Tab 1

Unfit Dwelling Vacant and Closed for Over One Year

LOCATION:	1013 S. Wilmington Street
PROPERTY OWNER:	JBAC Properties, LLC c/o Lance R. Fife, registered agent PO Box 27371 Raleigh, NC 27611-7371
TAX I.D. NO:	0031175
DISTRICT:	C
DATE OF INSPECTION:	8/11/2014
DATE OF HEARING:	12/1/2014
PRESENT AT HEARING:	James LeClair, Housing Inspector
APPEALED TO CITY COUNCIL:	NA
DATE OF DEADLINE:	1/6/2015
DATE VACANT & CLOSED:	3/26/2015
DATE OF LETTER FOR COUNCIL:	8/19/2016
DATE OF COUNCIL MEETING:	9/20/16
TIME LAPSE:	543 days
STATUS:	As of 10/27/16 (0% complete) – No work done at the property. No permits have been pulled. The property remains vacant and closed.

Unfit Dwelling Vacant and Closed for Over One Year

LOCATION:	1200 S. East Street
PROPERTY OWNER:	JBAC Properties, LLC c/o Lance R. Fife, registered agent PO Box 27371 Raleigh, NC 27611-7371
TAX I.D. NO:	0017089
DISTRICT:	C
DATE OF INSPECTION:	8/11/2014
DATE OF HEARING:	4/16/2015
PRESENT AT HEARING:	Jared Burnette, Owner James LeClair, Housing Inspector
APPEALED TO CITY COUNCIL:	NA
DATE OF DEADLINE:	8/3/2015
DATE VACANT & CLOSED:	8/3/2015
DATE OF LETTER FOR COUNCIL:	8/19/2016
DATE OF COUNCIL MEETING:	9/20/2016
TIME LAPSE:	413 days
STATUS:	As of 10/27/16 (0% complete) – No work done at the property. No permits have been pulled. The property remains vacant and closed

Tab 2

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	5621 Advantis Dr
OWNER:	Kevin McLennon &Nyeema Harris 5621 Advantis Dr Raleigh NC 27610
TAX ID NUMBER:	282468
DATE OF INSPECTION:	8/26/16
DATE OF DEADLINE FOR COMPLIANCE:	9/6/16
ABATEMENT DATE:	8/26/16
ABATEMENT COST:	$90.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$265.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);a place of shrubs or other similar vegetation over eight (8) inches in height when any such shrubs or vegetation is encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street Section 12-6002 (c) (1).

The Housing & Neighborhoods Department notified Kevin McLennon & Nyeema Harris on 10/14/15 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	4009 Alder Grove Ln
OWNER:	Allan Dizon 2661 Olympic View Dr Chino Hills CA 91709
TAX ID NUMBER:	334751
DATE OF INSPECTION:	8/29/16
DATE OF DEADLINE FOR COMPLIANCE:	9/9/16
ABATEMENT DATE:	8/30/16
ABATEMENT COST:	$80.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$255.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Allan Dizon on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1121 S Bloodworth St
OWNER:	Raleigh Taylor 1121 Trust PO Box 4372 Cary NC 27519
TAX ID NUMBER:	38260
DATE OF INSPECTION:	8/31/16
DATE OF DEADLINE FOR COMPLIANCE:	9/12/16
ABATEMENT DATE:	8/31/16
ABATEMENT COST:	$78.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$253.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Raleigh Taylor 1121 Trust on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	508 Bragg St
OWNER:	D Mitchell Properties INC 6600 Kennedy Blvd E Apt 6N West New York NJ
TAX ID NUMBER:	30305
DATE OF INSPECTION:	9/7/16
DATE OF DEADLINE FOR COMPLIANCE:	9/19/16
ABATEMENT DATE:	9/7/16
ABATEMENT COST:	$169.00
ADMINISTRATIVE FEE:	Rescinded
TOTAL COST TO BE CONFIRMED:	$344.00

The public nuisance consisted of: any concentration of collection of garbage, animal waste, yard waste or any rotten or putrescible matter of any kind which is not maintained for collection in accordance with Solid Waste Collection Code; however, nothing in this subsection shall be construed to prevent the generally accepted use of a properly maintained compost pile sited in the side or rear yard area being used for fertilizer for lawns and gardens and for other agricultural or horticultural purposes and in accordance with Solid Waste Services yard waste guidelines, unless such concentration becomes a focal point for any other nuisance enumerated in Code Section 12-2002 (i);: household or office furniture, any household fixtures, white goods, or other appliances, metal products of any kind and similar items not designed to withstand the elements or for outdoor use Section 12-6002 (j);:any junk or concentration of litter Section 12-6002 (k);.

The Housing & Neighborhoods Department notified D Mitchell Properties INC on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1100 Bunche Dr
OWNER:	Anthony & Tremia Haythe 1100 Bunche Dr Raleigh NC 27610
TAX ID NUMBER:	18775
DATE OF INSPECTION:	9/7/16
DATE OF DEADLINE FOR COMPLIANCE:	9/19/16
ABATEMENT DATE:	9/7/16
ABATEMENT COST:	$79.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$254.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);.

The Housing & Neighborhoods Department notified Anthony & Tremia Haythe on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1422 Carnage Dr
OWNER:	GMAC MTG PO Box 961247 Fort Worth TX 76161
TAX ID NUMBER:	24156
DATE OF INSPECTION:	8/16/16
DATE OF DEADLINE FOR COMPLIANCE:	8/26/16
ABATEMENT DATE:	8/16/16
ABATEMENT COST:	$102.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$277.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified GMAC MTG on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	5629 Continental Way
OWNER:	Joseph E Boone Heirs C/O Betty J Riley 8801 Keewatin Rd Lanham MD 20706
TAX ID NUMBER:	147598
DATE OF INSPECTION:	8/18/16
DATE OF DEADLINE FOR COMPLIANCE:	8/29/16
ABATEMENT DATE:	8/18/16
ABATEMENT COST:	$92.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$267.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Joseph E Boone Heirs C/O Betty J Riley on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1236 Daladams St
OWNER:	Sean M Paulson 1240 Daladams St Raleigh NC 27603
TAX ID NUMBER:	33432
DATE OF INSPECTION:	7/18/16
DATE OF DEADLINE FOR COMPLIANCE:	7/28/16
ABATEMENT DATE:	7/18/16
ABATEMENT COST:	$109.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$284.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Sean M Paulson on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1238 Daladams St
OWNER:	Sean M. Paulson 1240 Daladams St Raleigh NC 27603
TAX ID NUMBER:	80533
DATE OF INSPECTION:	7/18/16
DATE OF DEADLINE FOR COMPLIANCE:	7/28/16
ABATEMENT DATE:	8/2/16
ABATEMENT COST:	$109.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$284.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): any tree, tree limb or any concentration of branches which have fallen due to an act of nature or have been cut, except in a heavily wooded lot or a maintained natural protective yard unless such tree or tree limb or concentration of branches becomes a focal point for any other nuisance in this Code Section 12-6002 (s);.

The Housing & Neighborhoods Department notified Sean M. Paulson on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1240 Daladams St
OWNER:	Sean M. Paulson 1240 Daladams St Raleigh NC 237603
TAX ID NUMBER:	100183
DATE OF INSPECTION:	7/18/16
DATE OF DEADLINE FOR COMPLIANCE:	7/28/16
ABATEMENT DATE:	7/18/16
ABATEMENT COST:	$109.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$284.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): any tree, tree limb or any concentration of branches which have fallen due to an act of nature or have been cut, except in a heavily wooded lot or a maintained natural protective yard unless such tree or tree limb or concentration of branches becomes a focal point for any other nuisance in this Code Section 12-6002 (s);.

The Housing & Neighborhoods Department notified Sean M. Paulson on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1712 Dallas St
OWNER:	Ondrea L Pollard, Heirs 2289 Polenta Rd Clayton NC 27520
TAX ID NUMBER:	055974
DATE OF INSPECTION:	8/228/16
DATE OF DEADLINE FOR COMPLIANCE:	9/1/16
ABATEMENT DATE:	8/22/16
ABATEMENT COST:	$108.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$283.00

The public nuisance consisted of: a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);: a place of shrubs or other similar vegetation over eight (8) inches in height when any such shrubs or vegetation is encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street Section 12-6002 (c) (1);.

The Housing & Neighborhoods Department notified Ondrea L Pollard, Heirs on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	709 S East St
OWNER:	Sadie Davison, Heirs C/O Joe Davidson Jr 1327 Childress St NE Washington DC 20002
TAX ID NUMBER:	060593
DATE OF INSPECTION:	8/5/16
DATE OF DEADLINE FOR COMPLIANCE:	8/15/16
ABATEMENT DATE:	8/5/16
ABATEMENT COST:	$98.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$273.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);.

The Housing & Neighborhoods Department notified Sadie Davison, Heirs C/O Joe Davidson Jr on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1723 Fox Hollow Dr
OWNER:	L K Burnette 530 Austin Dr Tarpon Springs FL 34688
TAX ID NUMBER:	190973
DATE OF INSPECTION:	8/10/16
DATE OF DEADLINE FOR COMPLIANCE:	8/22/16
ABATEMENT DATE:	8/10/16
ABATEMENT COST:	$102.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$277.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);: a place of shrubs or other similar vegetation over eight (8) inches in height when any such shrubs or vegetation is encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street Section 12-6002 (c) (1);.

The Housing & Neighborhoods Department notified L K Burnette on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1725 Fox Hollow Dr
OWNER:	L K Burnette 530 Austin Dr Tarpon Springs FL 34688
TAX ID NUMBER:	192289
DATE OF INSPECTION:	8/10/16
DATE OF DEADLINE FOR COMPLIANCE:	8/22/16
ABATEMENT DATE:	8/10/16
ABATEMENT COST:	$102.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$277.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);: a place of shrubs or other similar vegetation over eight (8) inches in height when any such shrubs or vegetation is encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street Section 12-6002 (c) (1);.

The Housing & Neighborhoods Department notified L K Burnette on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	2708 Goshawk Ln
OWNER:	Tareq Alhindi Carmel Warning 2708 Goshawk Ln Raleigh NC 27603
TAX ID NUMBER:	174761
DATE OF INSPECTION:	8/31/16
DATE OF DEADLINE FOR COMPLIANCE:	9/12/16
ABATEMENT DATE:	9/1/16
ABATEMENT COST:	$83.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$258.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Tareq Alhindi Carmel Warning on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	524 Marble St
OWNER:	Maria Torres 524 Marble St Raleigh NC 27603
TAX ID NUMBER:	025958
DATE OF INSPECTION:	8/22/16
DATE OF DEADLINE FOR COMPLIANCE:	9/2/16
ABATEMENT DATE:	8/23/16
ABATEMENT COST:	$107.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$282.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Maria Torres on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1101 Oakside Ct
OWNER:	Lynn Corzine 1101 Oakside Ct Raleigh NC 27609
TAX ID NUMBER:	128132
DATE OF INSPECTION:	9/8/16
DATE OF DEADLINE FOR COMPLIANCE:	9/19/16
ABATEMENT DATE:	9/9/16
ABATEMENT COST:	$81.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$256.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Lynn Corzine on 10/14/016 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	624 Oleander Rd
OWNER:	Percy R & Kay Brown III 524 Oleander Rd Raleigh NC 27603
TAX ID NUMBER:	231508
DATE OF INSPECTION:	8/29/16
DATE OF DEADLINE FOR COMPLIANCE:	9/9/16
ABATEMENT DATE:	8/30/16
ABATEMENT COST:	$235.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$410.00

The public nuisance consisted of: household or office furniture, any household fixtures, white goods, or other appliances, metal products of any kind and similar items not designed to withstand the elements or for outdoor use Section 12-6002 (j);: any junk or concentration of litter Section 12-6002 (k); .

The Housing & Neighborhoods Department notified Percy R & Kay Brown III on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1304 Pender St
OWNER:	James A. & Hattie Joyner, Heirs 801 Newcombe Rd Raleigh NC 27610
TAX ID NUMBER:	068374
DATE OF INSPECTION:	8/11/16
DATE OF DEADLINE FOR COMPLIANCE:	8/22/16
ABATEMENT DATE:	8/25/16
ABATEMENT COST:	$603.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$778.00

The public nuisance consisted of: a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);: any junk or concentration of litter Section 12-6002 (k); any concentration of firewood or logs when such concentration of logs is a focal point for any other nuisance in Section 12-6002 (r) (2) any tree, tree limb or any concentration of branches which have fallen due to an act of nature or have been cut, except in a heavily wooded lot or a maintained natural protective yard unless such tree or tree limb or concentration of branches becomes a focal point for any other nuisance in this Code Section 12-6002 (s);.

The Housing & Neighborhoods Department notified James A. & Hattie Joyner, Heirs on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	108 Penncross Dr
OWNER:	Bedrock Corporation Company 510 Simmons St Durham NC 27701
TAX ID NUMBER:	333931
DATE OF INSPECTION:	7/22/16
DATE OF DEADLINE FOR COMPLIANCE:	8/15/16
ABATEMENT DATE:	8/22/16
ABATEMENT COST:	$106.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$281.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Bedrock Corporation Company on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	3405 Skycrest Dr
OWNER:	Valor Investment Group LLC 520 Bouree Cir Raleigh NC 27606
TAX ID NUMBER:	428163
DATE OF INSPECTION:	8/16/16
DATE OF DEADLINE FOR COMPLIANCE:	8/26/16
ABATEMENT DATE:	8/16/16
ABATEMENT COST:	$101.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$276.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified Valor Investment Group LLC on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	724 S State St
OWNER:	Mark Thompson-Bullock 1012 Carpenter Fletcher Rd Durham NC 27713
TAX ID NUMBER:	022607
DATE OF INSPECTION:	7/19/16
DATE OF DEADLINE FOR COMPLIANCE:	8/22/16
ABATEMENT DATE:	8/11/16
ABATEMENT COST:	$102.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$277.00

The public nuisance consisted of: Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests Section 12-6002 (a); : a place of dense growth of weeds or grasses, other than ornamental grasses, over (8) inches in height, which is a focal point for any other nuisance enumerated in City Code Section 12-6002 (b) (4);: a place of shrubs or other similar vegetation over eight (8) inches in height when any such shrubs or vegetation is encroaching upon the sidewalk, the parkway, or the curb or edge of the pavement of any abutting street Section 12-6002 (c) (1); a place of shrubs or other similar vegetation over eight (8) inches in height when any of such shrubs or vegetation is a focal point for any other nuisance enumerated in this code Section (c) (2);.

The Housing & Neighborhoods Department notified Mark Thompson-Bullock on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	1804 Sunview St
OWNER:	First Franklin Financial Corp. 2150 N 1st St San Jose CA 95131
TAX ID NUMBER:	101682
DATE OF INSPECTION:	8/17/16
DATE OF DEADLINE FOR COMPLIANCE:	8/29/16
ABATEMENT DATE:	8/18/16
ABATEMENT COST:	$111.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$286.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3).

The Housing & Neighborhoods Department notified First Franklin Financial Corp. on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

PUBLIC NUISANCE COST CONFIRMATION

LOCATION:	4413 Woodlawn Dr
OWNER:	Kenneth Gilmore 4413 Woodlawn Dr Raleigh NC 27616
TAX ID NUMBER:	271746
DATE OF INSPECTION:	6/23/16
DATE OF DEADLINE FOR COMPLIANCE:	8/25/16
ABATEMENT DATE:	8/11/16
ABATEMENT COST:	$102.00
ADMINISTRATIVE FEE:	$175.00
TOTAL COST TO BE CONFIRMED:	$277.00

The public nuisance consisted of: A dense growth of weeds and grasses except ornamental grasses over 8 inches in height are to be cut which: (1) lies less than one hundred (100) feet from any abutting street or (2) lies less than one hundred (100) feet from any adjoining property which contains a dwelling or commercial building or (3) lies less than fifty (50) feet from any dwelling or commercial building. City of Raleigh Code Section 12-6002 (b) (1), (2) and (3): any junk or concentration of litter Section 12-6002 (k);.

The Housing & Neighborhoods Department notified Kenneth Gilmore on 10/14/16 of the charges due for the abatement of the public nuisance by the City. The owner was granted 20 days in which to render payment.

This is to advise that the City has not received a payment and the Housing & Neighborhoods Department is herewith requesting that the charges be confirmed as a lien against the property.

Tab 3

City of Raleigh
North Carolina

TO: Ruffin L. Hall, City Manager

FROM: Charles Dillard, Planner II
Ken Bowers, AICP, Director, Department of City Planning

DATE: November 2, 2016

Re: City Council agenda item for November 15, 2016 – Rezoning Z-16-16 (Cypress Club Dr.)

The City Council initially authorized the following case for Public Hearing at its meeting the evening of November 1, 2016. The hearing was held open to allow the applicant time to deliver actual notice to the property owners within the area to be rezoned. The item is scheduled to be discussed at the Council meeting on the afternoon of November 15, 2016.

Z-16-16 8710 Cypress Club Drive, The Cypress of Raleigh, south side of Strickland Rd, west of Harvest Oaks Dr., north of Forum Dr. and east of Lead Mine Rd. Approx. 48.057 acres are requested by Cypress of Raleigh Owners' Association, Inc. to be rezoned from Residential – 6 stories – Conditional Use (R-6-CU) to Planned Development (PD). (Staff Contact: Charles Dillard, charles.dillard@raleighnc.gov, 919-996-2651).

The Planning Commission recommends approval of this request (10-0 vote).

The North CAC voted in favor of the proposal on August 16, 2016 (Y-28, N-0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Petition for Rezoning, the Master Plan document, the Plans set, and the Neighborhood Meeting Report.

Certified Recommendation

Raleigh Planning Commission

CR# 11724

Case Information Z-16-16

Location	The Cypress of Raleigh, south side of Strickland Rd, west of Harvest Oaks Dr., north of Forum Dr. and east of Lead Mine Rd. Address: 8710 Cypress Club Dr. PIN: 1708025721 and 1708121469
Request	Rezone property from Residential-6-Conditional Use to Planned Development (PD)
Area of Request	48.057 acres
Property Owner	Cypress of Raleigh Owners' Association, Inc. 7101 Creedmoor Road, Suite 142 Raleigh, NC 27613
Applicant	Joe Whitehouse 6109 Iris Drive Raleigh, NC 27612
Citizens Advisory Council (CAC)	North Michael O'Sullivan (Chairperson)
PC Recommendation Deadline	12/26/2016

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

FUTURE LAND USE	Medium Density Residential
URBAN FORM	No Designation
CONSISTENT Policies	LU 1.2 – Future Land Use Map and Zoning Consistency LU 2.1 – Placemaking LU 2.5 – Healthy Communities LU 2.6 – Zoning and Infrastructure Impacts H 4.2 – Aging in Place UD 4.3 – Improving Streetscape Design UD 6.1 – Encouraging Pedestrian-Oriented Uses
INCONSISTENT Policies	None Identified

Summary of Proposed Conditions

Not a Conditional Use Case

Public Meetings

Neighborhood Meeting	*CAC*	*Planning Commission*	*City Council*
6/16/2016	8/16/2016 (Y-28, N-0)	9/27/2016; 10/11/2016	

☐ ***Valid Statutory Protest Petition (Date Filed:)***

Attachments
1. Staff report
2. Master Plan
3. Master Plan Set
4. Neighborhood Meeting

Planning Commission Recommendation

Recommendation	**Approve** (with qualifications) City Council may now schedule this proposal for Public Hearing or refer it to committee for further study and discussion.
Findings & Reasons	• The proposal is consistent with the Future Land Use Map and the Comprehensive Plan, including the Urban Form Map. • The proposed zoning is reasonable and in the public interest. The proposal would allow for development of Apartment building types on the property, which are already existing. • The proposal is compatible with the surrounding area.
Motion and Vote	Motion: Swink Second: Terando In Favor: Braun, Alcine, Fluhrer, Hicks, Jeffreys, Lyle, Schuster, Swink, Terando and Tomasulo

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

_____ _____10/11/16

Planning Director Date Planning Commission Chairperson Date

Staff Coordinator: Charles Dillard (919) 996-2651; charles.dillard@raleighnc.gov

Zoning Staff Report – Z-16-16

General Use District

Case Summary

Overview

The 48.057 acre subject site is located at the southeast corner of the intersection of Strickland Road and Lead Mine Road and contains The Cypress of Raleigh, a life care community. The Cypress is composed currently of three condominium-style “Villa” buildings, 37 Cottage/Low-rise group housing units, a Health Care facility, and a clubhouse and dining facility. The site contains a well-developed internal pedestrian network, with considerable landscaping and two large water features, in addition a number of smaller water features. An approximately 100 foot wide swatch of trees is planted on the site’s western boundary along Lead Mine Road. Additional plantings are found along the site’s remaining edges. The site’s road network is also internally-focused, with egress provided at two points – on Forum Dr. and Harvest Oaks Dr. The proposal and Master Plan includes a narrow strip of land east of Harvest Oaks Dr. that is not developable and is not considered for possible tree conservation areas, but that was part of the original property prior to development of the Cypress.

The Cypress was developed under a Site Plan approved in 2009 (GH-1-2009), which followed initial site plan submittals from 2004 and 2005. During the Citywide remapping, as part of Z-27-14, the site was rezoned to R-6-CU. The applicant is requesting this rezoning to allow for development of Apartment building types, which already existed prior to the R-6 remapping. In addition, the site offers a number of uses permitted in the Life Care Community, as defined in Section 6.2.3 E of the Unified Development Ordinance. The applicant has an approved building permit for one new Villa building, with plans for an additional such building, the completion of which will bring the Master Plan to full build-out. It should be noted that any future development on the site is subject to site plan review.

Each Planned Development that is proposed in the City must include a base district for purposes of establishing use standards. Because life care communities are only permitted in Residential Mixed Use Districts (RX) with a special use permit, the proposed PD has Office Mixed Use (OX) as its base district. The applicant has requested the following seven modifications, pursuant to UDO Secton 4.7.2:

1. New Streets and Block Perimeter
2. Use Standards
3. Building/Structure Setbacks and Build-To
4. Lot Dimensions
5. Floor Heights
6. Transparency
7. Open Space

The site is designated Medium Density Residential, which permits densities above 14 units per acre. While RX is the most appropriate zoning district for such areas, Planned Developments with use limitations can also be considered appropriate. This rezoning would permit uses allowed under the Life Care Community use definition, which include the following:

- Recreation;
- Open space;

- Food service;
- Skilled nursing care;
- Memory care;
- Rehabilitation;
- Assisted living, and;
- Other personal services

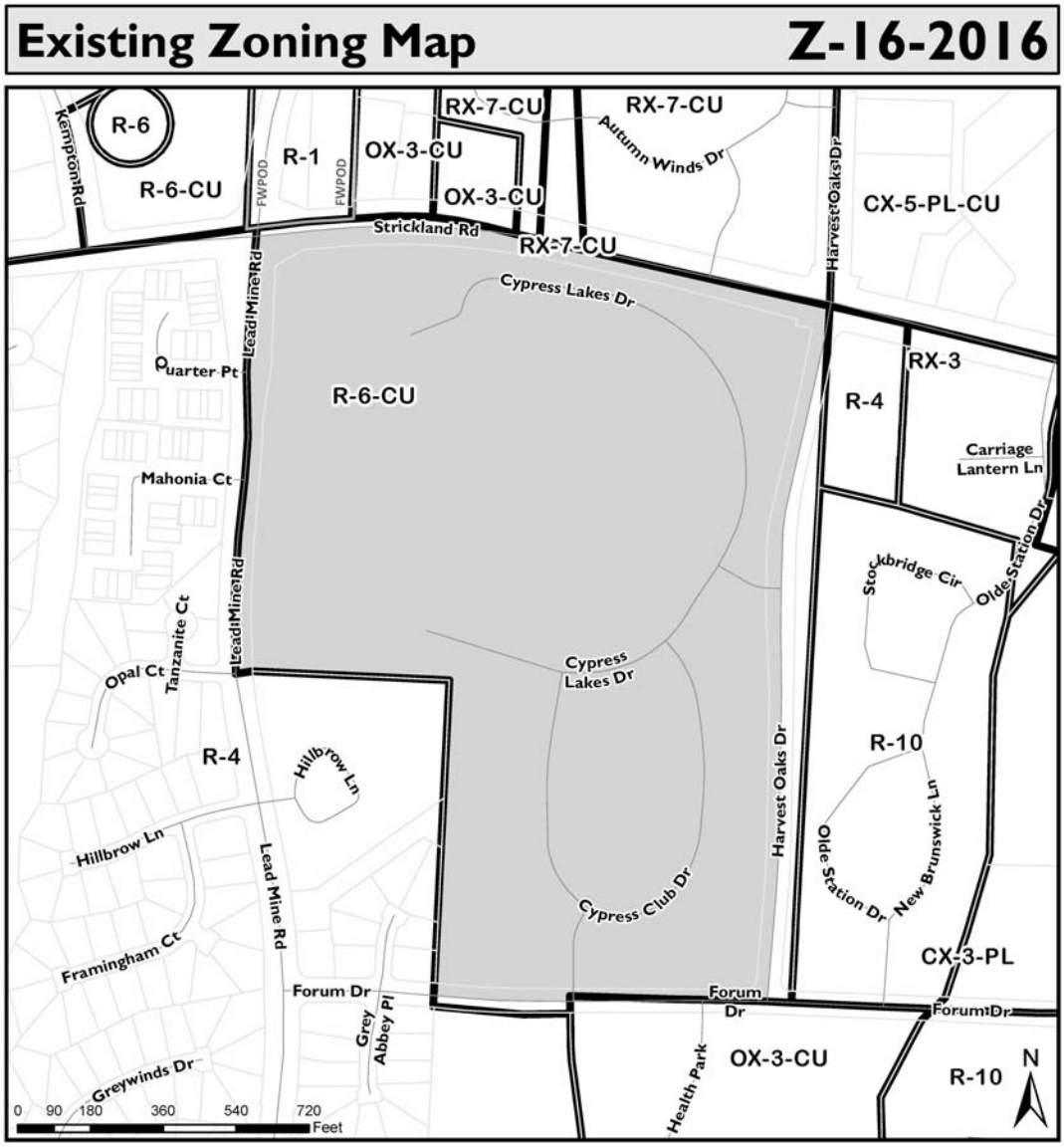
The North CAC voted 28-0 in support of the case.

At the October 11 Planning Commission meeting, the Commission voted to recommend approval, with the qualification that the Applicant with provide non-substantive revisions to the Master Plan document. The applicant provided those revisions, which are included in the Master Plan document. Council first considered the proposal at its Novemebr 1 meeting, at which point the hearing was held open to allow the applicant time to deliver actual notice to the property owners within the area to be rezoned.

Outstanding Issues

Outstanding Issues	1 .Streetscape requirement 2. Fire apparatus accommodations shall be provided.	*Suggested Mitigation*	1. Fee-in-lieu at site plan stage. 2. Address at site plan stage.

ZONING REQUEST



Submittal Date

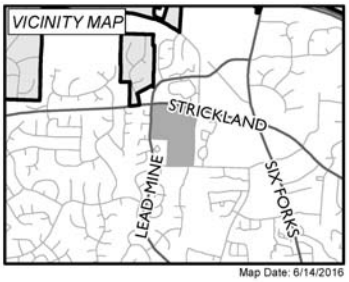
6/8/2016

Request:

44 acres from

R-6-CU

to **PD**



Map Date: 6/14/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	R-6-CU	OX-3-CU/RX-7-CU/R-4	R-4/OX-3-CU	R-10/R-4	R-4
Additional Overlay	None	None/None/FWPOD	None	None	None
Future Land Use	Medium Density Residential	Office & Residential Mixed Use/Moderate Density Residential	Low Density Residential/ Office & Residential Mixed Use	Medium Density Residential	Moderate Density Residential/Low Density Residential
Current Land Use	Life Care Community	Office/Apartments	Vacant/Office	Apartments	Apartments/ Single-Family Residential
Urban Form (if applicable)	None	None	None	Mixed Use Center	None

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	4.24 units/acre	4.24 units/acre
Setbacks: *Front:* *Side:* *Rear:*	*Apartment Building Type 10' 0' or 6' 20'	*Apartment Building Type 10' 0' or 6' 20'
Retail Intensity Permitted:	Not Permitted	Not Permitted
Office Intensity Permitted:	Not Permitted	Not Permitted

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	48.06	48.06
Zoning	R-6-CU	PD
Max. Gross Building SF (if applicable)	463,818*	1,021,398
Max. # of Residential Units	118^	204^
Max. Gross Office SF	Not Permitted	Not Permitted
Max. Gross Retail SF	Not Permitted	Not Permitted

Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R	0.24*	0.53

The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.
*This is the existing buildout on the site today.
^This is equivalent dwelling units using the UDO provisions for congregate care and rest home. The actual number of units existing today is 60 rest home beds (15 du) and 206 congregate care condos (103 du). The proposal would permite an additional 172 congregate care condos (86 du).

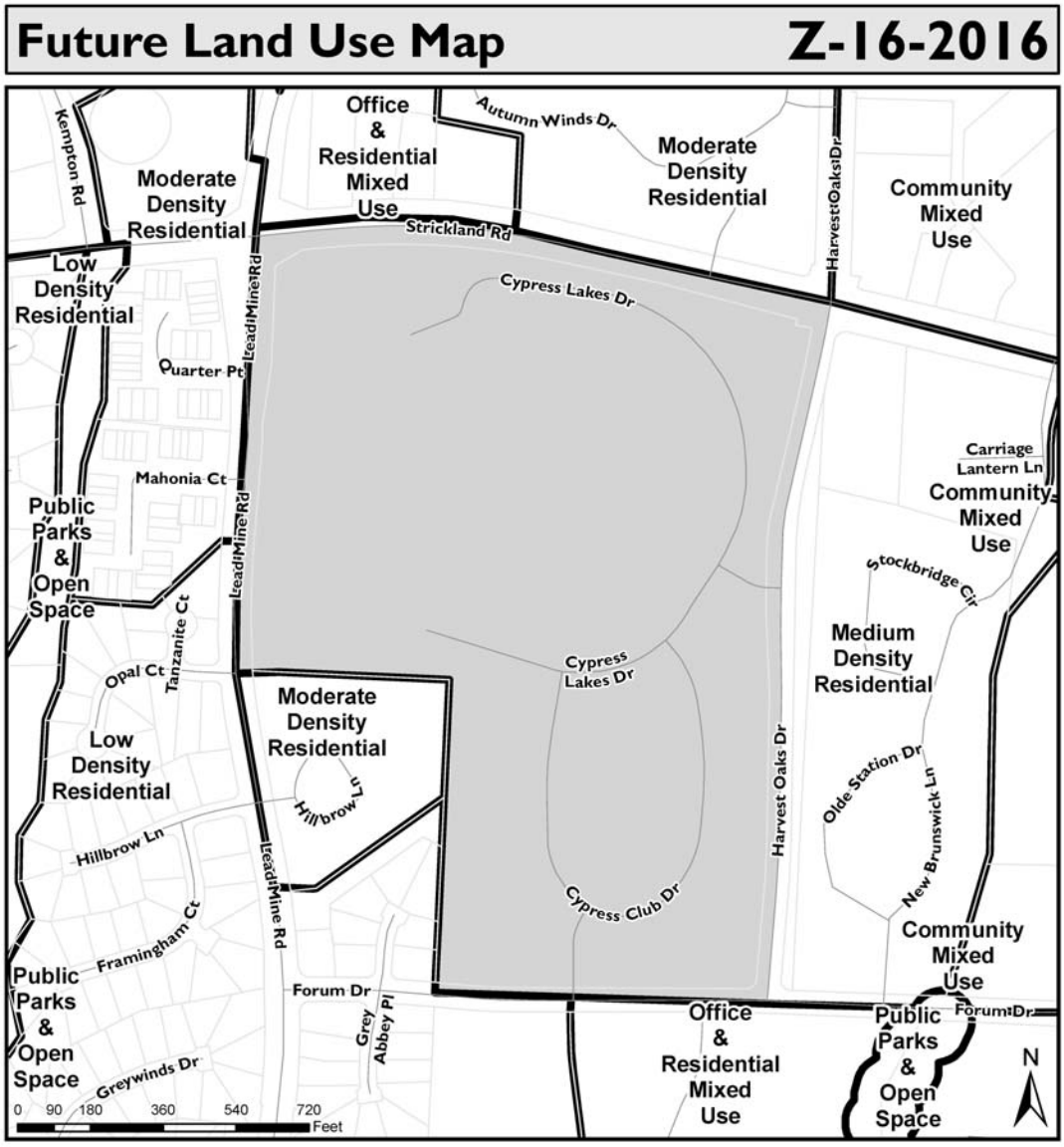
The proposed rezoning is:

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

☐ **Incompatible.**
Analysis of Incompatibility:

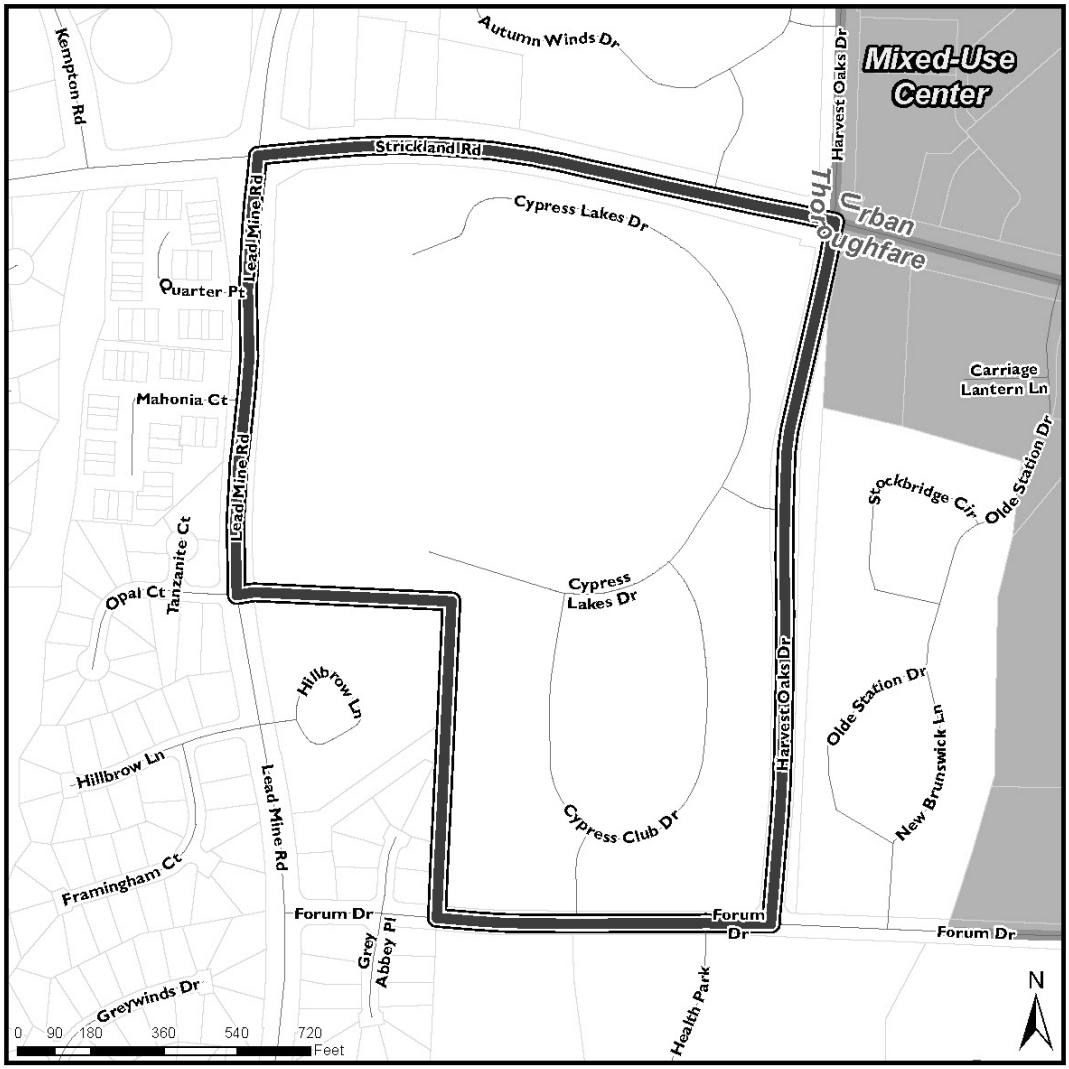
The proposal would permit additional apartment building-style condominium ("Villa") units, which are currently developed on site, along with townhouse-style condos, medical care facilities, and a club house. The surrounding uses are residential and office in nature. As such, the proposal can be considered compatible with the property and surrounding area.

FUTURE LAND USE MAP



URBAN FORM MAP

Urban Form Map Z-16-2016



Submittal Date

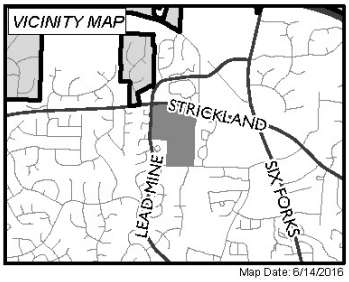
6/8/2016

Request:

44 acres from

R-6-CU

to **PD**



Map Date: 6/14/2016

2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies contained in the Comprehensive Plan. The proposal would allow for a Planned Development with Office Mixed Use (OX) as the underlying base district. The proposal limits a number of uses otherwise permitted in OX districts, bringing it into consistency with the Comprehensive Plan.

The Future Land Use Map designates the property for Medium Density Residential, in which RX is the most appropriate district. Because of the prohibitions on certain uses, and the development of the site as a nearly fully contained Life Care Community, the proposal can be considered consistent with the Future Land Use Map.

Community facilities and streets appear sufficient to serve the use proposed for the property.

2.2 Future Land Use

Future Land Use designation: Medium Density Residential

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

While the Comprehensive Plan suggests RX is the most appropriate district in such areas, the proposal limits some uses otherwise permitted in OX districts. Furthermore, the proposal is for a Life Care Community, a development type intended to allow for substantial residential densities for the aging population. The non-residential uses permitted in Life Care Communities are low-impact and often necessary for a safe and healthy aging community. Finally, the Unified Development Ordinance considers Life Care Communities to be a "Residential" use.

2.3 Urban Form

Urban Form designation: N/A

☒ **Not applicable** (no Urban Form designation)

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

2.4 Policy Guidance

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

None

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- The proposed rezoning would allow for continued development of an established Life Care Community that received a Site Plan approval in 2009.
- The proposal would bring the site into full conformance with zoning. The Citywide remapping to R-6 means that a Special Use permit is required for Life Care Communities. The PD zoning would allow for all Life Care Community uses without a Special Use permit.
- The proposal increases the inventory of housing for the aging and provides high-quality design with opportunities for active living.

3.2 Detriments of the Proposed Rezoning

- None

4. Impact Analysis

[Assess impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.]

4.1 Transportation

A Traffic Impact Analysis is not required.

Impact Identified:

1. Fees-in-lieu may be required to meet the streetscape requirements around the perimeter of the property. Where 5' sidewalks exist a fee for an additional 1' of width would be necessary to meet the UDO 6' sidewalk requirement.

4.2 Transit

1. Six Forks Rd is served by GoRaleigh Route 8 Six Forks
    a. Currently the terminal loop is Six Forks to Strickland to Colonnade Center
    b. The Wake County Transit Plan proposes the terminal loop to be Six Forks to Lead Mine to Harvest Oaks to Strickland
2. Please consider dedicating a 15x20' transit easement along Strickland Rd
3. Please provide a pedestrian connection to the transit easement
4. If requested by the transit program please consider improving the transit easement
    a. Provide a 15x20' cement pad
    b. Provide a 30' cement landing zone between the back of curb and sidewalk
    c. ADA accessible transit waiting shelter with bench
    d. Litter container

Impact Identified:

4.3 Hydrology

Floodplain	None
Drainage Basin	Mine
Stormwater Management	Article 9.2 of the UDO
Overlay District	none

1. **Impact Identified:** Site is subject to Storwmater control regulations under Article 9.2 of the UDO. At time of future site plan submittal or permitting, site must demonstrate compliance with stormwater regulations. Existing stormwater devices on site may be utilized to address stormwater requirements under previously approved design parameters. No impacts identified.

4.4 Public Utilities

	Maximum Demand (current)	*Maximum Demand (proposed)*
Water	21,888 GPD	38,888 GPD
Waste Water	21.888 GPD	38,888 GPD

Impact Identified: None

4.5 Parks and Recreation

1. Site is located between two greenway corridors, connectivity is most feasible along Strickland or Forum.
2. Nearest existing trail access is Baileywick Trail, 0.5 miles.
3. Recreation services are provided by Baileywick Road Park, 0.7 miles.

Impact Identified: None

4.6 Urban Forestry

Impact Identified: None

4.7 Designated Historic Resources

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

Impact Identified: None

4.8 Community Development

The site is not located within a designated Redevelopment Plan area.

Impact Identified:

4.9 Fire Department

1. The following fire apparatus accommodations shall be determined:
    a. Turn-around (28 feet degree radii)
    b. 20 feet road width
    c. 13 feet, 6 inch clearance
    d. 200 feet total hose length to all parts of the building from the exterior
    e. Driving services supporting 80,000 pounds

4.9 Impacts Summary

1. **Streetscape requirement**
2. **Fire apparatus accommodations shall be provided**

4.10 Mitigation of Impacts

1. **Fee-in-lieu at site plan stage.**
2. **Address at site plan stage.**

5. Conclusions

The proposal is consistent with the Comprehensive Plan and the Future Land Use Map. The proposal would allow for the full build-out of an approved site plan, including the construction of a new “Villa” condominium building that has already received a building permit. The proposed use, Life Care Community, serves a growing need in the City.

MASTER PLAN (MP-1-2016)

THE CYPRESS OF RALEIGH

PROPOSED PLANNED DEVELOPMENT DISTRICT

± 48.057 ACRES

OWNER:

Cypress of Raleigh Owners' Association, Inc.

DEVELOPER/DECLARANT:

Cypress of Raleigh, LLC

CONSULTANTS:

Mack Paul
Morningstar Law Group, L.L.P.

Stuart Jones
Jones & Cnossen - Land Planning and Civil Engineers

Original Submittal Date June 8, 2016
Resubmittal Date September 9, 2016
Resubmittal Date October 12, 2016

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SUMMARY INFORMATION

A.	Name of Development:	The Cypress of Raleigh
B.	Name of Owner:	Cypress of Raleigh Owners' Association, Inc. c/o Mark Andrews 7101 Creedmoor Road, Suite 142 Raleigh, NC 27613
C.	Name of Developer/Declarant:	Cypress of Raleigh, LLC 8801 Cypress Lakes Drive Raleigh, NC 27615
C.	Applicant:	Joe Whitehouse 6109 Iris Drive Raleigh, NC 27612 919.870.9007 919.866.1874 (fax) joe@cueinc.net
D.	Attorney:	Mack Paul Morningstar Law Group, L.L.P, 630 Davis Drive, Suite 200 Morrisville, NC 27560 Tel: 919.590.0377 mpaul@morningstarlawgroup.com
E.	Land Planner and Civil Engineer	Stuart Jones Jones & Cnossen Engineering, PLLC 221 N. Salem Street, Suite 200 Apex, North Carolina 27502 stuart@jonescnossen.com

1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") dealing with the Planned Development ("PD") District for the Cypress of Raleigh (the "Development"). The Development is a life care community, which includes both congregate care and rest home uses, as defined by the UDO developed by Cypress of Raleigh, LLC (the "Developer"). The Development is owned by those record title owners of the units comprising the condominium as reflected in the Wake County Registry (collectively the "Owner"). Cypress of Raleigh Owners' Association, Inc. is the condominium association established pursuant to the NC Condominium Act to serve as agent for the Owner with respect to certain matters (the "Association").

The Development is and will continue to be a mixed use, pedestrian-oriented development with complementary residential, recreation, open space, food service, skilled nursing care, memory care, rehabilitation, assisted living and other personal services (as those terms are utilized in the UDO) for the residents at densities appropriate to the location of the Development, market conditions, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, the Master Plan sets forth density and square footage limitations as well as modifications to the UDO as appropriate to accomplish the development program described herein.

2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the development and redevelopment of approximately 48.057 acres located in North Raleigh, bounded generally on the east by Harvest Oaks Drive, the north by Strickland Road, the west by Lead Mine Road and the south by Forum Drive (the "Property"). For a graphic depiction of the area to be rezoned, please refer to the existing conditions and phasing plan submitted with this Master Plan as Plan Sheet 2. The Property is currently the site of a life care community developed pursuant to an approved site plan (GH-1-09). The purpose of this rezoning and Master Plan is to bring the Development into conformity with the rules and regulations contained in the UDO as existed prior to the city-wide remappinjmog effective in 2016.

The Future Land Use Map ("FLUM") identifies the Property as medium density residential. This category applies to garden apartments, condominiums and suburban style apartment complexes. Consistent with the FLUM, the proposed density in connection with the Development is medium density residential. In addition, the Development will further a number of policies in the Comprehensive Plan. For example, it will serve as a pedestrian-oriented, congregate care facility, providing senior residents all of the personal services and amenities they need on-site. The Development will help foster an integrated community, linking housing with food service, skilled nursing care, personal services, rehabilitation, memory care, assisted living, open space and other amenities.

3. INTENT FOR PD DISTRICTS

The Cypress of Raleigh meets the intent of the PD District in several ways. In particular, the PD District will help the Development to achieve a high quality project design. It will facilitate the integration of a cohesive development that allows residents access to a range of amenities, including personal services, food, recreation and health care services in a setting that is walkable and medium scale. As a life care community, the Cypress of Raleigh promotes the safety and security of its residents.

The PD District allows the Development to meet this objective while in keeping with the surrounding area and placing minimal impact on the area's infrastructure.

4. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES

The Development meets the General Design Principles for PD Districts in a number of ways. It contains a range of housing stock, including multifamily and detached housing. It is well integrated by providing a range of services to residents of the Development, including skilled nursing care, rehabilitation services, assisted living, memory care, in-home care, assistance with daily living, recreational activities, food service, social activities and personal services. A substantial buffer and landscaping surround the Development with a gated entrance to promote the safety of the residents. Internal connections provide convenient pedestrian access throughout the Development. Architecture and landscaping provide a cohesive design to the buildings and surroundings, fitting with the topography, site and climate. The Development includes public art and other clearly identifiable water features unique to this location. Finally, the development pattern has a scale that ensures the residents have ample access to open space and light.

In addition, the Cypress of Raleigh incorporates a number of elements of the Urban Design Guidelines. For example, open spaces provide convenient seating opportunities and are integrated throughout the Development. Internal streets are interconnected throughout, providing ease of circulation and access for residents. The Development contains a mix of uses, serving the needs of the residents who are seniors. The transitions to the surrounding neighborhoods include substantial buffering and landscaping.

5. TRANSIT EASEMENT

Prior to recordation of a subdivision plat or issuance of a building permit for new development, and if deemed necessary by the Public Works Department to accommodate a future transit stop along Strickland Road, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of such easement shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office.

6. LAND USE DENSITY

Land use intensities for the Development are described in the site data table on Plan Sheet 1 submitted with this Master Plan. Plan Sheet 1 establishes "Equivalent Dwelling Units" based on the density assigned to congregate care facilities when the Development was originally approved by the City of Raleigh. For example, one congregate care unit counts as one-half a dwelling unit. Land Use intensities can be transferred between subdistricts so long as the overall limitation on intensities for the three subdistricts is not exceeded. Subdistrict sizes and general building locations are shown on the Land Use Plan submitted with this Master Plan.

The maximum development intensity for each subdistrict shown on the Land Use Plan shall be:

A. Subdistrict A
   1. **Uses and Density**. Subdistrict A may be developed for up to 45,500 square feet of nonresidential land uses not otherwise prohibited in Paragraph 6.B and 136 equivalent dwelling units for congregate and life care community.
   2. **Building Height**. Buildings located in Subdistrict A shall be limited to 6 stories and 82.5 feet in height.
   3. **Building Type**. Apartment, Civic, General and Detached Building Types may be used in Subdistrict A.

B. Subdistrict B
   1. **Uses and Density**. Subdistrict B may be developed for up to 29 equivalent dwelling units.
   2. **Building Height**. Buildings located in Subdistrict B shall be limited to 6 stories and 82.5 feet in height.
   3. **Building Type**. Apartment and Detached Building Types may be used in Subdistrict B.

C. Subdistrict C
   1. **Uses and Density**. Subdistrict C may be developed for up to 39 equivalent dwelling units for congregate care and life care community.
   2. **Building Height**. Buildings located in Subdistrict C shall be limited to 6 stories and 82.5 feet in height.
   3. **Building Type**. Apartment and Detached Building Types may be used in Subdistrict C.

8. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2

This PD District proposes certain modifications to the UDO pursuant to UDO Section 4.7.2. They are as follows:

A. New Streets and Block Perimeter

As a life care community that is fully enclosed for the safety and security of its residents, the Development has a private, internal street network. As such, it will not be subject to the new streets requirements contained in Article 8.4. In addition, the Development will not be subject to the minimum block perimeter standards contained in Article 8.3, which will not create any lots without direct street frontage or create safety issues or contribute to congestion. Further, it is reasonable to eliminate block perimeter standards based on the existing site layout of the Development.

Due to the existing infrastructure and development, certain street typologies under Article 8.4 will be modified. Forum Drive and Harvest Oaks Drive are both two lane avenues, undivided according to the City's Street Design Manual. However, the existing streets were built as collector streets under the old City Code as shown in Street and Block Plan. These existing streets will serve as an alternate to UDO Section 8.4.5 given the fact the infrastructure is already in place. Finally, the sidewalk width will be modified to reflect the existing 5' sidewalk width based on the significant landscaping planted on private property along Harvest Oaks Drive and Forum Drive.

Due to the existing infrastructure and development, certain aspects of the internal street network will be exempt from the Street Design Manual. In particular, the width of sidewalks and planting strips along the internal street network shall be exempt from Section 4.6.1 of the Street Design Manual. The Owner shall pay a fee in lieu for one foot of sidewalk along Strickland Road and Lead Mine Road adjacent to the boundary of the Property.

B. Use Standards

The Residential Mixed Use (RX) district is appropriate for properties identified as medium density residential on the Future Land Use Map. However, since RX requires a special use permit for a life care community use, this master plan is selecting Office Mixed Use (OX) as its base district. The following uses permitted in the OX District shall be prohibited:

college, community college, university;
sports academy;
commercial parking lot;
heliport;
detention center, jail, prison;
research and development; and
plant nursery.

C. Building/Structure Setbacks and Build-To

As a life care community that is fully enclosed for the safety and security of its residents, the Development has a private, internal street network. As a result, all buildings within the Development will orient to private streets and not the public streets. Therefore, the minimum building/structure setback requirements and build-to requirements applicable to the building types in Article 3.2 shall not apply.

D. Lot Dimensions

The minimum lot dimension area and width requirements applicable to the building types in Article 3.2 shall not apply. The Property shall not be subdivided.

E. Floor Heights

As a life care community with elderly residents, the buildings within the Development are designed for ease of access. In particular, they are designed so that residents do not have to climb steps to enter buildings. Therefore, the minimum ground floor elevation requirements applicable to the building types in Article 3.2 shall not apply.

F. Transparency

As a life care community, the buildings within the Development are designed for the needs of its residents. All building types shall have no less than 15% transparency on all portions of the Property.

G. Open Space

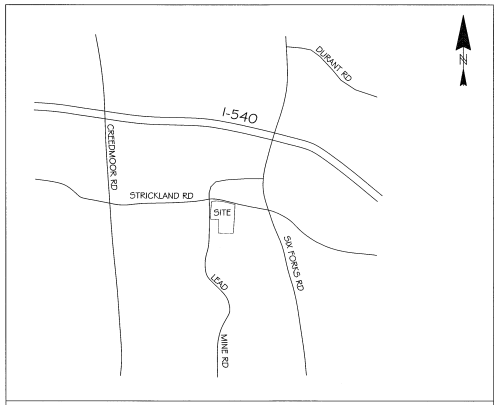
Based on the configuration of open space within the existing life care community, the Development will contain a minimum of 10% open space.

The Cypress of Raleigh

A CONTINUING CARE RETIREMENT COMMUNITY

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS PHASING PLAN
3. STREET & BLOCK PLAN
4. PEDESTRIAN PLAN
5. DEVELOPMENT & PARKING PLAN
6. MAJOR UTILITIES PLAN
7. STORMWATER PLAN
8. OPEN SPACE & TREE CONSERVATION PLAN



VICINITY MAP
NTS

SITE DATA TABLE

Subdistrict A

Building Type	Dwelling Unit (DU) Conversion			
Apartment	168 Villa Units	Equals	84	DU's
Detached	37 Cottages	Equals	37	DU's
Apartment	60 Beds (rest home)	Equals	15	DU's
		Total	136	DU's
Civic Building Club House		45,000 SF		Gross Floor Area
Civic Building Guard House		500 SF		Gross Floor Area

Subdistrict B

Building Type	Dwelling Unit (DU) Conversion			
Apartment	58 Villa Units	Equals	29	DU's
		Total	29	DU's

Subdistrict C

Building Type	Dwelling Unit (DU) Conversion			
Apartment	60 Villa Units	Equals	30	DU's
Detached	9 Cottages	Equals	9	DU's
		Total	39	DU's

TOTALS

Building Type	Dwelling Unit (DU) Conversion			
Apartment	286 Villa Units	Equals	143	DU's
Detached	46 Cottages	Equals	46	DU's
Apartment	60 Beds (rest home)	Equals	15	DU's
		Total	204	DU's
Civic Building Club House		45,000 SF		Gross Floor Area
Civic Building Guard House		500 SF		Gross Floor Area

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

N

0 25 50 100
GRAPHIC SCALE

Jones & Crossen ENGINEERING, PLLC
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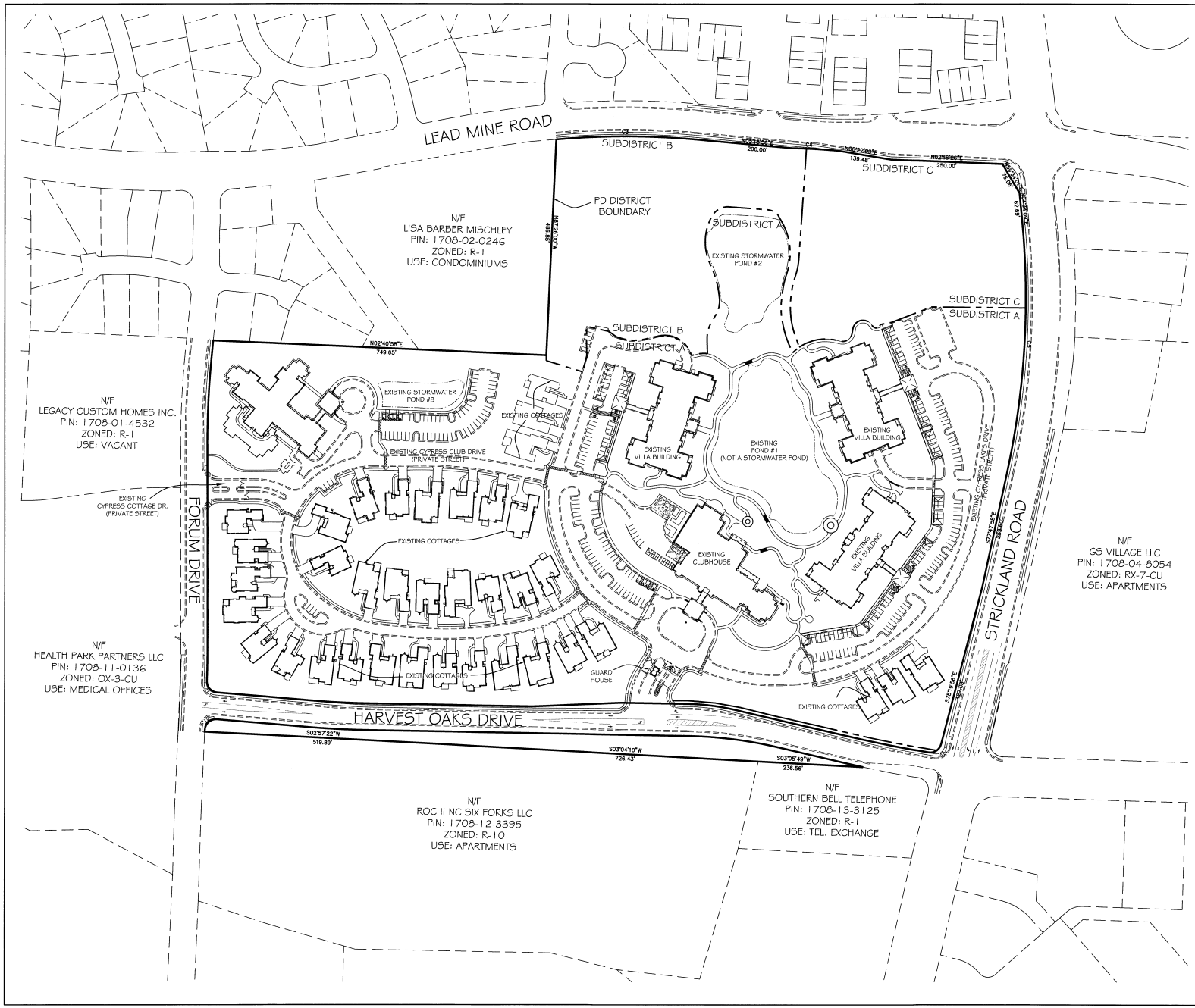
Registration: P-0151
www.jonescrossen.com

NORTH CAROLINA PROFESSIONAL SEAL 14059 ENGINEER

THE CYPRESS OF RALEIGH
PD MASTER PLAN
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
COVER SHEET

SCALE	1"=200'
DRAWN	SMJ
DATE	JUNE 7, 2016
REVISION	
SHEET	1
PROJECT	0490-2



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NORTH CAROLINA PROFESSIONAL SEAL 14039 ENGINEER STUART M. JONES

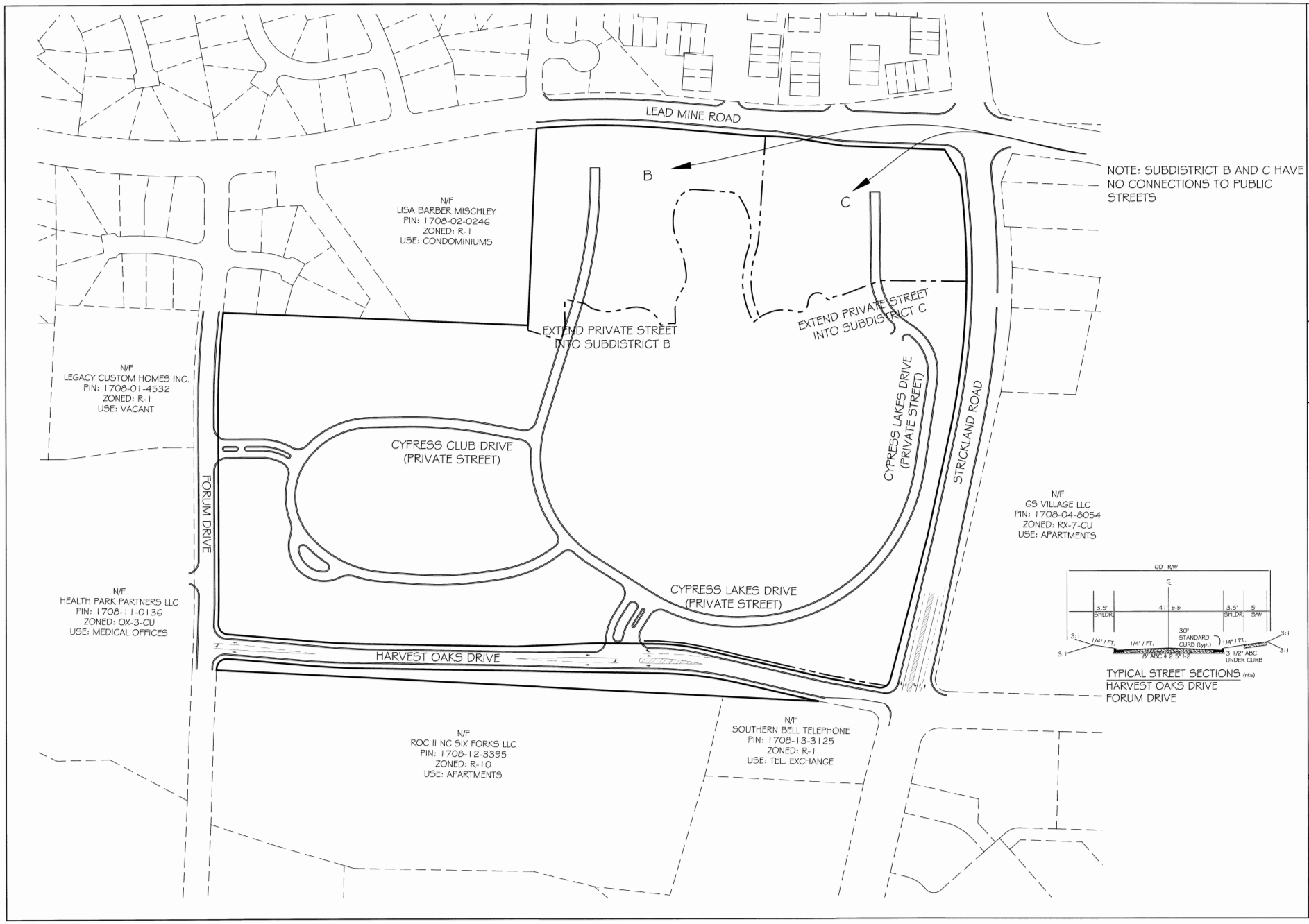
THE CYPRESS OF RALEIGH

PD MASTER PLAN

CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS & PHASING PLAN

SCALE	1"=100'
DRAWN	SMJ
DATE	JUNE 6, 2016
REVISION	
SHEET	2
PROJECT	0490-2



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 4099 JUART M. JONES

THE CYPRESS OF RALEIGH

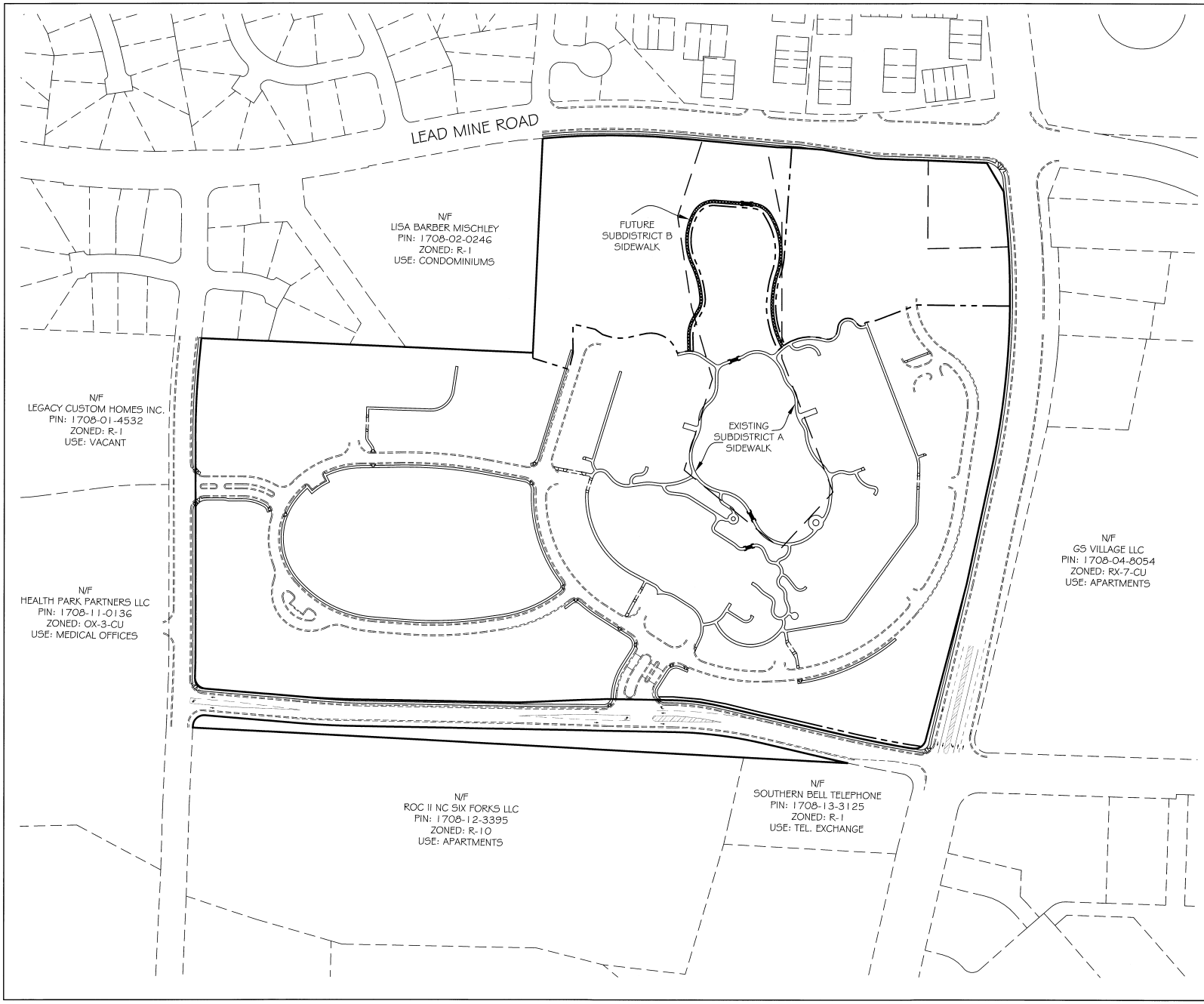
PD MASTER PLAN

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

STREET & BLOCK PLAN

SCALE 1"=100'	DRAWN SMJ
DATE JUNE 7, 2016	
REVISION 8/16/16	STREET SECTION
SHEET 3	
PROJECT 0490-2	



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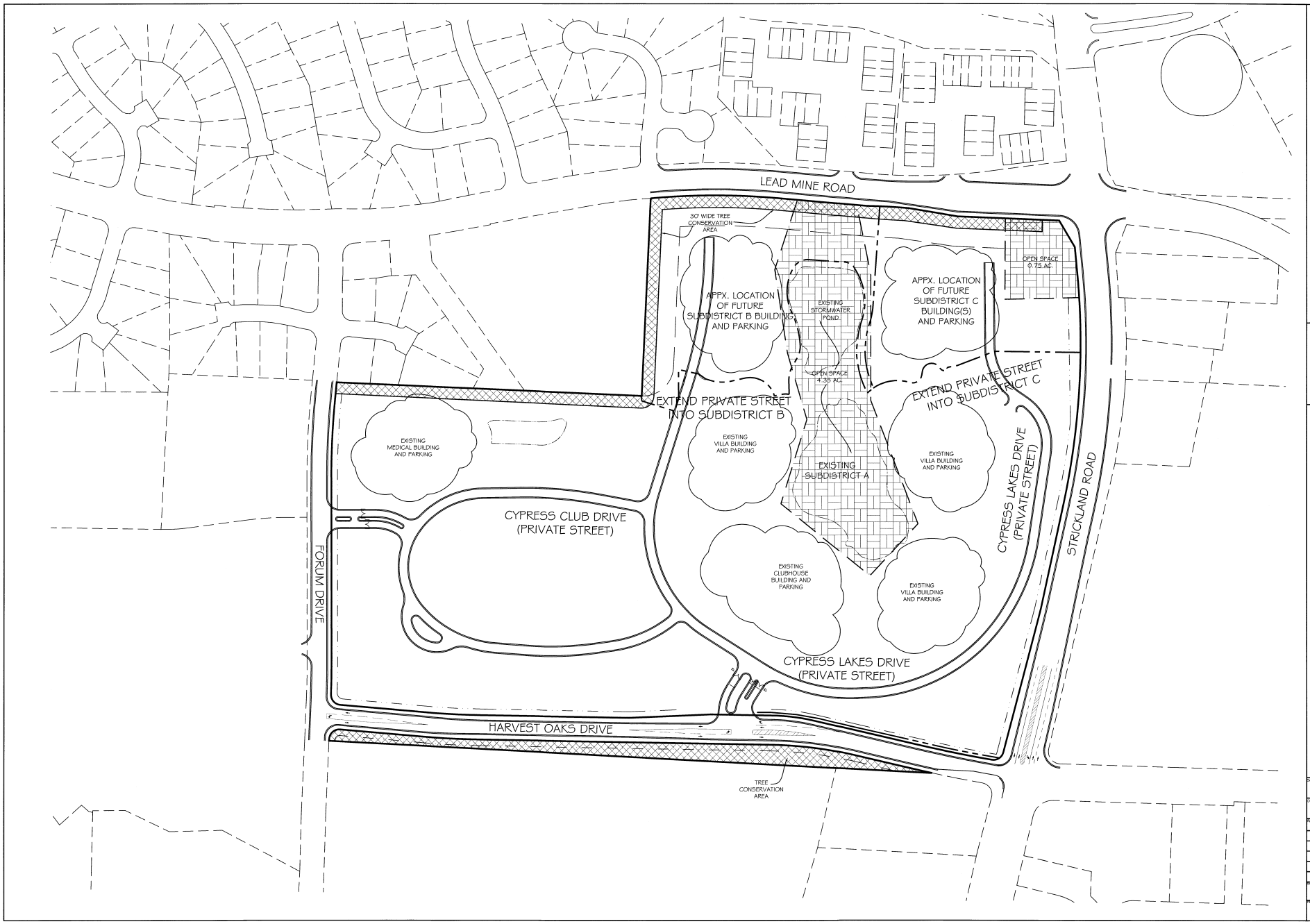
THE CYPRESS OF RALEIGH

PD MASTER PLAN

CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

PEDESTRIAN CIRCULATION PLAN

SCALE	1"=100'
DRAWN	SMJ
DATE	JUNE 7, 2016
REVISION	
SHEET	4
PROJECT	0490-2



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NORTH CAROLINA PROFESSIONAL SEAL 14099 ENGINEER SCOTT M. JONES

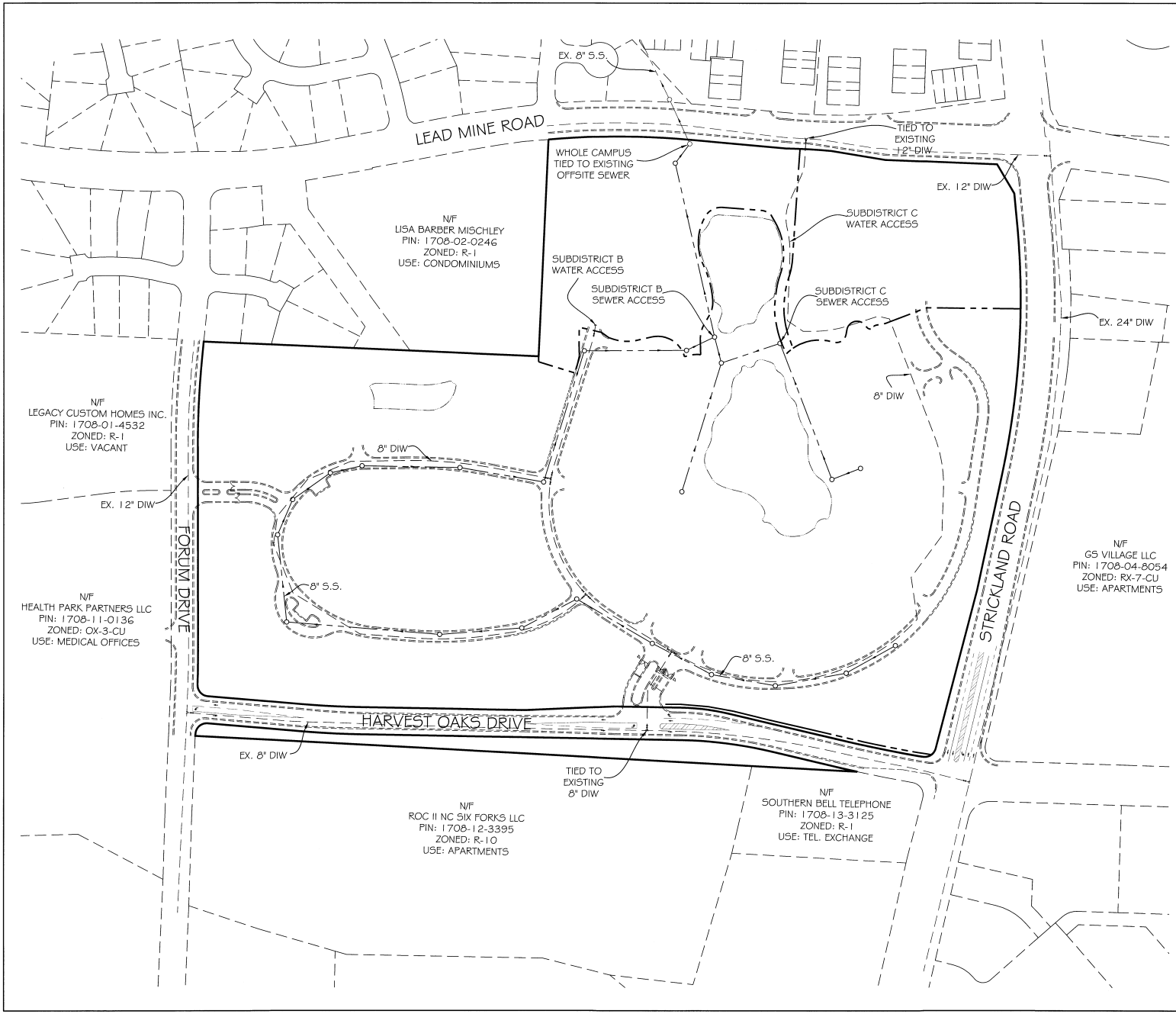
THE CYPRESS OF RALEIGH

FD MASTER PLAN

CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

DEVELOPMENT & PARKING PLAN

SCALE	1"=50'
DRAWN	SMJ
DATE	JUNE 7, 2016
REVISION	
SHEET	5
PROJECT	0490-2



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NORTH CAROLINA PROFESSIONAL SEAL 14099 ENGINEER

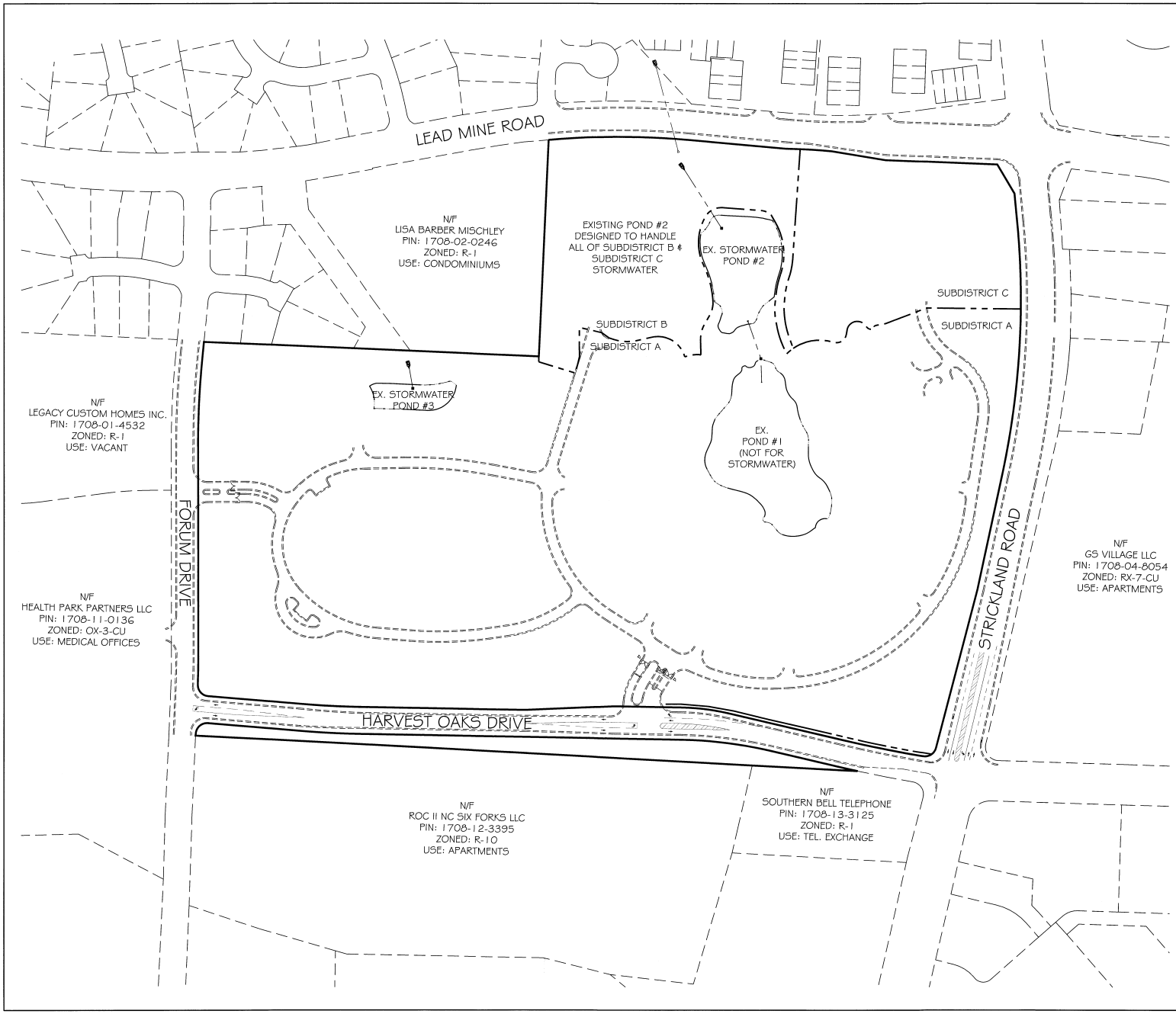
THE CYPRESS OF RALEIGH

PD MASTER PLAN

CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

MAJOR UTILITIES PLAN

SCALE	1"=100'
DRAWN	SMJ
DATE	JUNE 7, 2016
REVISION	
SHEET	6
PROJECT	0490-2



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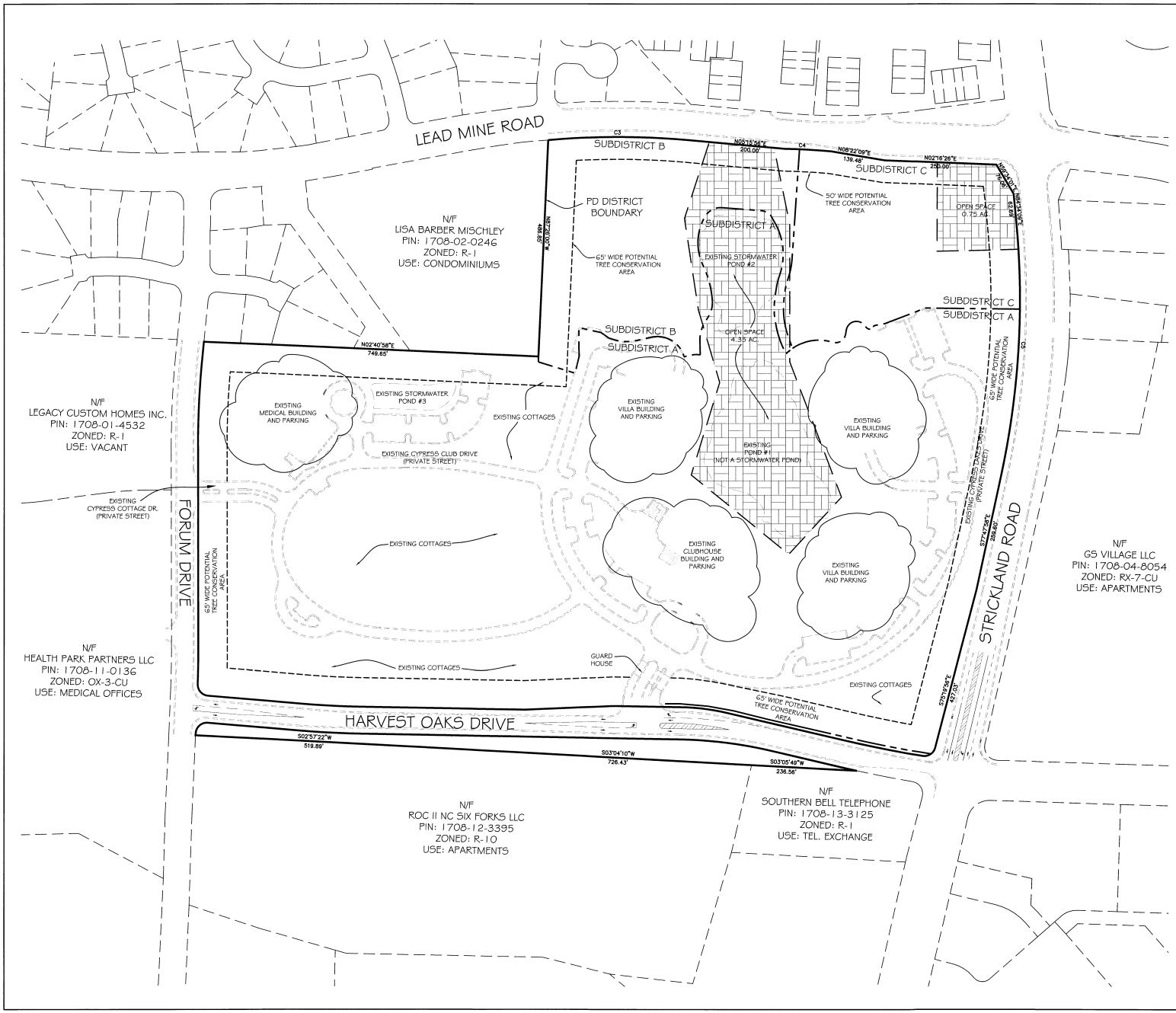
THE CYPRESS OF RALEIGH

PD MASTER PLAN

CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

STORMWATER PLAN

SCALE	1"=100'
DRAWN	SMJ
DATE	JUNE 7, 2016
REVISION	
SHEET	7
PROJECT	0490-2



OPEN SPACE CALCULATION

TOTAL SITE AREA = 48.057 ACRES

OPEN SPACE PROVIDED = 5.10 ACRES

OPEN SPACE PERCENTAGE = 10.6%

The tree conservation areas shown on this concept plan are general in nature, and are intended to indicate the search area for potential tree conservation area as defined in Article 9.1 of the Unified Development Ordinance. A more detailed analysis of tree conservation will be performed at time of site plan or subdivision, whichever shall first occur.

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NORTH CAROLINA PROFESSIONAL SEAL 17252 ENGINEER PETER D. CNOSSEN 9/6/16

THE CYPRESS OF RALEIGH

PD MASTER PLAN

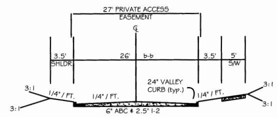
CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

OPEN SPACE & TREE CONSERVATION PLAN

SCALE 1"=100'	DRAWN SMJ
DATE JUNE 7, 2016	
REVISION 8/9/16	OPEN SPACE %
8/29/16	TCA NOTES
SHEET 8	
PROJECT 0490-2	

ZONING CONDITIONS: ZONING CASE # Z-6-07

1. REIMBURSMENT VALUES FOR FUTURE RIGHT-OF-WAY DEDICATION FOR THE PROPERTY SHALL BE AT RESIDENTIAL-4 VALUES.
2. DEVELOPMENT OF THE PROPERTY SHALL NOT EXCEED A MAXIMUM OF 204 DWELLING UNITS OR 4.25 DWELLING UNITS PER ACRE WHICHEVER IS MORE.
3. STORMWATER CONTROLS SHALL BE DESIGNED AND INSTALLED SUCH THAT THE PEAK FLOW LEAVING THE PROPERTY AFTER DEVELOPMENT SHALL NOT EXCEED THE PREDEVELOPMENT PEAK FLOW FOR THE 2-YEAR, 10-YEAR, 25-YEAR AND 100-YEAR DESIGN STORMS.
4. THE PROPERTY SHALL BE DEVELOPED AS A LIFE CARE COMMUNITY AS THAT TERM IS DEFINED IN THE RALEIGH CODE.



TYPICAL PRIVATE STREET SECTION

(nts)

NOTES

1. BOUNDARY INFORMATION TAKEN FROM MAPS BY ELINGBURG LAND SURVEY CO.
2. TOPOGRAPHIC, PLANIMETRIC AND UTILITY INFORMATION SHOWN HEREON TAKEN FROM APPROVED CONSTRUCTION DRAWING INFORMATION FROM THIS OFFICE. CYPRESS SITE AS SHOWN IS STILL UNDER CONSTRUCTION.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT & CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. THIS PROPERTY IS BEING DEVELOPED AS A LIFE CARE COMMUNITY AS ALLOWED UNDER THE CITY OF RALEIGH CODE OF ORDINANCES. THE DEVELOPER SHALL RETAIN OWNERSHIP OF ALL PROPERTIES OUTSIDE OF PUBLIC RIGHT-OF-WAY.
5. THE DEVELOPER IS CHOOSING TO USE THE NEWLY DEDICATED RIGHT-OF-WAY FOR FORUM DRIVE AND HARVEST OAKS DRIVE FOR DENSITY CALCULATIONS. THE DEVELOPER WILL NOT BE SEEKING REIMBURSEMENT FOR PUBLIC RIGHT-OF-WAY DEDICATION FOR FORUM DRIVE AND HARVEST OAKS DRIVE. ADDITIONAL RIGHTS-OF-WAY FOR LEADMINE ROAD AND STRICKLAND ROAD HAVE BEEN PREVIOUSLY DEDICATED.
6. THE CYPRESS OF RALEIGH IS PROVIDING AN INTERNAL ON-CALL SHUTTLE SERVICE THAT CAN PROVIDE TRANSPORTATION FOR ALL RESIDENTS TO THE CLUBHOUSE AND DINING FACILITIES.
7. THE CLUBHOUSE INCLUDES APPROXIMATELY 20,000 SQUARE FEET OF COMMON SPACES FOR RECREATION AND DINING WHICH IS APPROXIMATELY 60 SQUARE FEET PER ROOMING UNIT FOR THIS PROJECT.
8. ALL INTERNAL STREETS, DRIVEWAYS AND PARKING LOTS WILL BE PRIVATE AND CONSTRUCTED TO CITY OF RALEIGH STANDARDS FOR PRIVATE STREETS.
9. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE SHAPE AND CONFIGURATION OF THE VILLA BUILDINGS UP TO THE TIME OF BUILDING PERMIT AS LONG AS THE TOTAL NUMBER OF VILLA UNITS IS NOT EXCEEDED OR SETBACKS VIOLATED. IF THE BUILDINGS CHANGE FROM THE APPROVED FOOTPRINT, A REVISED PRELIMINARY PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY PLANNING STAFF.
10. THE HEALTH CARE FACILITY CONTAINS SKILLED NURSING CARE, EMERGENCY HEALTH CARE SERVICES AND A 60 BED REST HOME COMPONENT.
11. ALL STREETS AND RIGHTS-OF-WAY WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE CITY OF RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
12. SOLID WASTE COLLECTION FOR THIS PROJECT SHALL BE ADMINISTERED BY ON-SITE EMPLOYEES. ALL TRASH SHALL BE COLLECTED AT BUILDINGS BY EMPLOYEES AND DELIVERED TO THE TRASH COMPACTOR FOR PICK-UP BY THE CITY OF RALEIGH.

SITE INFORMATION	PREVIOUSLY APPROVED	CURRENT
ZONING: PROPERTY PIN NUMBER: TOTAL SITE AREA: AREA IN FORUM DRIVE R/W: AREA IN HARVEST OAKS DRIVE R/W: TOTAL AREA OF R/W DEDICATION: DENSITY TRANSFER FROM R/W DENSITY TRANSFER FROM LOT #2 (1.04 AC): LINEAR FEET IN HARVEST OAKS DRIVE:	R-4 1708.13-02-5503 48.057 ACRES 0.607 ACRES (26,455 SF) 2.397 ACRES (104,375 SF) 3.003 ACRES (130,830 SF) 12 DWELLING UNITS 4 DWELLING UNITS 1650	R-6 CUD 1708.13-02-5503 48.057 ACRES 0.607 ACRES (26,455 SF) 2.397 ACRES (104,375 SF) 3.003 ACRES (130,830 SF) 12 DWELLING UNITS 4 DWELLING UNITS 1650

SITE DATA SUMMARY	PREVIOUSLY APPROVED	CURRENT
MAXIMUM RESIDENTIAL DENSITY: PROPOSED COTTAGE UNITS: HEALTH CARE FACILITY BEDS (4 BEDS = 1 D.U.): PROPOSED VILLA UNITS: TOTAL PROPOSED DWELLING UNITS:	192 DWELLING UNITS 37 = 37 DWELLING UNITS 60 BEDS= 15 DWELLING UNITS 280 = 140 DWELLING UNITS 192	204 DWELLING UNITS 39 = 39 DWELLING UNITS 60 = 15 DWELLING UNITS 300 = 150 DWELLING UNITS 204
PHASE 1 AREA: PHASE 1 DENSITY: PHASE 2 AREA: PHASE 2 DENSITY: PHASE 3 AREA: PHASE 3 DENSITY:	39.70 AC 135 DWELLING UNITS 3.71 AC. 29 DWELLING UNITS 3.20 AC. 28 DWELLING UNITS	39.70 AC 136 DWELLING UNITS 3.30 AC. 29 DWELLING UNITS 3.61 AC. 39 DWELLING UNITS
OFF-STREET PARKING REQUIRED: OFF-STREET PARKING PROVIDED:	262 (13 HANDICAP) 559 (27 HANDICAP)	273 (14 HANDICAP) 592 (32 HANDICAP)
REQUIRED OPEN SPACE: OPEN SPACE PROVIDED: IMPERVIOUS SURFACE COVERAGE:	10% = 4.81 AC 10.6% = 5.08 AC 36.8%	10% = 4.81 AC 10.6% = 5.10 AC 37.6%
DEVELOPER:	CYPRESS OF RALEIGH, LLC P.O. BOX 97608 RALEIGH, NC 27624	CYPRESS OF RALEIGH, LLC P.O. BOX 97608 RALEIGH, NC 27624

PARKING SUMMARY	PREVIOUSLY APPROVED	PROPOSED
HEALTH CARE FACILITY: ± 8,000 SF ADMINISTRATIVE & EMPLOYEE AREA REQUIRED PARKING (1 SPACE/ 300SF): 60 BEDS REQUIRED PARKING (1 SPACE/ 3BEDS): SPACES PROVIDED:	8,000 SF X 1 SPACE/ 300 SF = 27 SPACES 60 BEDS X 1 SPACE/ 3 BEDS = 20 SPACES 58 (4 HANDICAP)	8,000 SF X 1 SPACE/ 300 SF = 27 SPACES 60 BEDS X 1 SPACE/ 3 BEDS = 20 SPACES 58 (4 HANDICAP)
CLUBHOUSE FACILITY: ± 15,000 SF ADMINISTRATIVE & EMPLOYEE AREA REQUIRED PARKING (1 SPACE/ 300 SF): SPACES PROVIDED:	15,000 SF X 1 SPACE/ 300 SF =45 SPACES 47 (4 HANDICAP)	15,000 SF X 1 SPACE/ 300 SF =45 SPACES 47 (4 HANDICAP)
BUILDING A: ROOMING UNITS: REQUIRED PARKING (1 SPACE/ 3 UNITS): SPACES PROVIDED:	55 UNITS X 1 SPACE/ 3 UNITS =19 SPACES 68 (4 HANDICAP)	55 UNITS X 1 SPACE/ 3 UNITS 19 SPACES PER BUILDING 82 (4 HANDICAP)
BUILDING B: ROOMING UNITS: REQUIRED PARKING (1 SPACE/ 3 UNITS): SPACES PROVIDED:	58 UNITS X 1 SPACE/ 3 UNITS =20 SPACES 78 (4 HANDICAP)	58 UNITS X 1 SPACE/ 3 UNITS =20 SPACES 78 (4 HANDICAP)
BUILDING C: ROOMING UNITS: REQUIRED PARKING (1 SPACE/ 3 UNITS): SPACES PROVIDED:	55 UNITS X 1 SPACE/ 3 UNITS =19 SPACES 79 (4 HANDICAP)	55 UNITS X 1 SPACE/ 3 UNITS =19 SPACES 75 (4 HANDICAP)
BUILDING D: ROOMING UNITS: REQUIRED PARKING (1 SPACE/ 3 UNITS): SPACES PROVIDED:	56 UNITS X 1 SPACE/ 3 UNITS =19 SPACES 75 (4 HANDICAP)	74 UNITS X 1 SPACE/ 3 UNITS =25 SPACES 87 (6 HANDICAP)
BUILDING E: ROOMING UNITS: REQUIRED PARKING (1 SPACE/ 3 UNITS): SPACES PROVIDED:	55 UNITS X 1 SPACE/ 3 UNITS =19 SPACES 73 (4 HANDICAP)	58 UNITS X 1 SPACE/ 3 UNITS =20 SPACES 87 (6 HANDICAP)
COTTAGES (2 BEDROOM UNITS): REQUIRED PARKING (2 SPACES/ UNIT): SPACES PROVIDED:	37 UNITS X 2 SPACES/UNIT =74 SPACES 74 (2 CAR GARAGES) PLUS 8 GUEST SPACES	39 UNITS X 2 SPACES/UNIT =78 SPACES 78 (2 CAR GARAGES) PLUS 8 GUEST SPACES

BUILDING INFORMATION SUMMARY	PREVIOUSLY APPROVED	PROPOSED
HEALTH CARE FACILITY: MAXIMUM BUILDING HEIGHT: PROPOSED TOTAL AREA: PROPOSED BED CAPACITY:	1-2 STORIES 30' ± 38,000 SF (WITH EXPANSION) 60 BEDS	1-2 STORIES 30' ± 38,000 SF (WITH EXPANSION) 60 BEDS
CLUBHOUSE FACILITY: MAXIMUM BUILDING HEIGHT: PROPOSED TOTAL AREA:	1-2 STORIES 40' 45,000 SF	1-2 STORIES 40' ± 45,000 SF
BUILDING A: MAXIMUM BUILDING HEIGHT: BELOW GRADE PARKING: PROPOSED VILLAS:	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 55 UNITS	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 55 UNITS
BUILDING B: MAXIMUM BUILDING HEIGHT: PROPOSED VILLAS:	5 STORIES OF VILLA UNITS 75' 58 UNITS	5 STORIES OF VILLA UNITS 75' 58 UNITS
BUILDING C: MAXIMUM BUILDING HEIGHT: BELOW GRADE PARKING: PROPOSED VILLAS:	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 55 UNITS	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 55 UNITS
BUILDING D: MAXIMUM BUILDING HEIGHT: BELOW GRADE PARKING: PROPOSED VILLAS:	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 56 UNITS	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 74 UNITS
BUILDING E: MAXIMUM BUILDING HEIGHT: BELOW GRADE PARKING: PROPOSED VILLAS:	5 STORIES OF VILLA UNITS 75' 1 STORY, ± 26 SPACES 55 UNITS	5 STORIES OF VILLA UNITS 75' 0 SPACES 58 UNITS
COTTAGE UNITS: MAXIMUM BUILDING HEIGHT: PARKING: PROPOSED COTTAGES:	1 OR 2 STORY 25' 2 CAR GARAGE (EACH UNIT) 37 COTTAGES	1 OR 2 STORY 25' 2 CAR GARAGE (EACH UNIT) 39 COTTAGES

OLD: GH-1-05

NEW: GH-1-09

Preliminary - Not Released for Construction

SCALE: NTS

Rev	Date	Description
3	4/1/09	CITY COMMENTS
2	3/5/09	LAYOUT
1	11/10/08	CITY COMMENTS

SITE
VILLA D & VILLA E

The Cypress of Raleigh
A CONTINUING CARE RETIREMENT COMMUNITY
RALEIGH, NORTH CAROLINA

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SITE PLAN

J&C PROJECT #: 0490-2
Date 6/30/08
Project No.: 0723
Drawn by: DGK
Checked by: SMJ

APPROVED SITE PLAN

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