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-095
Date: 9.08.2023
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Sheet No:

P-3.1



DEVELOPMENT STANDARDS

BASE ZONE DISTRICT:	OX-5-PL
BUILDING TYPES (PER UDO SEC. 4.7.2.C):	A MIN. OF ONE (1) MIXED USE BUILDING, OR MIN. OF TWO (2) BUILDING TYPES CONSISTING OF EITHER MIXED USE, APARTMENT, OPEN LOT, OR GENERAL USE TO BE PROVIDED.
DENSITY/USE:	
-- TOTAL DWELLING UNITS:	320 UNITS (MAX.)
-- PER BUILDING TYPE:	
-- MIXED USE, GENERAL, APARTMENT BUILDING TYPES:	320 TOTAL UNITS MAX.
BUILDING HEIGHT:	5 STORY MAX. (65 FT.)
TRANSITIONAL ZONE (PER UDO SEC 3.5.2.C):	BUILDING HEIGHT IN ZONE C OF THE TRANSITIONAL WILL BE PERMITTED TO HAVE THE FULL 65 FT HEIGHT ALLOWED BY THE ZONING.
AMMENITY AREA MINIMUM:	4.69 AC (POST R/W DEDICATION) x 10% = .469 AC (20,430 SF)
-- ADA ACCESSIBLE AMENITY AREA MINIMUM:	20,430 SF x 50% = 10,215 SF
DRIVEWAY TO INTERSECTION SPACING:	MINIMUM 125 FT.

GENERAL NOTES

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5. TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT BUT WILL REMAIN IN COMPLIANCE WITH CITY OF RALEIGH UDO SEC. 9.1.

LEGEND

- DEVELOPMENT ENVELOPE
- AMENITY AREA*
- VEHICULAR ACCESS*
- PROPOSED PUBLIC PEDESTRIAN PATH
- PROPOSED PARKING STRUCTURE*

* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT THE TIME OF PERMITTING

SITE DATA

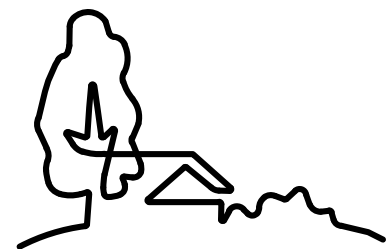
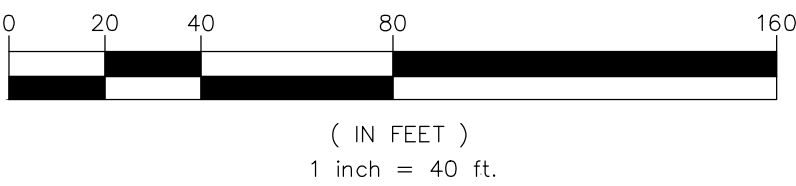
TOTAL SITE AREA:	± 4.81 ACRES
RIGHT OF WAY DEDICATED:	± 0.12 ACRES
NET SITE AREA:	± 4.69 ACRES



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GRAPHIC SCALE



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4000 WESTCHASE BLVD., SUITE 220
RALEIGH, NC, 27606

CREEDMOOR VISTA
DETAILED LAYOUT MAP,
RESIDENTIAL BUFFER PLAN,
DEVELOPMENT & PARKING PLAN
5203 CREEDMOOR RD., RALEIGH, NC 27612

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-095
Date: 9.08.2023
Designed By: UDP
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Sheet No:

P-3.2



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LEGEND

- DEVELOPMENT ENVELOPE
- AMENITY AREA*
- VEHICULAR ACCESS*
- PROPOSED PUBLIC PEDESTRIAN PATH

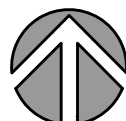
* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT THE TIME OF PERMITTING

SUBDISTRICT PHASING

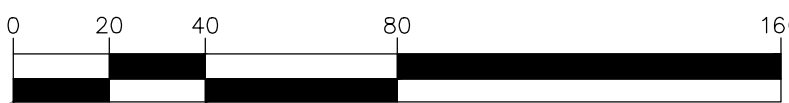
NO PHASING IS PROPOSED



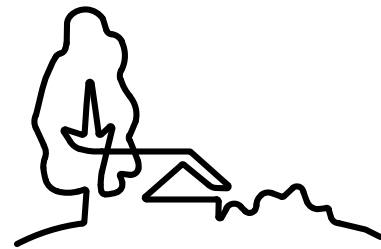
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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2964 PEACHTREE RD, SUITE 565
ATLANTA, GA 30305

CREEDMOOR VISTA

PHASING PLAN

5203 CREEDMOOR RD., RALEIGH, NC 27612

NO. DATE: BY: REVISIONS:

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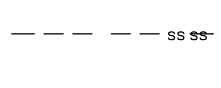

P-3.3



GENERAL NOTES

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LEGEND

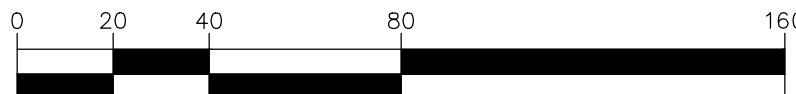
-  DEVELOPMENT ENVELOPE
 -  AMENITY AREA*
 -  PROPOSED WATER LINE*
 -  EXISTING SANITARY SEWER LINE
 -  PROPOSED PUBLIC PEDESTRIAN PATH*
- * SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT THE TIME OF PERMITTING



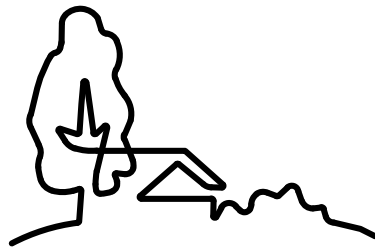
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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2964 PEACHTREE RD, SUITE 585
ATLANTA, GA 30305

CREEDMOOR VISTA

UTILITY PLAN & STORMWATER PLAN

5203 CREEDMOOR RD., RALEIGH, NC 27612

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-095
Date: 9.08.2023
Designed By: UDP
Checked By: BAR
Sheet No:

P-6.0

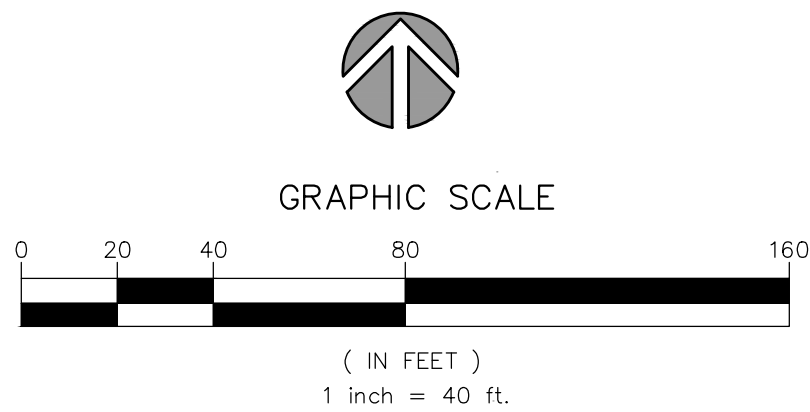


TREE CONSERVATION PLAN DATA:		
PROJECT NAME: CREEDMOOR VISTA		
GROSS SITE ACREAGE:	4.81 AC	
ROW TO BE DEDICATED (AC):	0.12 AC	
NET SITE ACREAGE:	4.69 AC	
UDO 9.1.4.A. PRIMARY TREE CONSERVATION AREAS (TCA)		
	ACREAGE	PERCENTAGE
1. SHOD-1 & SHOD-2 PROTECTIVE YARDS	0.0 AC	0.0%
2. PARKWAY FRONTAGE	0.0 AC	0.0%
3. CONSERVATION MANAGEMENT AREAS	0.0 AC	0.0%
4. MPOD	0.0 AC	0.0%
5. CHAMPION TREE	0.0 AC	0.0%
6. NEUSE BUFFER ZONE 2	0.0 AC	0.0%
7. 45% SLOPES NEAR FLOODWAYS	0.0 AC	0.0%
8. THOROUGHFARE	0.0 AC	0.0%
SUBTOTAL OF PRIMARY TCA:	0.0 AC	0.0%
UDO 9.1.4.D.2. - GREENWAY	0.0 AC	0.0%
UDO 9.1.4.B.1.a.&b. - SECONDARY TCA	0.483 AC	10.3%
(INCLUDING PERIMETER BUFFERS & THEIR ALTERNATE COMPLIANCE AREAS)		
UDO 9.1.4.B.1.c.&d. - INDIVIDUAL TREE SECONDARY TCA	0.0 AC	0.0%
(INCLUDING INDIVIDUAL TREES AND THEIR ALTERNATE COMPLIANCE AREAS)		
SUBTOTAL OF SECONDARY TCA	0.483 AC	10.3%
TOTAL OF ALL TCA PROVIDED	0.483 AC	10.3%

TREE CONSERVATION CALCULATION:		
TOTAL SITE AREA:	4.81 AC	
DEDICATED ROW:	0.12 AC	
TOTAL QUALIFIED SITE AREA:	4.69 AC	
REQUIRED TREE CONSERVATION AREA:	0.47 AC (10%)	
4.69 AC x 10% = 0.47 AC		
PROVIDED TREE CONSERVATION AREA:	0.483 AC (10.3%)	
0.483 / 4.69 = 0.103 = 10.3%		

- TCA NOTES:**
- TCA WAS CREATED FOLLOWING GUIDELINES SET FORTH IN CITY OF RALEIGH UDO ARTICLE 9.1.
 - SEE TREE COVER REPORT COMPLETED BY A CERTIFIED NC ARBORIST THAT WAS INCLUDED IN THIS SUBMITTAL.
 - TREES SHOWN HERON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
 - TCA IS SUBJECT TO CHANGE AT THE TIME OF SITE PLAN.

- TCA NOTES:**
- SEE SHEET C-2.0 FOR ADJACENT PROPERTY INFO.



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2964 PEACHTREE RD., SUITE 585
ATLANTA, GA 30305

CREEDMOOR VISTA

TREE CONSERVATION AREA PLAN

5203 CREEDMOOR RD., RALEIGH, NC 27612

NO.	DATE	BY:	REVISIONS:

Project No: 22-RDU-095

Date: 9.08.2023

Designed By: UDP

Checked By: BAR

Sheet No:

LS-1.0



TCA Compliance Report

*Arborist TCA Evaluation for
Creedmoor Vista:*

5201 Creedmoor Road, Raleigh, NC 27612

5203 Creedmoor Road, Raleigh, NC 27612

Prepared For:

Urban Design Partners
1213 W Morehead St Suite 450,
Charlotte, NC 28208

Prepared By:

Leaf & Limb
511 Nowell Rd
Raleigh, NC 27607

Consulting Arborist:

Basil Camu
ISA Board Certified Master Arborist SO-7383B

July 2023

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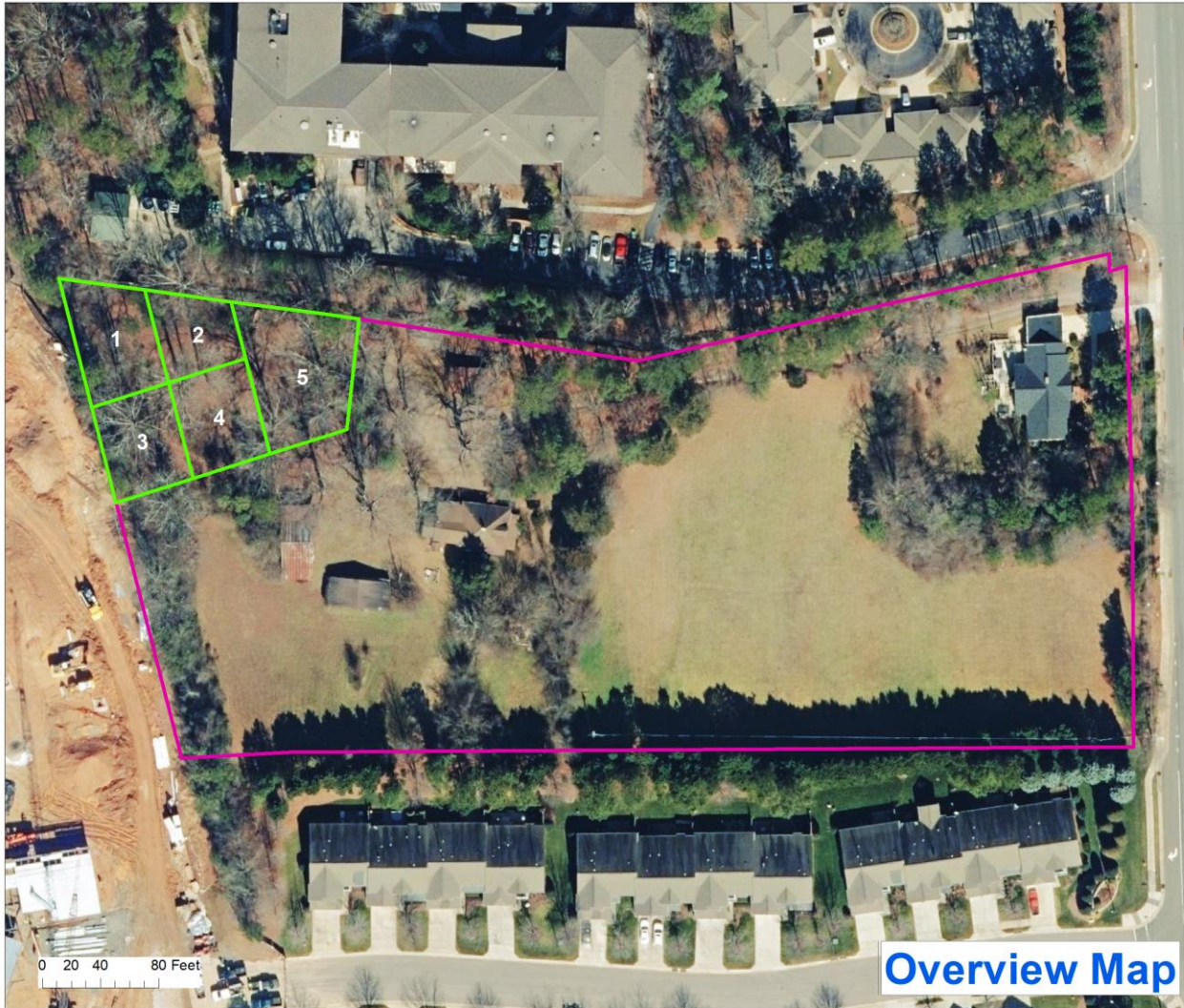
2. Basal Area of Survey Blocks 4

3. Individual Tree Basal Area 5

4. General Health of Stand 7

5. Tree Conservation Plan Data Sheet 8

1. Aerial Photograph



2. Basal Area of Survey Blocks

TCA Area ID	Basal Area	Acreage	Basal Area - Acre
1	8	0.10	79
2	3	0.07	41
3	8	0.09	94
4	9	0.09	101
5	13	0.15	88

3. Individual Tree Basal Area

TCA Area ID	Tree ID	DBH & Species	CRZ Area	CRZ Preserved	Percent CRZ	Excluded	Calculated BA
1	31	4 Loblolly Pine	78	78	100		0.087
1	32	4 Black Cherry	78	78	100		0.087
1	34	7 Loblolly Pine	239	208	87		0.267
1	35	4 Loblolly Pine	78	78	100		0.087
1	36	5 Loblolly Pine	122	87	72		0.136
1	37	3 White Mulberry	44	44	100		0.049
1	38	4 Mockernut Hickory	78	78	100		0.087
1	39	6 Tulip Poplar	176	176	100		0.196
1	40	3 Water Oak	44	44	100		0.049
1	41	3 Eastern Red Cedar	44	44	100		0.049
1	42	13 Mockernut Hickory	825	825	100		0.922
1	43	8 Loblolly Pine	313	313	100		0.349
1	44	18 Mockernut Hickory	1582	1498	95		1.767
1	45	12 Slippery Elm	703	692	98		0.785
1	56	7 Loblolly Pine	239	135	56		0.267
1	57	5 Mockernut Hickory	122	106	87		0.136
1	58	13 Black Cherry	825	558	68	Yes	0.000
1	59	25 Loblolly Pine	3052	1634	54	Yes	0.000
1	60	14 Red Maple	957	571	60	Yes	0.000
1	61	10 Chinese Photinia	488	357	73		0.545
1	62	4 Black Cherry	78	78	100		0.087
1	63	5 Chinese Photinia	122	122	100		0.136
1	64	18 Chinese Photinia	1582	1102	70		1.767
1 Total							7.859
2	16	14 Mockernut Hickory	957	957	100		1.069
2	19	3 Loblolly Pine	44	44	100		0.049
2	20	5 Loblolly Pine	122	122	100		0.136
2	21	3 Black Cherry	44	44	100		0.049
2	22	11 Red Maple	591	392	66	Yes	0.000
2	23	6 White Oak	176	161	92		0.196
2	24	8 Loblolly Pine	313	313	100		0.349
2	25	5 Mockernut Hickory	122	122	100		0.136
2	26	4 Red Maple	78	78	100		0.087
2	27	9 Loblolly Pine	396	396	100		0.442
2	28	3 Black Cherry	44	44	100		0.049
2	29	3 Loblolly Pine	44	44	100		0.049

2	30	4 Loblolly Pine	78	78	100		0.087
2	33	3 Loblolly Pine	44	44	100		0.049
2 Total							2.749
3	46	30 White Oak	4395	3897	89		4.909
3	47	4 Loblolly Pine	78	78	100		0.087
3	48	14 Loblolly Pine	957	895	93		1.069
3	49	5 Slippery Elm	122	122	100		0.136
3	50	5 Loblolly Pine	122	122	100		0.136
3	51	9 Loblolly Pine	396	396	100		0.442
3	52	9 Loblolly Pine	396	396	100		0.442
3	53	9 Tulip Poplar	396	396	100		0.442
3	54	4 Black Cherry	78	78	100		0.087
3	55	17 Loblolly Pine	1411	933	66	Yes	0.000
3	65	5 Chinese Photinia	122	122	100		0.136
3	66	5 Chinese Photinia	122	122	100		0.136
3 Total							8.023
4	15	25 White Oak	3052	3052	100		3.409
4	17	31 White Oak	4693	4693	100		5.241
4 Total							8.650
5	1	12 Post Oak	703	311	44	Yes	0.000
5	2	21 White Oak	2154	1308	61	Yes	0.000
5	3	22 Loblolly Pine	2364	1289	55	Yes	0.000
5	4	4 Loblolly Pine	78	78	100		0.087
5	5	31 White Oak	4693	3749	80		5.241
5	6	4 Loblolly Pine	78	78	100		0.087
5	7	3 Loblolly Pine	44	44	100		0.049
5	8	3 Loblolly Pine	44	44	100		0.049
5	9	5 Loblolly Pine	122	122	100		0.136
5	10	26 White Oak	3301	2426	73		3.687
5	11	5 Slippery Elm	122	122	100		0.136
5	12	7 Loblolly Pine	239	183	76		0.267
5	13	23 White Oak	2584	1933	75		2.885
5	14	3 Loblolly Pine	44	44	100		0.049
5	18	4 Loblolly Pine	78	78	100		0.087
5 Total							12.762

4. General Health of Stand

This stand is comprised primarily of Loblolly pines, black cherries, red maples, mockernut hickories and a variety of oak species. Other, less common species include tulip poplars, elms, eastern red cedars, and photinias. The oaks are of the red, white and post oak varieties.

The stand is in good health. Some of the younger trees are missing tops or uprooted; most of these being the young pines. The stand is middle-aged with an average DBH of 9.4 inches. The more mature trees consist of oaks and pines.

5. Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

Project Name Creedmoor Vista

Gross Site Acres: 4.81 ac

Right of way to be dedicated with this project: 0.12 ac

Net Site Acres: 4.69 ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1	NA	ac	0	%
1. Primary Tree Conservation Area - SHOD 2	NA	ac	0	%
2. Primary Tree Conservation Area - Parkway Frontage	NA	ac	0	%
3. Primary Tree Conservation Area - CM	NA	ac	0	%
4. Primary Tree Conservation Area - MPOD	NA	ac	0	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	NA	ac	0	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	NA	ac	0	%
7. Primary Tree Conservation Area - 45% Slopes	NA	ac	0	%
8. Primary Tree Conservation Area - Thoroughfare	NA	ac	0	%
Subtotal of Primary Conservation Areas:	NA	ac	0	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	NA	ac	0	%
UDO 9.1.B.1.a & b. Secondary Tree Conservation Areas				
(include perimeter buffers and their alternate compliance areas)	0.483	ac	10.30	%
UDO 9.1.4.B.1.c & d. Individual Tree Secondary Tree Conservation Areas				
(Include individual trees and their alternate compliance areas)	NA	ac	0	%
Subtotal of Secondary Conservation Areas:	NA	ac	0	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED	0.483	ac	10.30	%

UDO 9.1.9 Watershed Protection Overlay Districts

UWPOD- Wooded Area (preserved)	NA	ac	0	%
UWPOD - Wooded Area (planted)	NA	ac	0	%
FWPOD - Wooded Area (preserved)	NA	ac	0	%
FWPOD - Wooded Area (planted)	NA	ac	0	%
SWPOD - Wooded Area (preserved)	NA	ac	0	%
SWPOD - Wooded Area (planted)	NA	ac	0	%