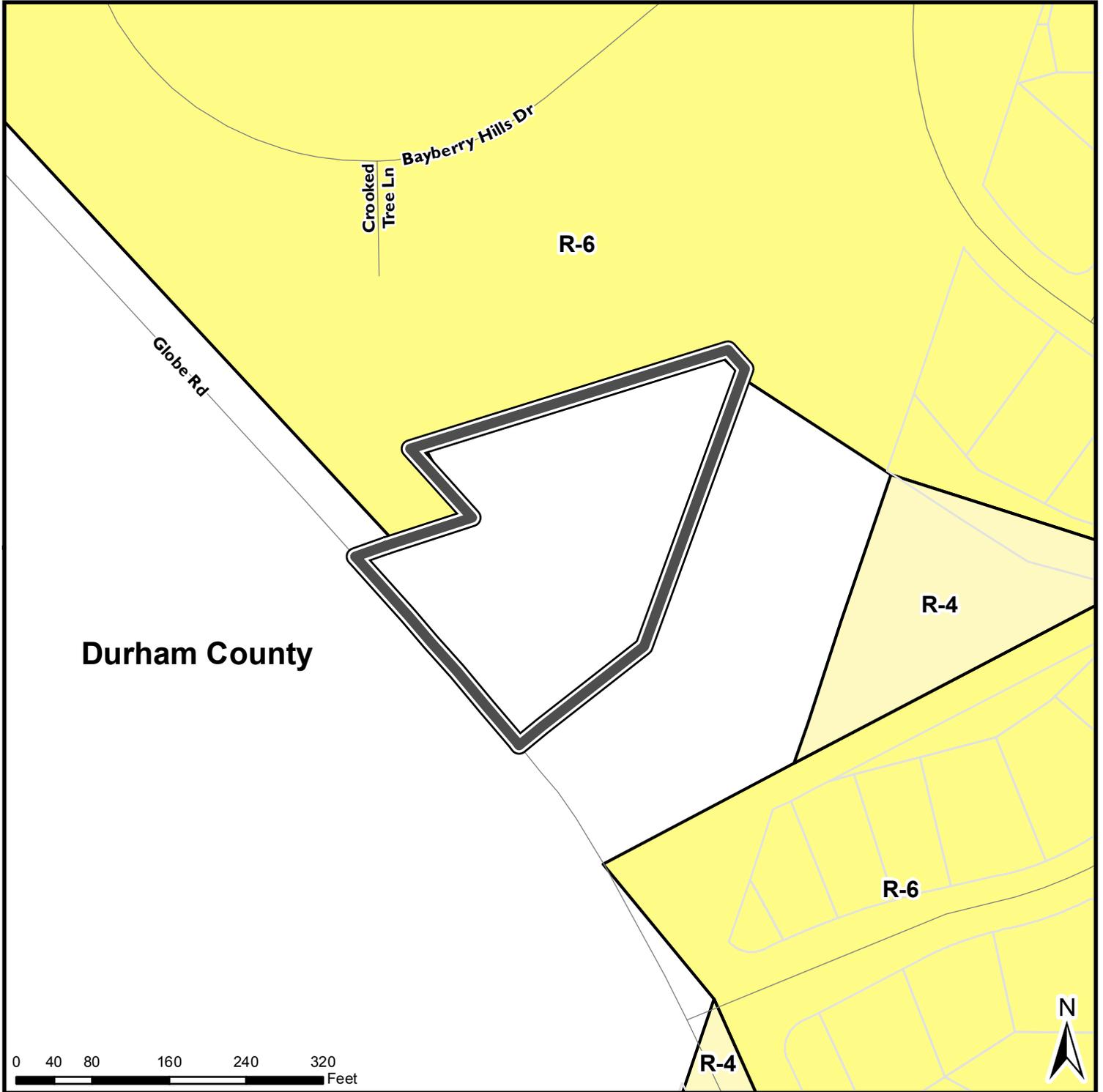


Existing Zoning Map

Z-24-2014



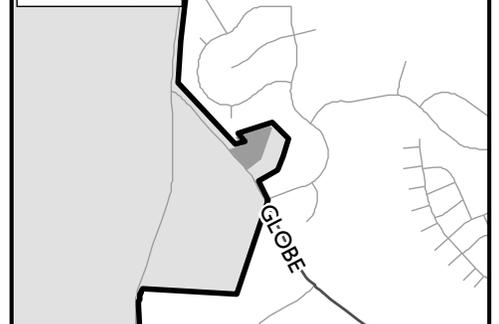
Submittal Date

7/18/2014

Request:

**1.77 acres from
Durham RR
to R-6**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11592

Case Information: Z-24-14 - Globe Road

<i>Location</i>	Globe Road, east side, north of its intersection with Emerald Creek Drive Address: 3109 Globe Road PIN: 0758-04-45-9290 (Durham County)
<i>Request</i>	Rezone property from Rural Residential (RR - Durham County) to Residential-6 (R-6)
<i>Area of Request</i>	1.773 acres
<i>Property Owner</i>	Vedanta Society of North Carolina: (919) 806-5928; vedantaNC@gmail.com
<i>Applicant</i>	Craig Dean: (919) 754-1400; cdean@cdarchitecture.com
<i>Citizens Advisory Council (CAC)</i>	Northwest-- Jay Gudeman, Chair: (919) 789-9884; jay@kilpatrickguteman.com
<i>PC Recommendation Deadline</i>	December 22, 2014

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

<i>FUTURE LAND USE</i>	Low Density Residential (LDR)
<i>URBAN FORM</i>	(n/a)
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.1 – Zoning of Annexed Lands Policy LU 3.2 – Location of Growth Policy LU 7.3 – Single Family Lots on Thoroughfares
<i>INCONSISTENT Policies</i>	(None)

Summary of Proposed Conditions

(None—General Use)

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
4/23/14	9/9/14	9/23/14	10/7/14	

Valid Statutory Protest Petition

Attachments

1. Staff report
2. Transportation Evaluation

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map and applicable Comprehensive Plan policies. The Future Land Use Map designates this area for Low Density Residential uses, and thereby appropriate for R-6 zoning. 2. The proposal is reasonable and in the public interest. Rezoning is proposed in tandem with a request for annexation by the City of Raleigh, in keeping with the interlocal agreement with Durham County, and anticipated long-term expansion of City utilities into the subject area. Current site use could continue under the requested zoning. 3. The proposal is compatible with the surrounding area. Adjacent and nearby properties also within the City's jurisdiction are similarly zoned.
<i>Motion and Vote</i>	Motion: Swink Second: Whitsett In Favor: Braun, Fluhrer, Lyle, Schuster, Sterling-Lewis, Swink, and Whitsett Opposed: Terando

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.

_____ Date 9/23/14
 Interim Planning Director Planning Commission Chairperson

Staff Coordinator: Doug Hill: (919) 996-2622; Doug.Hill@raleighnc.gov



Zoning Staff Report – Case Z-24-14

General Use District

Case Summary

Overview

The proposal is being submitted in conjunction with an annexation request. The site is located within Durham County, but under interlocal agreement can be brought into Raleigh’s jurisdiction. Raleigh water and sewer services can then be made available to the site.

In the process of annexation, zoning to a Raleigh district is required. The district being requested would permit uses on site affiliated with low-density residential development. It is anticipated that the current civic use of the subject site would continue under City zoning.

The rezoning request is consistent with the Comprehensive Plan, and compatible with existing residential development. Adjacent to the north is the Regency at Brier Creek Country Club neighborhood, already within the City limits, and zoned R-6. Properties east, south, and west are within Durham County but earmarked for eventual annexation by the City of Raleigh. Per their present Durham zoning (RR), the latter tracts are mainly large-lot, single-family residential tracts.

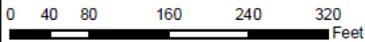
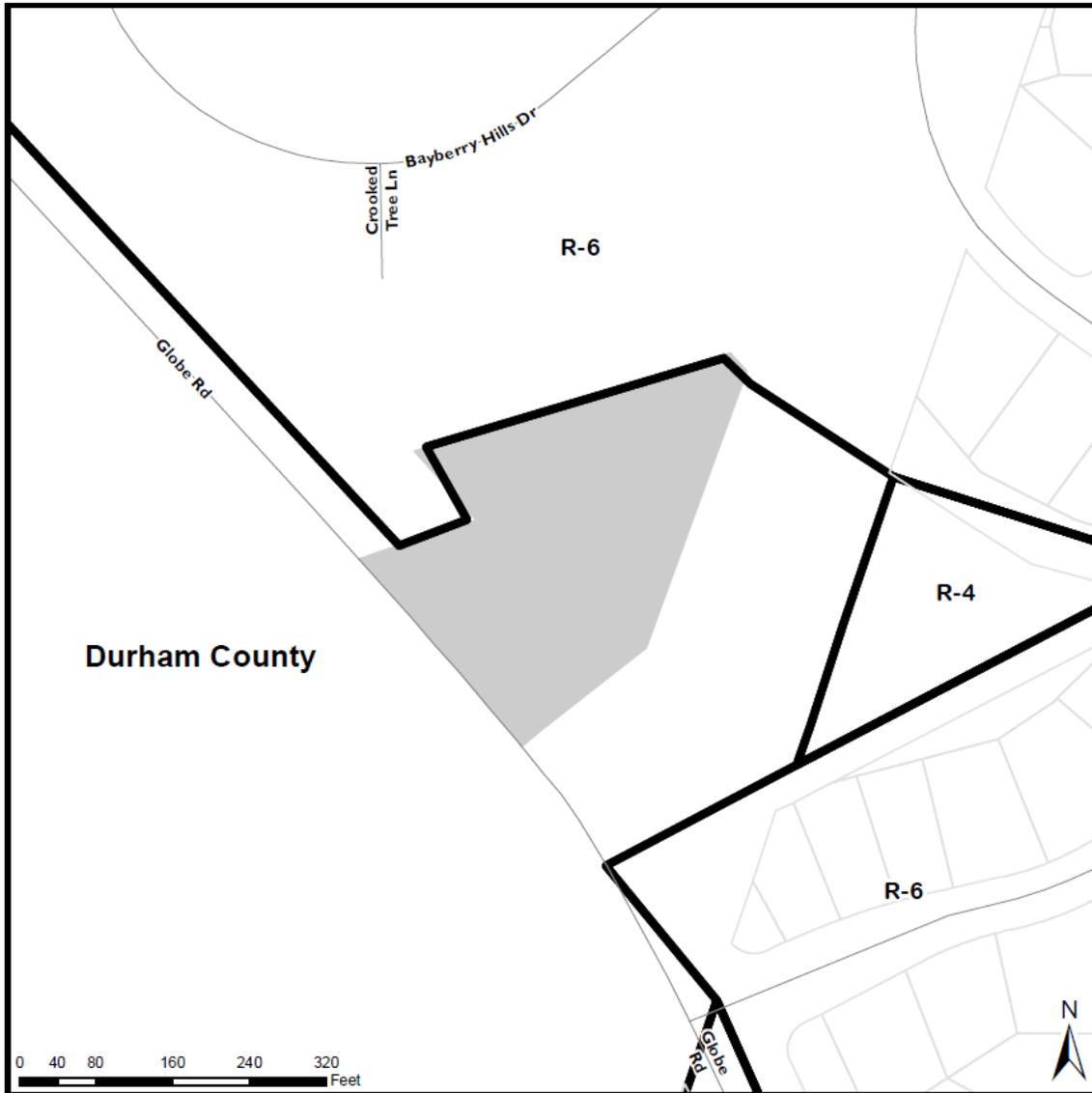
Tree cover varies considerably in the immediate area, with many of the large-lot properties mostly wooded. Others are nearly cleared. Topographically, the subject site drops off from relatively level frontage at the street, down to a tributary of Little Briar Creek at the back of the lot. (Areas close by contain headwaters of several of Brier Creek’s feeder streams, drainage conditions underlying the determination that the parcels are better sited for connection to Raleigh sewer utilities, than to ones in Durham.)

Outstanding Issues

<i>Outstanding Issues</i>	1. Sewer and fire flow matters may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage.
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Existing Zoning Map

Z-24-2014



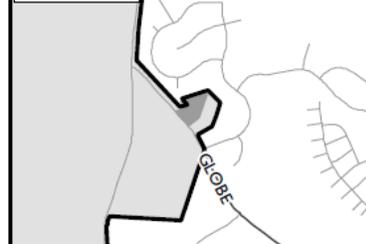
Submittal Date

7/18/2014

Request:

1.77 acres from
Durham RR
to R-6

VICINITY MAP



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	RR (Durham)	R-6	RR (Durham)	RR (Durham)	R-6; RR (Durham)
<i>Additional Overlay</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Civic	Single-Unit Living	Single-Unit Living	Open Space; Single-Unit Living	Open Space; Single-Unit Living; Vacant
<i>Urban Form (if applicable)</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	0.5 unit/ acre	6 units/ acre
<i>Setbacks:</i>		
<i>Front:</i>	50 feet	10 feet
<i>Side:</i>	25 feet	5 feet
<i>Rear:</i>	50 feet	20 feet
<i>Retail Intensity Permitted:</i>	- 0 - (not permitted)	- 0 - (not permitted)
<i>Office Intensity Permitted:</i>	- 0 - (not permitted)	- 0 - (not permitted)

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	1.773	1.773
<i>Zoning</i>	RR (Durham County)	R-6
<i>Max. Gross Building SF (if applicable)</i>	(not specified)	(not specified)
<i>Max. # of Residential Units</i>	1	10
<i>Max. Gross Office SF</i>	- 0 - (not permitted)	- 0 - (not permitted)
<i>Max. Gross Retail SF</i>	- 0 - (not permitted)	- 0 - (not permitted)
<i>Potential F.A.R</i>	<i>n/a</i>	<i>n/a</i>

*The development intensities for proposed zoning districts were estimated using the **Envision Tomorrow** impact analysis tool. Reasonable assumptions are factored into the analysis to project the worst case development scenario for the proposed rezoning. The estimates presented in this table are rough estimates intended only to provide guidance for analysis in the absence of F.A.R.'s and density caps for specific UDO districts.

The proposed rezoning is:

Compatible with the property and surrounding area.

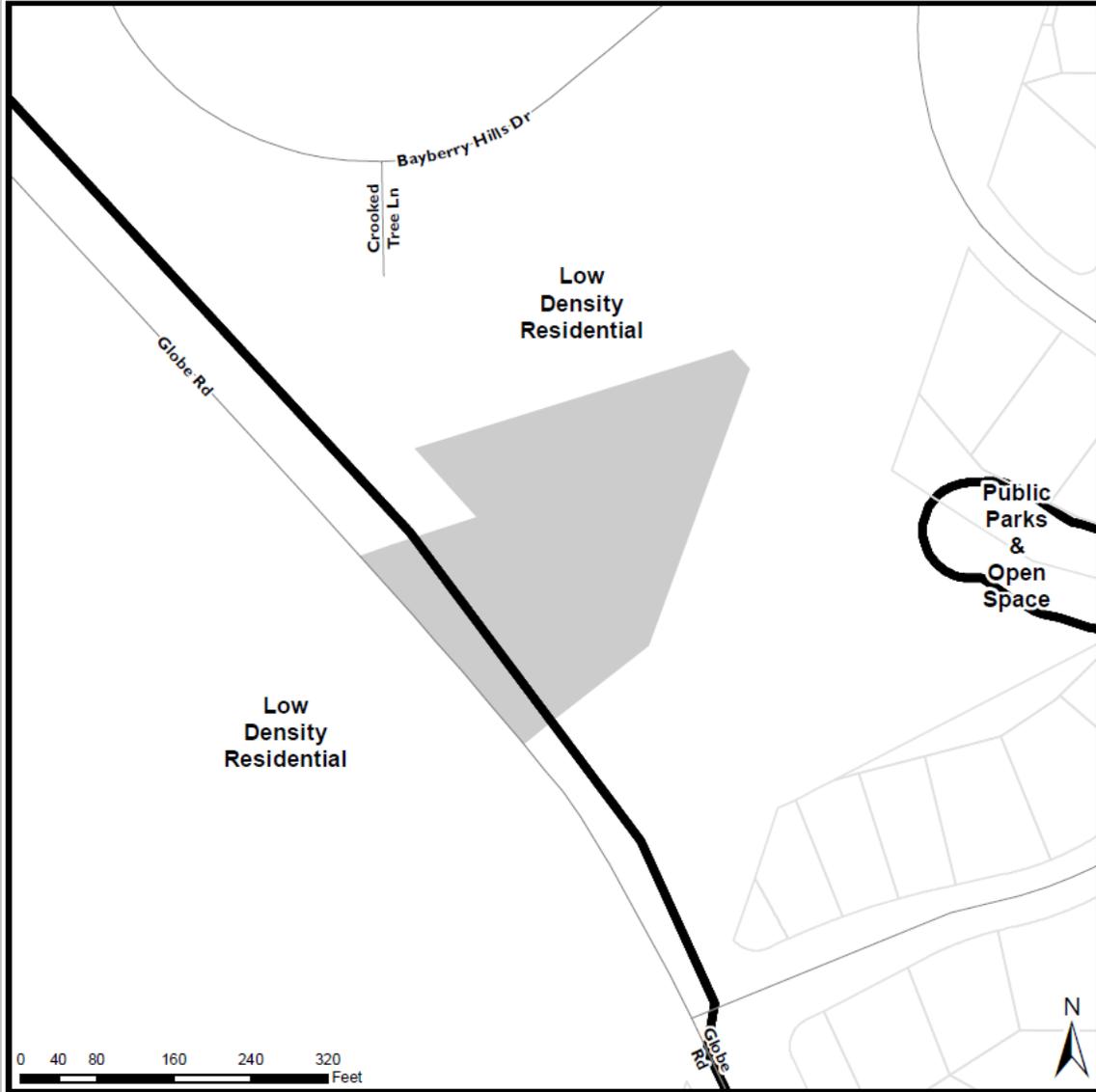
Incompatible.

Analysis of Incompatibility:

(n/a)

Future Land Use Map

Z-24-2014



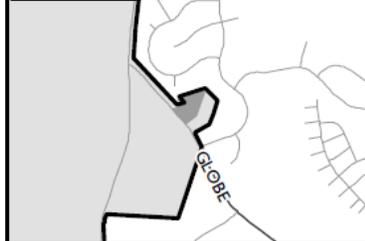
**Submittal
Date**

7/18/2014

Request:

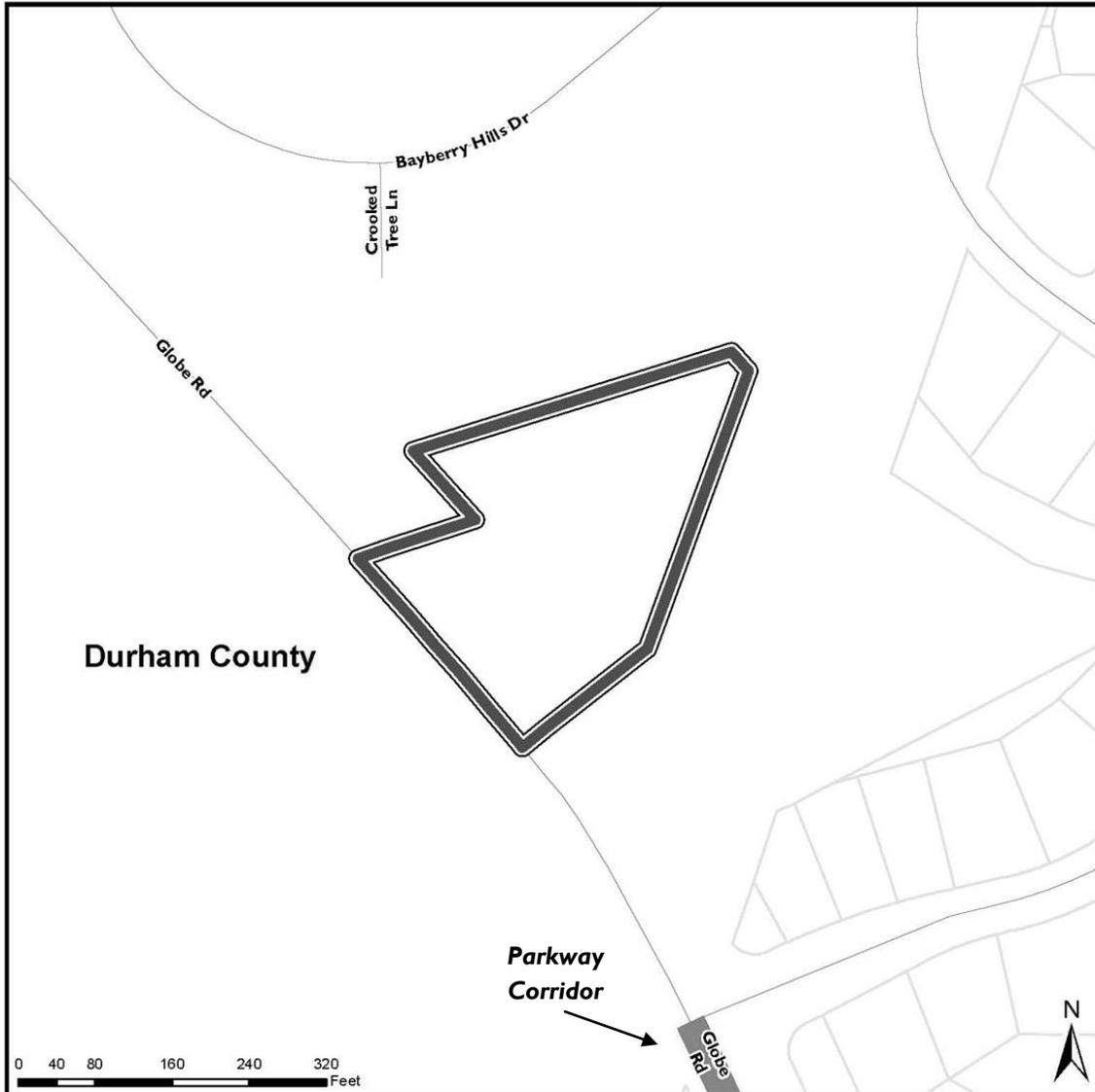
1.77 acres from
Durham RR
to R-6

VICINITY MAP



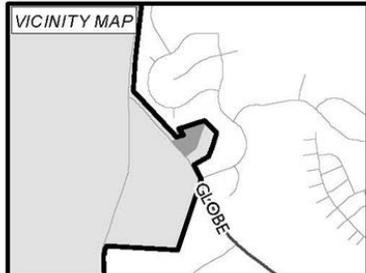
Urban Form Map

Z-24-2014



Submittal Date
7/18/2014

Request:
1.77 acres from
Durham RR
to R-6



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 is consistent with the intent and policies of Comprehensive Plan, and the guidance of the Future Land Use Map. The applicant will be responsible for assuring City utilities will be extended to the site, in the process bringing those lines closer to other properties nearby, which are likewise identified for future annexation by the City.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent
Analysis of Inconsistency:

(n/a)

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent
Analysis of Inconsistency:

(n/a)

2.4 Policy Guidance

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

(None.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- No changes in current land use are anticipated.
- Rezoning is being triggered by annexation, an action consistent with interlocal agreement.
- With annexation, the property will need to have City utilities extended to the site, broadening the availability of such services to the immediate area.

3.2 Detriments of the Proposed Rezoning

(None anticipated.)

4. Impact Analysis

4.1 Transportation

Globe Road is classified as Avenue 6-Lane, Divided according to Map T-1 of the 2030 Comprehensive Plan and, according to Section 4.4.2 of the Raleigh Street Design Manual, requires a total of 126 feet of R/W. The petitioner will need to dedicate 63 feet of R/W measured from the existing street centerline to the subject parcels if the required R/W does not currently exist.

Section 8.3.2 of the Unified Development Ordinance identifies a maximum block perimeter of 4,500 feet for a development with average lot sizes between 6,000 sq. ft. and 9,999 sq. ft. under the R-6 zoning classification.

A traffic impact study is not recommended for case Z-24-2014.

Impact Identified: None.

4.2 Transit

This area is not currently served by Capital Area Transit. Neither the City of Raleigh Short Range Transit Plan nor the Wake County 2040 Transit Study identifies this area for future transit service.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	Flood prone soils present
<i>Drainage Basin</i>	Little Briar Creek
<i>Stormwater Management</i>	Subject to Article 9 of UDO
<i>Overlay District</i>	(none)

Both flood prone soils and Neuse River Buffers are present on site. Site is subject to Stormwater regulations under Article 9 of UDO.

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	1770 gpd	2400 gpd
<i>Waste Water</i>	1770 gpd	2400 gpd

The proposed rezoning would add approximately 630 gpd to the wastewater collection and water distribution systems of the City. There are no existing sanitary sewer and water mains adjacent to the proposed rezoning area. The petitioner will be required to extend sanitary sewer and water mains to the property.

Impact Identified: At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit. Verification of available for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required of the developer.

4.5 Parks and Recreation

The site is adjacent to a greenway corridor (Brier Creek Tributary A), but not adjacent to existing or planned greenway connector. Park services are available for this area and provided by Brier Creek Community Center (~0.9 mile distance).

Impact Identified: None.

4.6 Urban Forestry

The site is less than 2 acres in size and would not be required to set aside tree conservation areas.

Impact Identified: None.

4.7 Designated Historic Resources

The site does not include and is not within 1,000 feet of any Raleigh Historic Landmarks or properties listed on the National Register of Historic Places.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Appearance Commission

As the proposal does not involve a Planned Development, it is not subject to Appearance Commission review.

4.10 Impacts Summary

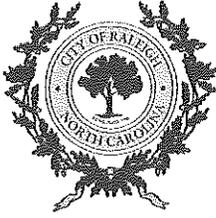
Sewer and fire flow matters may need to be addressed upon development.

4.11 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan and Future Land Use map. The rezoning is being requested in tandem with an annexation petition. The annexation request is consistent with interlocal agreement. The requested district is that same as that of adjacent areas already within the City's jurisdiction, and would permit the current site use to continue. The applicant would be responsible for running City water and sewer lines to the property, action which would bring such services closer to other nearby properties, also designated for future annexation by the City.



Planning & Development

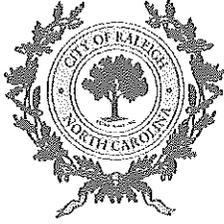
**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification Durham County RR Proposed Zoning Classification Base District R6 Height 40' Frontage 20' If the property has been previously rezoned, provide the rezoning case number. NA Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	Transaction Number <div style="font-size: 1.5em; font-family: cursive;">387035</div> <div style="font-size: 1.5em; font-family: cursive;">Z-24-14</div> <div style="font-size: 1.5em; font-family: cursive;">33289P</div>

GENERAL INFORMATION		
Property Address 3109 Globe Rd Morrisville NC	Date May 20, 2014	
Property PIN 0758-04-45-9290 Durham County	Deed Reference (Book/Page) 006349	
Nearest Intersection Globe Road and Page Road	Property size (in acres) 1.773 Acre	
Property Owner/Address 3109 Globe Rd Morrisville NC 27560	Phone 919 806 5928	Fax NA
	Email vedantanc@gmail.com	
Project Contact Person/Address Craig Dean 305 Grand Avenue, Raleigh, North Carolina 27606	Phone 919-754-1400	Fax NA
	Email cdean@cdarchitecture.com	
Owner/Agent Signature <i>[Signature]</i>	Email draha7@yahoo.com	

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



Planning & Development

**Development Services
Customer Service Center**

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number</p>

STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
1.	<p>Land Use – The property is surrounded by R6 and R4 zoning which are low residential, and we are requesting an R6 designation therefore the land use would be consistent with the future land use plan.</p>
2.	<p>2030 Comprehensive Plan - We are aware of the future 6-lane divided road improvement as shown in the 2030 comprehensive plan, and the potential future development would take this into account in the site plan development.</p>
3.	<p>Civic and Institutional use is Limited Use category per City of Raleigh UDO. The land use of the site will use standards associated with the Civic and Institutional use.</p>
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>Future Land Use indicates the Raleigh Zoning is to be Low Density Residential. R-6 is defined as Low Density, in which Religious Institutions are allowed.</p>
2.	<p>The Vedanta Society currently operates the study Center on this site and has been a friendly and respectful neighbor. Rezoning will bring no anticipated changes to function of the property.</p>
3.	<p>In addition, the following would benefit the public:</p> <ul style="list-style-type: none"> ○ Future Enhanced streetscape ○ Future Upgraded screening ○ Future Utility Improvements ○ Future Road Improvements ○ The Vedanta Society is currently the property owner. They desire to continue to be a good neighbor who wishes to grow responsibly and provide stewardship over the forthcoming rezoning and annexation.
4.	

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan. **N/A**

1.	<i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i>
2.	<i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i>
3.	<i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i>
4.	<i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i>
5.	<i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i>
6.	<i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i>
7.	<i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i>
8.	<i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i>
9.	<i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i>
10.	<i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i>
11.	<i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i>
12.	<i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i>

16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i>
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i>
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i>
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i>
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i>
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i>
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>



CRAIG DEAN ARCHITECTURE

April 23, 2014

City of Raleigh, Planning & Development
Suite 400
One Exchange Plaza
Raleigh, North Carolina 27601

3109 Globe Rd neighborhood meeting summary

Introduction

A neighborhood meeting was held on April 23, 2014 to discuss the proposed rezoning located at 3109 Globe Rd, Morrisville, NC. The neighborhood meeting was held at the building on the site at 3109 Globe Rd. There were two neighbors in attendance. A photocopy of attendance sheet is attached herewith.

The neighbors were given a short presentation regarding rezoning and annexation compatibility with the City of Raleigh's comprehensive and land use plans. They were introduced to the current and future use of the site and future plans for potential site development. The issues discussed are summarized below.

- The property is currently located within Durham County
- The property is covered by the existing Raleigh/Durham Annexation Agreement, and will be annexed into the City of Raleigh
- The purpose of this re-zoning process is to establish the initial City of Raleigh zoning designation
- Future Land Use indicates the Raleigh Zoning is to be Low Density Residential. R-6 is defined as Low Density.
- Religious Institutions are an allowed Use within R-6
- The Vedanta Society currently operates a study Center on site. Rezoning will bring no anticipated changes to the function of the property.

Summary of comments

1. Vedanta Society has approximately fifty members and it has been on this site since 2009. The neighbors noted low level of kids voices during picnic event on site, but expressed that they did not have any concern about it. The owner mentioned that the Society's operation is quiet with only one or two yearly festivals or special events.
2. The neighbors asked about future building design and expressed concern about height of the building overlooking their property and lighting at night. It was explained that the

allowable building height per code is 3-story high, or 40'. However, the Vedanta Society does not have plans to develop or construct a new structure at this time.

3. The neighbors asked the Owner the reason for choosing to buy a rural property. The Owner mentioned that they chose a place near airport for easy access of out of town visitors.
4. Owner emphasized aesthetics and beautiful landscape as a goal for future site development.

Overall, neighbors expressed no concern regarding the rezoning and annexation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Dean', with a stylized flourish at the end.

Craig Dean

Craig Dean Architecture PLLC

3109 Globe Rd
 Neighborhood Meeting Sign -Up
 Date: April 23, 2014

Name	Contact (Address, Email, Phone)
Shweta Nanekar	919.749.1567
CRAIG DEAN	919.754.1400 305 GRANT AVE CRAIG @ CDAR.US RALEIGH NC 27606
SHWETA SHIRKAR	206 E PARK DR. RALEIGH jshirkar@ncsu.edu 919-270-2289
Sue + John Kucik	11211 Emerald Creek Dr. jkucika@nc.rr.com
Amitava Sarkar	203 Highlands Bluffs Dr Cary, NC 27518 919 362 0494
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3109 Globe Rd
Neighborhood Meeting Sign -Up
Date: April 23, 2014

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