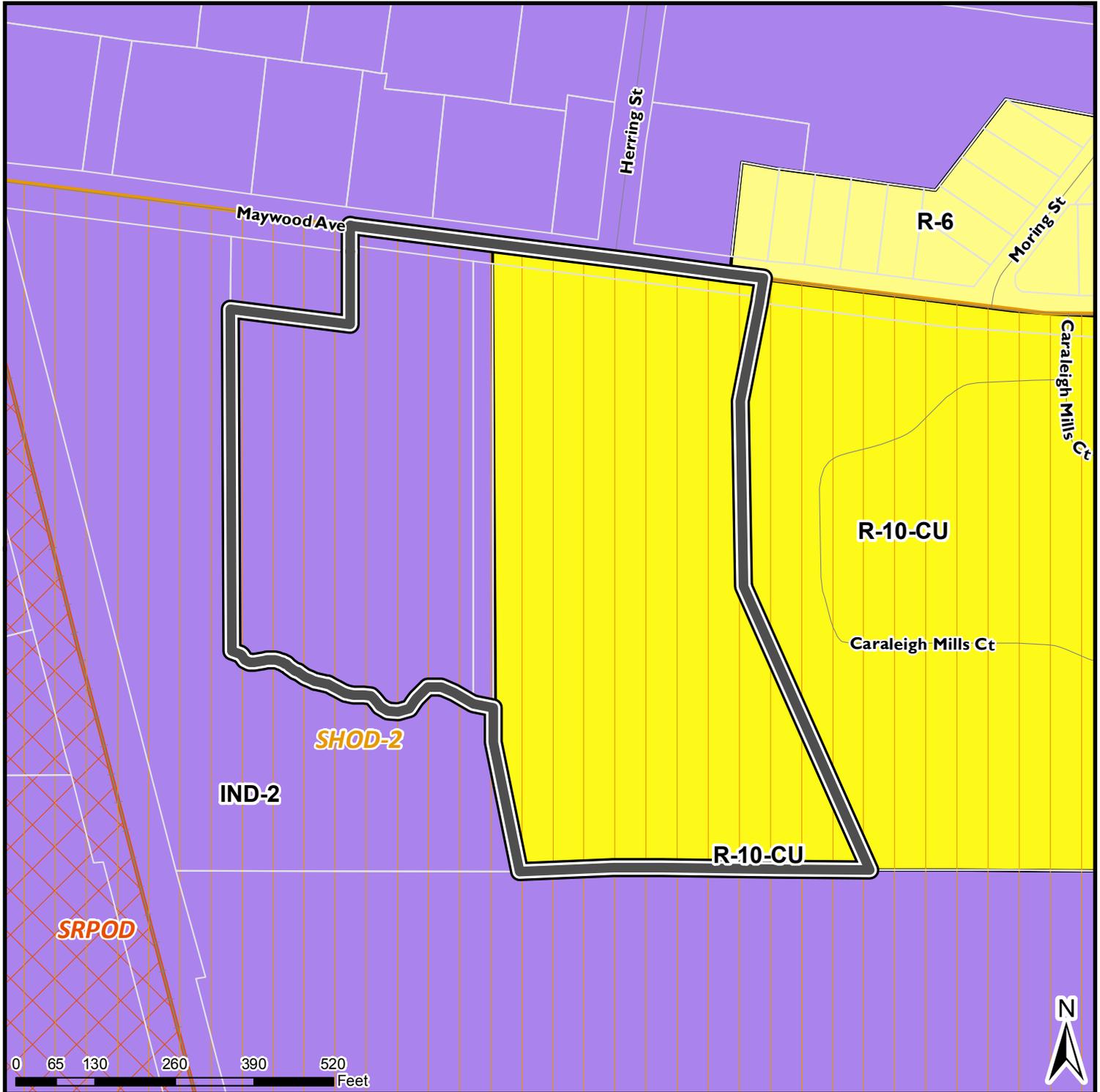


Existing Zoning Map

Z-23-2014



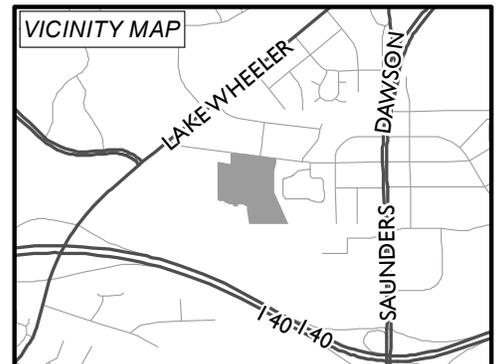
Submittal Date

7/15/2014

Request:

**16.64 acres from
IND-2 & R-10-CU w/SHOD-2
to PD
w/ SHOD-2**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11609

Case Information: Z-23-14/ MP-1-14 - Maywood Avenue

<i>Location</i>	General location: Maywood Avenue, south side, between Lake Wheeler Road and Montrose Street Address: 0, 501 and 649 Maywood Avenue PINs: 1703212634, 1703210713, 1703117788
<i>Request</i>	Rezone property from Residential-10-Conditional Use District and Industrial-2, both with Special Highway Overlay District-2 (R-10 CUD & IND-2 w/ SHOD-2) to Planned Development with Special Highway Overlay District-2 (PD w/ SHOD-2)
<i>Area of Request</i>	16.64 acres
<i>Property Owners</i>	City Space Investment Group, LLC: c/o Richard Johnson/ 514-338 Daniels Street/ Raleigh, NC 27605 Triangle Broadcast Associates, LLC: 3012 Highlands Boulevard, Suite 201/ Raleigh, NC 27604
<i>Applicant</i>	Ross Massey: LandDesign/ 510 Glenwood Avenue, Suite 317/ Raleigh, NC 27603 919-838-9331; rmassey@landdesign.com
<i>Citizens Advisory Council</i>	Southwest CAC— <i>Co-Chairpersons</i> : Anthony McLeod: anthony.mcleod@gmail.com Connie Crumpler: ccrumpler4@juno.com
<i>PC Recommendation Deadline</i>	May 11, 2015

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>	Regional Mixed Use, Public Parks and Open Space
<i>URBAN FORM</i>	N/A
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.3—Cluster Development Policy LU 2.6—Zoning and Infrastructure Impacts Policy LU 6.4—Bus Stop Dedication Policy EP 2.5—Protection of Water Features Policy EP 3.12—Mitigating Stormwater Impacts Policy EP 4.2—Floodplain Conservation Policy UD 7.3—Design Guidelines
<i>INCONSISTENT Policies</i>	(None.)

Proposed Modification of Standards

1. Sections 2.2.1 & 2.4.2, Lot Sizes – **1,500 square feet minimum lot size for detached dwellings.**
Code Requirement: R-10 conventional/compact subdivisions require 4,000 sq. ft. minimum lot size & conservation subdivision 3,000 square feet.
2. Sections 2.2.4, 2.3.5, 2.4.5, Lot Dimensions – **4,000 square feet minimum lot area for apartment buildings.** Code Requirements are for 15,000 sq. ft. lot areas for apartments in R-10 conventional, compact, and conservation subdivisions.
3. Section 6.3.3, Telecommunication Tower Setback – **100% setback from any residential lots.**
Code Requirement: 200% setback from any residential lot. Tower height is 190’.
4. Section 7.1.2, Parking – **2 spaces per unit and no guest parking for multi-unit living.** Code Requirement: Parking based on the number of bedrooms in multi-unit living (1 parking space per bedroom in each unit up to 4 bedrooms) plus 1 guest parking space for every 10 units in multi-unit living.
5. Section 8.3.2, Block Perimeters – Requested modification of block perimeter standards of Section 8.3.2 due to topographical constraints, existing developed adjacent property to the east, existing railroad on adjacent property to the west, and Interstate 440 to the south.

Attachments

1. Staff report
2. Current Zoning Conditions (area zoned R-10 CUD only): Z-32-03 [Ordinance (2003) 521 ZC 540]
3. Trip Generation Worksheet

Planning Commission Recommendation

<i>Recommendation</i>	Approve with conditions. 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 pertinent policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. The proposal provides a transition of use and form between environmentally sensitive areas along Walnut Creek and properties north and west, projected to receive more intensive redevelopment in the future. Master Plan components promote multi-modal access, including a new greenway link. 3. The proposal is compatible with the surrounding area. The Master Plan features housing of form, scale, and character complementary to the existing neighborhood nearby.
<i>Motion and Vote</i>	Motion: Terando Second: Buxton In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett

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.



Zoning Staff Report – Case Z-23-14

Conditional Use District

Case Summary

Overview

The site is composed of three contiguous parcels of land totaling 16.64 acres, located on the south side of Maywood Avenue between Montrose Street to the east and Lake Wheeler Road to the west. Neighboring Caraleigh Mill, an adaptive-use housing development immediately east of the site, is a designated Raleigh Historic Landmark. The associated Caraleigh Village neighborhood, east of the mill, is on the Study List for National Register of Historic Places designation.

Much of the southern portion of the site is within the Walnut Creek floodway and 100-year floodplain. A City of Raleigh greenway runs along the north bank of Walnut Creek. To the north of the site, across Maywood Avenue, is a series of one-story light industrial and office buildings. A similar building is located in the northwest corner of the subject site, and a telecommunications tower stands on the site's western side. The remainder of the site is vacant. Tracks of the Norfolk Southern railroad system are situated just to the west of the site. Further west, across Lake Wheeler Road, is the State Farmers Market. To the east, Maywood Avenue intersects the US 70/ South Saunders Street corridor, that links I-40 with downtown Raleigh.

The eastern portion of the site is zoned R-10 CUD w/SHOD-2; this zoning was established by Z-32-2003. The adjacent Caraleigh Mills site is also zoned R-10 CUD; the Caraleigh neighborhood to the northeast of the site is zoned R-6. The western portion of the site is zoned IND-2 w/SHOD-2. Lands to the north, west and south of the site are also zoned IND-2; however, properties to the north of Maywood Avenue are not within the SHOD-2.

The site and much of its surroundings are designated "Regional Mixed Use" on the Future Land Use Map. Lands along the Walnut Creek stream course are designated "Public Parks and Open Space." The site is not designated on the Urban Form Map, neither do any nearby streets carry a Corridor designation.

The rezoning request proposes 57 detached houses plus 2 apartment buildings of up to six units each on the 16.64 acre site. Dwellings are served by a new H-shaped grid of public streets, with an alley running behind single-unit houses fronting Maywood Avenue and those facing the internal cross-street. Ribbon strip driveways provide off-street parking between single-unit houses; apartments are served by double-stacked parking spaces, partially extended under the buildings. Sidewalk access is provided to all dwellings, with a trail connection linking the site to the Walnut Creek Greenway. A transit easement is provided on Maywood Avenue. The dedicated open space/ greenway easement/ tree conservation area comprises nearly one third of the site. Modifications to code standards being requested include including lot size, parking, block perimeter standards, and setbacks for telecommunication towers.

Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
4/14/14	10/13/14: Y-19; N-0	2/10/15 (recommended approval)	3/3/15	

Outstanding Issue

<i>Outstanding Issues</i>	1. Sewer and fire flow capacities may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at site plan stage.
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Valid Statutory Protest Petition

Existing Zoning Map

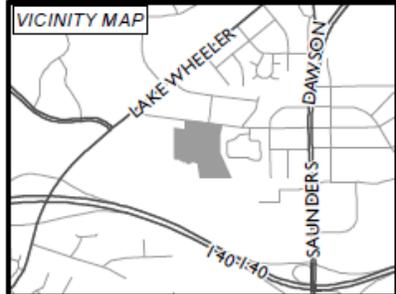
Z-23-2014



Submittal
Date

7/15/2014

Request:
16.64 acres from
IND-2 & R-10-CU w/SHOD-2
to PD
w/ SHOD-2



1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-10-CU, IND-2	IND-2	IND-2	R-10-CU	IND-2
<i>Additional Overlay</i>	SHOD-2	N/A	SHOD-2	SHOD-2	SHOD-2
<i>Future Land Use</i>	Regional Mixed Use, Public Parks and Open Space	Regional Mixed Use, Low Density Residential	Regional Mixed Use, Public Parks and Open Space	Regional Mixed Use	Regional Mixed Use, Public Parks and Open Space
<i>Current Land Use</i>	Industrial building, vacant	Commercial and light industry	Vacant	Multi-family housing	Industrial
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	6.42 DU/ acre; 65 condos max. <i>(in R-10 only; prohibited in IND-2)</i>	3.46 DU/ acre; 69 max. <i>(57 single-unit+2 six-unit apts.)</i>
<i>Setbacks:</i>	<i>IND-2:</i> <i>R-10:</i>	<i>Detached:</i> <i>Apt.</i>
<i>Front:</i>	(no min.) 10'	7' 5'
<i>Side:</i>	(no min.) 5'	2' 5'
<i>Rear:</i>	(no min.) 20'	14' 0/ 6'
		<i>(all, per PD provisions)</i>
<i>Retail Intensity Permitted:</i>	49,300 *	<i>(not permitted)</i>
<i>Office Intensity Permitted:</i>	95,000 *	<i>(not permitted)</i>
<i>Industrial Intensity Permitted</i>	60,700 *	<i>(not permitted)</i>

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning
<i>Total Acreage</i>	16.64	16.64
<i>Zoning</i>	R-10 CUD w/SHOD-2, IND-2 w/SHOD-2	PD w/ SHOD-2
<i>Max. Gross Building SF (if applicable)</i>	95,000 *	N/A
<i>Max. # of Residential Units</i>	65 *	69
<i>Max. Gross Office SF</i>	95,000 *	<i>(not permitted)</i>
<i>Max. Gross Retail SF</i>	49,300 *	<i>(not permitted)</i>
<i>Max. Gross Industrial SF</i>	60,700 *	<i>(not permitted)</i>
<i>Potential F.A.R. (max.)</i>	0.17*	N/A

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

The proposed rezoning is:

Compatible with the property and surrounding area.

Incompatible.

2. Master Plan Design Analysis

SETBACKS/ HEIGHT:

Setbacks

Single family detached : front - 7', side – 3', side aggregate – 7', side street – 3', side lot line – 2', rear - 14'

Accessory unit: front – 50', side street – 10', side lot line – 0', rear lot line – 0', alley – 4'

Multifamily: front - 5', side street – 5', side lot line – 5', rear – 0' or 6', alley – 4' or 18' minimum

Height

3-story/ 50' maximums

PARKING:

Apartment (Multi-unit living) and Detached House (Single-unit living) - 2 spaces per unit only

DEVELOPMENT INTENSITY:

Residential

57 single-family detached lots;

12 apartments (multi-unit living) – 2 multi-unit lots with 1 building per lot; (6 units per building)

Retail

N/A

Office

N/A

Hotel

N/A

PEDESTRIAN CIRCULATION:

Sidewalks are located on all three public streets connecting with the proposed sidewalk on Maywood Avenue

PHASING:

2 phases

- Phase 1 – lots 1-47
- Phase 2 – Lots 48-57

OPEN SPACE:

5.41 acres or 32%

Tree Conservation:

1.65 acres or 10%

STREET TYPOLOGY:

Maywood Avenue is classified as an Avenue, 2 lane divided. The 3 proposed streets are classified as Neighborhood Yield.

BUILDING TYPES:

Single-family detached houses; Multifamily Apartments

COMMON SIGNAGE PLAN:

No signage is proposed and no modifications to code standards are requested.

COMMON ELEMENTS:

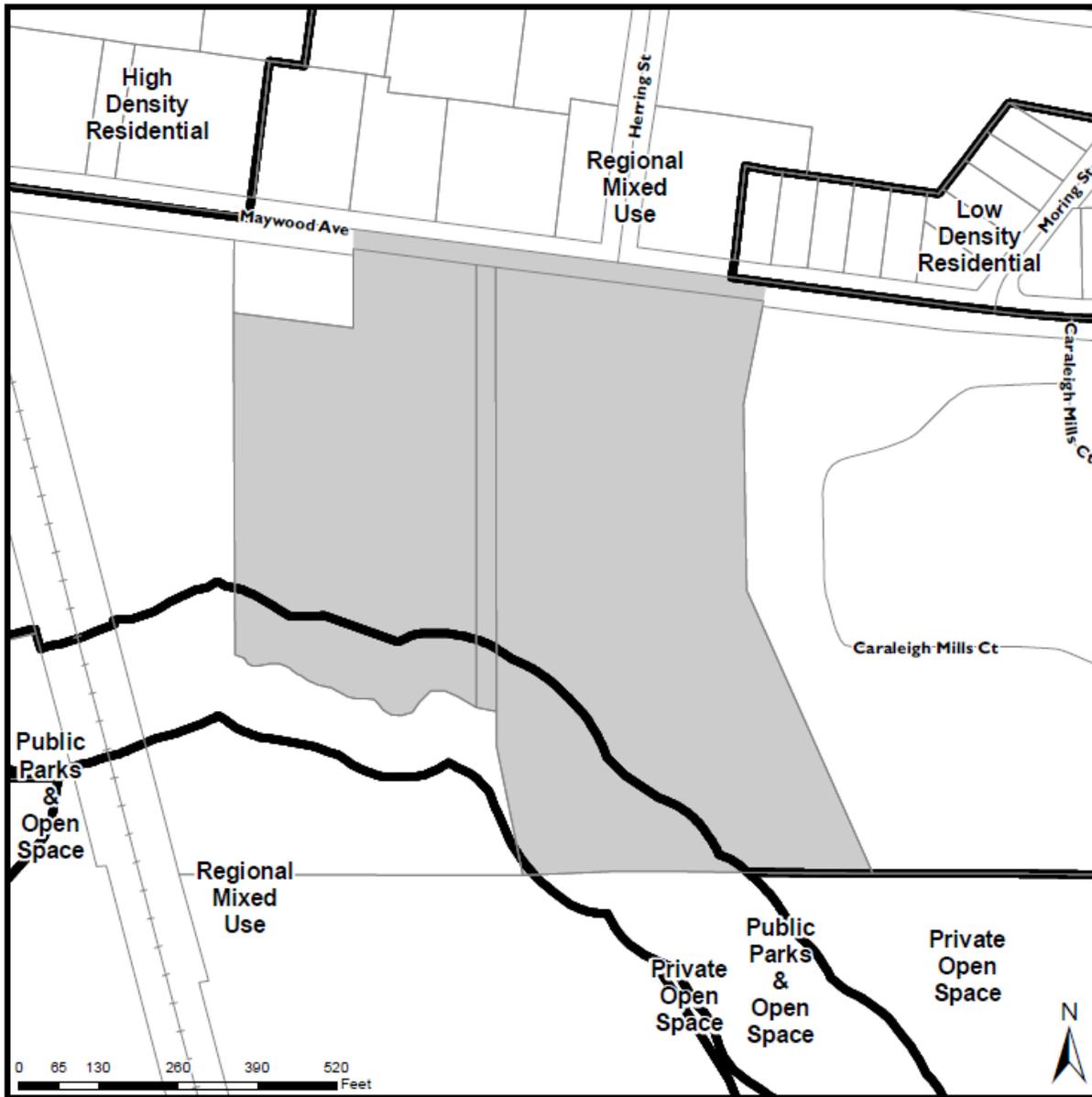
N/A

Master Plan Responses to General Design Principles (UDO Sec. 4.7.5. A-N)

- A. **Housing** – single-family detached & multifamily apartments (Master Plan page 3)
- B. **Compactness** – 4.1 units/acre. All lots front on a public street with sidewalks on both sides of the street. (Master Plan Page 4)
- C. **Compatibility** – Public access to the Middle Walnut Creek Greenway from Maywood Avenue via sidewalk connections through the site. (See Plan Sheets)
- D. **Variety of non-residential uses**– N/A
- E. **Special sites** – Amenity areas with plantings and benches provided at street terminal points. (Plan Sheet C-2.1)
- F. **Street types** – Maywood Avenue is classified as an Avenue, 2 lane divided. The 3 proposed streets are classified as Neighborhood Yield. (Master Plan Page 5)
- G. **Bicycle circulation** – 2 bicycle racks are provided on each multifamily apartment lot. A minimum of 4 bicycle parking spaces will be provided at the greenway access point. The development has two access points to Maywood Avenue to the north and a southern connection to the existing Middle Walnut Creek Greenway. (Master Plan Page 16. Plan Sheet C-2.0)
- H. **Spatial delineation** – Facades are shown with consistent front setbacks along all public streets. Multifamily apartment parking will be located behind the apartment buildings loaded by an alley. (Plan Sheet C-2.1)
- I. **Locally-based design** – housing on the single-family detached lots are defined as Southern Vernacular Italianate, Post-Railroad Folk Vernacular, or Neighborhood Shop Homes. Housing on the multifamily apartment lots are defined as Southern Vernacular Italianate or Post-Railroad Folk Vernacular (Master Plan Pages 8-11. Plan Set Sheet C-2.7)
- J. **Open space** – 5.41 acres or 32% (Master Plan Page 6. Plan Set Sheet C-2.0)
- K. **Contextual compatibility** – Single-family detached lots and multifamily apartment lots are contiguous. (Plan Set C-2.1)
- L. **Character** – Architectural design consistent throughout site, walkable, and amenities provided on-site. (Master Plan Pages 5-12)
- M. **Public art** – N/A
- N. **Entertainment facilities** – N/A

Future Land Use Map

Z-23-2014



Submittal Date

7/15/2014

Request:

16.64 acres from
IND-2 & R-10-CU w/SHOD-2
to PD
w/ SHOD-2

VICINITY MAP



3. Comprehensive Plan Consistency Analysis

3.1 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 of the Comprehensive Plan, as well as with the Future Land Use designations for the property. The accompanying Master Plan provides for compact residential development of scale and character complementary to that existing nearby, while avoiding flood-prone areas, and offering a direct connection to the City greenway system. Existing community facilities and streets appear sufficient to accommodate the proposed development.

3.2 Future Land Use

Future Land Use designation: Regional Mixed Use, Public Parks and Open Space

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

3.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

3.4 Policy Guidance

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

(None.)

3.5 Area Plan Policy Guidance

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

4. Public Benefit and Reasonableness Analysis

4.1 Public Benefits of the Proposed Rezoning

- Consistent with Future Land Use Map designation.
- Provides development of comparable scale and compatible character to that existing nearby.
- Provides opportunity for additional housing in compact, walkable urban form.
- Preserves environmentally sensitive areas while offering direct access to City greenway system.

4.2 Detriments of the Proposed Rezoning

(None identified.)

5. Impact Analysis

5.1 Transportation

Conditions have been submitted for case Z-23-2014 that would prohibit retail, office or industrial development of the site. Residential-only development results in a net decrease in daily and peak hour trips.

Maywood Avenue is classified as Avenue, 2-Lane, Divided avenue according to Map T-1 of the 2030 Comprehensive Plan and requires a total of 79 feet of R/W. The petitioner will need to dedicate 39½ feet of R/W measured from the existing centerline to the subject parcel if the R/W does not currently exist as stated in section 6.A of the Master Plan document.

The block perimeter for case Z-23-14 is approximately 13,000 feet. Section 8.3.2 of the Raleigh *Unified Development Ordinance* identifies a maximum block perimeter of 4,000 feet for Planned Developments. The Master Plan document (section 11.C.3) states that the maximum block perimeter will be 3000 feet and the maximum dead-end street length will be 400 feet.

In accordance with Section 6.9 of the Raleigh *Street Design Manual*, turnarounds must be provided on all dead-end streets. Alternatives to the standard circular cul-de-sac turnaround may be considered for residential streets serving six or fewer dwellings provided that the alternative design readily accommodates emergency vehicles and sanitation trucks.

Impact Identified: None.

5.2 Transit

Currently transit only operates in the westbound direction on Maywood Ave. However, in the future it may operate in both directions. There is currently a bus stop located on Maywood/ Moring opposite this parcel.

Impact Identified: None. Increased development and density will increase demand for transit along this corridor but is not expected to exceed present capacity. If the route operates in both directions in the future the condition of a transit easement will help mitigate impact. The proposal includes dedication of a transit easement along Maywood Avenue.

5.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain is present
<i>Drainage Basin</i>	Walnut Creek
<i>Stormwater Management</i>	Article 9.2 of UDO
<i>Overlay District</i>	(None)

FEMA floodplain and floodway exists on the site and Floodplain regulations including Bulk lot coverage requirements apply. Site is subject to Stormwater regulations under Article 9.2 of UDO. Impacts to jurisdictional wetlands will require Army Core of Engineer and NC DENR approval. Impacts to Neuse River Buffer will require NC DENR approval.

Private Drainage Easements and encroachments will be required for portions of the stormwater pipe network during the subdivision review process.

Impact Identified: None.

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	100,635 gpd	13,920 gpd
<i>Waste Water</i>	100,635 gpd	13,920 gpd

The proposed rezoning would not impact the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

Impact Identified: At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity of the adjacent twelve (12”) sanitary sewer main 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.

5.5 Parks and Recreation

Site is adjacent to existing greenway trail, Walnut Creek Trail. Park services for this site are available via Eliza Pool Park, 1.14 miles away.

Impact Identified: None.

5.6 Urban Forestry

This site is larger than two acres, therefore compliance UDO Article 9.1. Tree Conservation is required.

Impact Identified: The submitted master plan proposes tree conservation area in an amount that meets or exceeds the percentage required by the Code. The detailed tree conservation plan will be submitted and finalized at the time of site plan development.

5.7 Designated Historic Resources

The properties are immediately adjacent to the Raleigh Historic Landmark and National Register-listed Caraleigh Mills, and in the vicinity of the National Register Study-Listed Caraleigh Mill Village.

Impact Identified: None. While there are no historic buildings on the properties, it is desirable for new development to consider the character of the nearby historic resources. The proposed designs exhibit form and features congruent with that approach.

5.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

5.9 Impacts Summary

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

5.10 Mitigation of Impacts

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

6. Conditions of Approval

RECOMMENDED ACTION:

City Council Actions:

()

Administrative Actions:

Prior to Planning Department authorization to record lots:

- 1) That a 15' x 20' transit easement located on Maywood Avenue be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department prior to building permit approval;
- 2) That Phase 2 (Lots 48-57) cannot be recorded until the telecommunication tower has been removed.

7. Conclusions

The proposed rezoning is consistent with the Future Land Use Map and applicable policies of the Comprehensive Plan. It provides for compact, low-rise residential construction at the edge of an environmentally-sensitive area, providing an appropriate transition to the areas of potentially-intensive redevelopment to the north and west. Urban form and scale is respectful of the adjacent historic landmark property and the older neighborhoods beyond it, while providing access through the site to the City greenway system.

Current Zoning Conditions *(R-10 CUD area only)*

ORDINANCE (2003) 521 ZC 540

EFFECTIVE: 10-8-03

Z-32-03 – Maywood Avenue, south side, being Wake County PIN 1703.17-21-2634. Approximately 10.13 acres rezoned to Residential-10 Conditional Use District and Special Highway Overlay District-2t to remain.

Conditions Dated: (9/25/03)

1. The property is restricted to Residential Unit Ownership (condominium) Development consistent with the development guidelines of the City of Raleigh Planning and Development Regulations. In addition, individual units shall not be occupied by more than three unrelated occupants. The maximum number of units for this property shall be sixty-five (65).
2. The condominium units will have architecture that is compatible with the existing Caraleigh Mill Condominium project immediately to the east of this property. The Raleigh Appearance Commission will determine architectural compatibility of the proposed plan. The Raleigh Appearance Commission will solicit input from the Historic Districts Commission.
3. A 100-foot wide undisturbed natural protective yard will be provided on both sides of Walnut Creek. The 100-foot measurement will be from the top of the bank of the creek.
4. Twenty (20%) percent of all trees greater than eight (8) inches in caliper shall be subject to active tree preservation, and that within 45 days following adoption of this zoning ordinance a tree survey of all such trees shall be provided to the chief zoning inspector. The zoning inspector shall be empowered to waive this tree survey if, in his review of the vegetation and proposed disturbed limits, he estimates that more than thirty (30%) of such trees will be saved.
5. Any open-air stormwater control facilities shall be designed as site amenities, without fences and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line).
6. The development area will be restricted to the first two hundred fifty (250) feet of the property measured from the right-of-way of Maywood Avenue. This is the only area in the 100-year flood fringe that will be filled or disturbed. Clearing and easements as needed for public or private sanitary sewer line required to serve the development of this parcel are exempted from this requirement.



City of Raleigh
North Carolina

January 5, 2014

MEMORANDUM

TO: Ken Bowers, AICP
Department of Planning and Development

FROM: Bowman Kelly, PE, PTOE
Office of Transportation Planning

SUBJECT: Rezoning Petition Z-23-2014

The Office of Transportation Planning has completed its review of the proposed rezoning petition (**Z-23-2014**) for the subject property located on the south side of Maywood Avenue between S. Saunders Street and Lake Wheeler Road. We offer the following comments.

Based on input received from the Office of Long Range Planning, the total number of existing and future trips the site could potentially generate at maximum build-out were determined and summarized in tables 1 and 2 below:

Table 1: Z-23-2014 Existing Trip Generation

CURRENT ZONING: IND-2 & R-10-CU

ITE Code	Land Use	Size	Unit	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
820	Shopping Center	49,360	sq.ft.	4,292	63	39	101	179	194	373
Pass-By Trips				-126	0	0	0	-60	-66	-126
New Trips				4,166	63	39	101	119	128	247

Z-23-2014 Traffic Impact Summary

6.23.3 Land Uses		Meets TIA Conditions? (Y/N)
A	Single Family Residential Developments \geq 150 Dwellings	No, conditions cap development at 50 single family dwellings and 8 apartment dwelling units. Not Applicable
B	Apartment Developments \geq 240 Dwellings	
C	Residential Condo/Townhome Developments \geq 300 Dwellings	
D	General Office Buildings \geq 64,000 sq.ft.	
E	Medical Office Buildings \geq 47,000 sq.ft.	
F	Shopping Centers \geq 23,000 sq.ft.	
G	Supermarkets \geq 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions	
I	Pharmacy w/ Drive-Thru \geq 29,000 sq.ft.	
J	Drive-In Bank \geq 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru \geq 6,000 sq.ft.	
Development intensities listed in Section 6.23.3 are consistent with the estimated volume of new trips on the public street system in Section 6.24.3 after deductions for pass-by trips.		
6.23.4 Trip Generation		Meets TIA Conditions? (Y/N)
A	Peak Hour Trips \geq 150 veh/hr	No, conditions for case Z-23-14 would result in a net decrease in daily and peak hour trip volumes.
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane road	
C	More than 100 veh/hr trips in the peak direction	
D	Daily Trips \geq 3,000 veh/day	
E	Enrollment increases at public or private schools	Not Applicable
Volumes listed in Section 6.23.4 are for new trips on the public street system after deductions for pass-by trips and, for mixed-use developments, internal capture trips.		
6.23.5 Site Context		Meets TIA Conditions? (Y/N)
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No fatal crashes were reported along Maywood Av between June 1, 2009 and May 31, 2014. The Severity Index for this same period was 3.47.
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No
C	Creates a fourth leg at an existing signalized intersection	Not Applicable
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No, staff expects little impact to delay at the Maywood Avenue railroad crossing.
E	Access is to/from a major arterial roadway such as a Parkway, Multi-Way Boulevard or Multi-Lane Avenue	No, Maywood Av is classified as Avenue, 2-Lane, Divided
F	Proposed access is within 1,000 feet of an interchange	No, the closest interchange (I-40/Lake Wheeler Rd) is 2,700 ft southwest of this site.
G	Involves an existing or proposed median crossover	No
H	Involves an active roadway construction project	No
I	Involves a break in controlled access along a corridor	No
6.23.6 Miscellaneous Applications		Meets TIA Conditions? (Y/N)
A	Planned Development Districts	A traffic study has been received and reviewed by Transportation Planning staff. The Maywood Av (stop sign) approach to Lake Wheeler Rd currently operates at LOS-F. No major changes in traffic operations are expected from case Z-23-14.
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of January 5, 2015.

Table 2: Z-23-2014 Proposed Trip Generation

PROPOSED ZONING: PD

ITE Code	Land Use	Size	Unit	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
210	Single Family	50	D.U.	556	11	34	45	35	21	56
220	Apartment	8	D.U.	54	1	3	4	3	2	5
New Trips				610	12	37	49	39	23	61

The highest number of PM trips generated by the proposed development is 61 vehicles per hour. Compared to the 247 PM trips that could be generated based on existing zoning; the PD development scenario would result in a potential net *decrease* of 186 trips to the surrounding street network in the PM peak period.

A traffic impact analysis report was prepared by A. Morton Thomas & Associates, and submitted to the Office of Transportation Planning for review. The following intersections were included as part of the study area for the development:

- S. Saunders St. at Maywood Ave. (Signalized four-legged-intersection)
- Maywood Ave. at Herring St. (Unsignalized three-legged-intersection)
- Lake Wheeler Rd. at Maywood Ave. (Unsignalized three-legged-intersection)

For future traffic conditions with or without the site in place, the signalized intersection of S. Sanders Street and Maywood Avenue is expected to operate at LOS-C or better during both the AM and PM peak hours. The southbound minor street approach of Herring Street to Maywood Avenue is expected to operate at LOS-B during both the AM and PM peak hours. The westbound minor street approach of Maywood Avenue to Lake Wheeler Road is expected to operate at LOS-F during both the AM and PM peak hours. It is not unusual for the minor street approaches of an urban arterial intersection to experience LOS-F during peak travel periods.

A traffic signal was analyzed at the intersection of Lake Wheeler Road and Maywood Avenue. Analysis indicates that a signal at this intersection is expected to operate at LOS-A during both the AM and PM peak hours. However, given the relatively small impact of the proposed site generated traffic to the intersection and the close proximity to the existing signalized intersection at Centennial Parkway located approximately 600 feet to the south, it is recommended that a traffic signal not be installed at the intersection of Lake Wheeler Road and Maywood Avenue at this time.

If you have questions or comments, please contact me.

Z-23-2014 Traffic Impact Summary

6.23.3 Land Uses		Meets TIA Conditions? (Y/N)
A	Single Family Residential Developments \geq 150 Dwellings	No, conditions cap development at 50 single family dwellings and 8 apartment dwelling units. Not Applicable
B	Apartment Developments \geq 240 Dwellings	
C	Residential Condo/Townhome Developments \geq 300 Dwellings	
D	General Office Buildings \geq 64,000 sq.ft.	
E	Medical Office Buildings \geq 47,000 sq.ft.	
F	Shopping Centers \geq 23,000 sq.ft.	
G	Supermarkets \geq 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions	
I	Pharmacy w/ Drive-Thru \geq 29,000 sq.ft.	
J	Drive-In Bank \geq 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru \geq 6,000 sq.ft.	
Development intensities listed in Section 6.23.3 are consistent with the estimated volume of new trips on the public street system in Section 6.24.3 after deductions for pass-by trips.		
6.23.4 Trip Generation		Meets TIA Conditions? (Y/N)
A	Peak Hour Trips \geq 150 veh/hr	No, conditions for case Z-23-14 would result in a net decrease in daily and peak hour trip volumes.
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane road	
C	More than 100 veh/hr trips in the peak direction	
D	Daily Trips \geq 3,000 veh/day	
E	Enrollment increases at public or private schools	Not Applicable
Volumes listed in Section 6.23.4 are for new trips on the public street system after deductions for pass-by trips and, for mixed-use developments, internal capture trips.		
6.23.5 Site Context		Meets TIA Conditions? (Y/N)
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No fatal crashes were reported along Maywood Av between June 1, 2009 and May 31, 2014. The Severity Index for this same period was 3.47.
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No
C	Creates a fourth leg at an existing signalized intersection	Not Applicable
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No, staff expects little impact to delay at the Maywood Avenue railroad crossing.
E	Access is to/from a major arterial roadway such as a Parkway, Multi-Way Boulevard or Multi-Lane Avenue	No, Maywood Av is classified as Avenue, 2-Lane, Divided
F	Proposed access is within 1,000 feet of an interchange	No, the closest interchange (I-40/Lake Wheeler Rd) is 2,700 ft southwest of this site.
G	Involves an existing or proposed median crossover	No
H	Involves an active roadway construction project	No
I	Involves a break in controlled access along a corridor	No
6.23.6 Miscellaneous Applications		Meets TIA Conditions? (Y/N)
A	Planned Development Districts	A traffic study has been received and reviewed by Transportation Planning staff. The Maywood Av (stop sign) approach to Lake Wheeler Rd currently operates at LOS-F. No major changes in traffic operations are expected from case Z-23-14.
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of January 5, 2015.

EXISTING: RESIDENTIAL 10-CU
 1/4 IND-2
 PROPOSED: PD



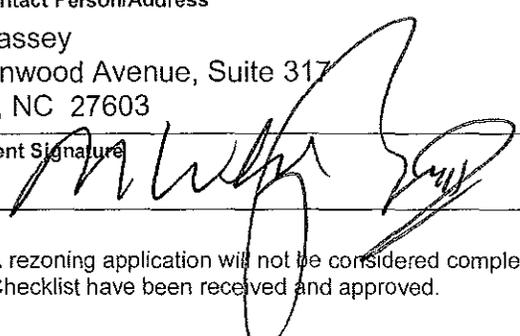
Planning & Development

**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

*received
 7/15/14
 10:47*

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan Existing Zoning Classification _____ Proposed Zoning Classification Base District Height Frontage _____ If the property has been previously rezoned, provide the rezoning case number. _____ Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 381581 - MP 402626	Transaction Number 402626 Z-23-14 MP-1-14

GENERAL INFORMATION		
Property Address 501/ 0 and 649 Maywood Avenue, Raleigh, NC		Date 5/21/14
Property PIN 1703212634/ 1703210713 & 1703117788	Deed Reference (Book/Page) 015543-00359/ 011504-02421 & 008335-01772	
Nearest Intersection Maywood Avenue & Herring Street	Property size (in acres) 10.03/ 0.55 & 6.06	
Property Owner/Address City Space Investment Group, LLC Triangle Broadcast Associates, LLC Richard Johnson 3012 Highwoods Blvd. Suite 201 514-338 Daniels Street Raleigh, NC 27604 Raleigh, NC 27605	Phone	Fax
	Email richard.cityspace@gmail.com/	
Project Contact Person/Address Ross Massey 510 Glenwood Avenue, Suite 317 Raleigh, NC 27603	Phone 919-838-9331	Fax 919-800-3583
	Email rmassey@landdesign.com	
Owner/Agent Signature 	Email richard.cityspace@gmail.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

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-23-14/MP-1-14		Transaction Number
Date Submitted May 20, 2014		
Existing Zoning Residential-10-CU and IND-2	Proposed Zoning PD Master Plan	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name
-----------------------	------------



MASTER PLAN
“CARALEIGH COMMONS”
PLANNED DEVELOPMENT (PD)
+/- 16.51 ACRES
MP-1-14

Developers: Richard Johnson, Amy Goodale
Caraleigh Village, LLC
514-338 Daniels Street
Raleigh, North Carolina 27605
richard-cityspace@nc.rr.com

Civil Engineering: C. Ross Massey, PE
Land Design, Inc.
510 Glenwood Avenue, Suite 317
Raleigh, North Carolina 27603
rmassey@landdesign.com

Attorney: Lacy H. Reaves
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.
2300 Wells Fargo Capital Center
150 Fayetteville Street, Suite 2300
Raleigh, NC 27601
lreaves@smithlaw.com

Submitted: July 15, 2014
Resubmitted: February 4, 2015

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16. MASTER PLAN - PLAN SHEETS

1. SUMMARY INFORMATION:

- A. Name of Development: Caraleigh Commons
- B. Name of Owners: Caraleigh Village, LLC
- C. Applicant: Richard Johnson
Caraleigh Village, LLC
514-338 Daniels Street
Raleigh, North Carolina 27605
richard-cityspace@nc.rr.com

2. PROPERTY INFORMATION:

MP-1-14– The Caraleigh Commons Subdivision is on Maywood Avenue at Herring Street, and is Wake County PIN(s) 1703212634, 1703210713 and 1703117788. It is approximately 16.51 acres to be rezoned from Residential-10-CU and IND-2 to Planned Development (PD) District with PD Master Plan.

3. INTRODUCTION:

This document and the accompanying attachments and exhibits submitted herewith are provided pursuant to the provisions of the Unified Development Ordinance (the “UDO”) dealing with the Planned Development District (“PD”) for the Caraleigh Commons Subdivision, a small format urban home community (the “Development”) proposed by Caraleigh Village Limited Liability Company (the “Developer”), the developer of the properties located on the south side of Maywood Avenue at the intersection of Herring Street in Southeast Raleigh. Development of the Property will be in accordance with the Master Plan associated with the zoning case, refer to Section 16 - Appendices for the Master Plan sheets. The Development will be a pedestrian-oriented, urban infill residential development with detached single family uses and multi-unit living uses (apartment) consistent with the nature of the residential uses in the vicinity. The existing conditions of the properties include a single vacant building with surface parking and a radio tower. The existing structures are indicative of an older industrial area of Raleigh and consistent with other older existing properties in the area. Property directly abutting the proposed site has redeveloped into multi-family condominiums (Caraleigh Mills).

4. LAND USE INTENSITY:

- A. Land use shall be according to UDO table 6.1.4 Allowed Principal Use Table for zoning district R-10. Accessory uses and structures will be according to UDO Article 6.7.
- B. On Parcel 1703117788, an existing Radio Tower is located on the upper west side of the parcel and will remain in its current location and will be considered a permitted use. When the Radio Tower is removed in the future, then Phase 2 of the development will proceed.
- C. Residential density overall shall not exceed four (4) dwelling units per acre.
- D. Land Use Plan:
A conceptual Overall Site Plan ("Land Use Plan") is included with this Master Plan (see Plan Sheet C 2.0). The Land Use Plan is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development. This neighborhood may provide a mix of residential detached houses and apartment buildings. The pedestrian scaled relationship of the buildings to the framework of the streets will fit the character of the new development and continue revitalization of this area.
- E. Neighborhood Transitions:
Neighborhood transitions will follow UDO Article 3.5. For this project Neighborhood Transitions shall be similar to building types in RX- where 3 stories is the maximum height.

5. TRANSPORTATION INFORMATION:

The current property use is a largely vacant lot with a radio tower use and the proposed change will include fifty (57) detached single family units and two (2) apartment buildings with up to 4 units each. Trip generations per the ITE manual are as follows:

- A. Existing Use: Office Building (4328 sf)
 - 121 average trips per day
 - 16 peak hour AM trips per day
 - 83 peak hour PM trips per day
- B. Proposed Use: 57 detached single family and 2 apartment buildings with up to 4 units each
 - 798 average trips per day
 - 57 peak hour AM trips per day

85 peak hour PM trips per day

Due to the small size of the development the traffic impacts would be minimal and the surrounding road network appears to operate at adequate levels of service with little to no delay.

6. CIRCULATION PLAN:

- A. The Development will utilize existing Maywood Avenue and will provide an internal street network (Proposed Neighborhood Yield Street) that connects thru traffic to the adjoining Maywood Avenue. Street Design will meet the requirements of the UDO Article 4.7.2(f). Street widths shall be as follows:
 - 1. Maywood Avenue: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Avenue-2-Lane-Divided.
 - 2. Neighborhood Yield Street: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Neighborhood-Yield-Street.
- B. Sidewalk locations and widths shall be as follows:
 - 1. Sidewalks will be located along both streets to provide connections for pedestrians.
 - 2. Sidewalk widths shall meet the roadway sections specified in the Street Design Manual.
- C. Driveway locations and widths shall be as follow:
 - 1. Driveways shall meet the minimum width requirement specified in City of Raleigh standard details (T-10.01.2).
 - 2. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10'.
 - 3. Driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
 - 4. Driveway separation has no minimum between adjacent lots.
- D. The site circulation including access points, public street and driveway locations, existing streets adjoining the site, and improvements to Maywood Avenue are shown on the Detailed Layout Map (Sheet C 2.1).

7. UTILITY/STORMWATER INFORMATION

A. Utility Plan

The existing utility service locations for this project were obtained from field surveys of the site. Both water and sewer service is available on-site or in proximity to the site. A conceptual water and sewer plan is illustrated in the Exhibit labeled Overall Utilities Plan (Sheet C 2.5).

1. Water Service: 8-inch waterline within Maywood Avenue right-of-way
2. Sewer Service: 8 & 12-inch sewer line within Maywood Avenue right-of-way
12-inch sewer line along Property line within easement

B. Storm Water Management Plan

1. The site as currently developed has no stormwater management. A jurisdictional stream channel is located adjacent to (south of) the site. The stream channel is a tributary to Walnut Creek that is within the Neuse River Basin. Therefore, Neuse Riparian Buffer Regulations are applicable to the site.
2. Best Management Practices (BMPs) may be utilized to meet UDO Article 9.2 Stormwater Management if deemed required at Subdivision Review. All BMP measures included in the “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” may be utilized. These BMPs will be selected based on drainage area, type of stormwater (i.e. rooftop drainage), and located as needed.
3. Conditions:
 - All major design elements listed in the current “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” for the selected BMP must be met in order to claim TN reduction credit for the device. This must be demonstrated at the subdivision plan submittal.
 - Any impact to the Buffer will require DWQ review and approval.

8. OPEN SPACE REQUIREMENT/GREENWAY/TREE PRESERVATION

A. Open Space Requirement

A minimum of ten percent (10%) of the Development will be devoted as an open space area and meet the requirements specified in the UDO Article 2.5. The open space area is illustrated on the Overall Site Plan (Sheet C-2.0).

B. Greenway

The site has a proposed private greenway connection that includes wetland impacts to be permitted through DWQ. The private greenway will connect to the existing Raleigh Walnut Creek Trail.

C. Tree Conservation

The proposed development is greater than two acres and is therefore required to meet the 10% Tree Conservation Area Requirement (min.) per UDO Article 9.1.3. The tree conservation area is illustrated on the Tree Conservation Plan (Sheet C-2.6).

9. BUILDINGS AND HEIGHTS

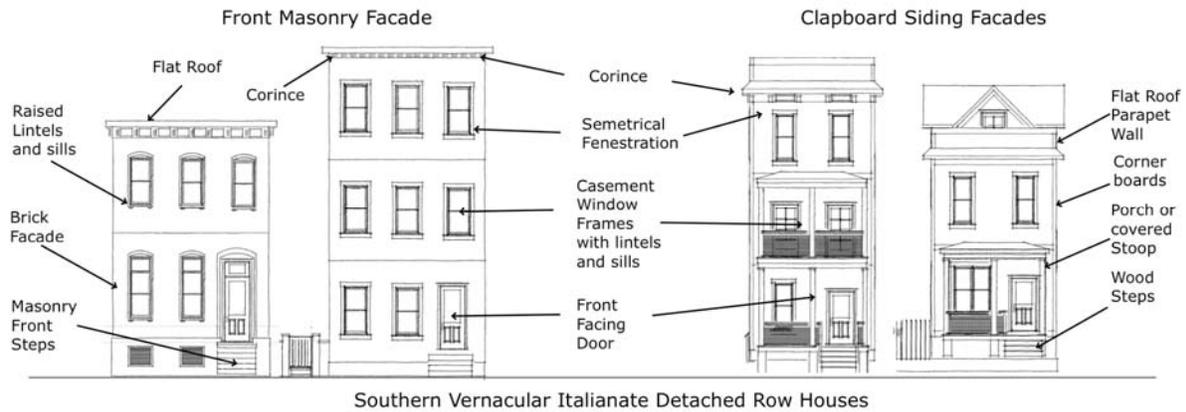
A. Layout Requirements:

1. Homes along Maywood Avenue shall front Maywood Avenue but have driveway service off on an internal street network.
2. “Street shops style” homes shall only be constructed on lots that face Maywood Avenue. “Street shops style” is intended to mimic the appearance older neighborhood scale retail buildings only and does not permit the use other than as a residence.
3. All the homes facing the internal street network will include front porches or stoops. Stoops may be recessed.
4. All homes/street shops facing Maywood Avenue may have porches or stoops although shall not be required to have front porches or stoops.
5. Building heights shall be measured in accordance with UDO Article 1.5.7. Refer to Section 10. Yard Setbacks/Building Characteristics for building heights.
6. Trash receptacles and HVAC units will be screened with fencing suitable for residential neighborhoods (See Sheet C-2.1).

B. Architectural Requirements:

Only buildings of the following types, with the characteristics noted, will be constructed in the Development:

a) **Southern Vernacular Italianate Homes**



a. **Primary Features**

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: front doors visible from street
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices

b. **Masonry front homes**

- Siding: brick front facades, with sides and back in brick or fiber cement boards
- Entrance: Raised front stoops with masonry steps and metal or masonry balustrades

c. **Clapboard front homes**

- Siding: fiber cement siding with corner boards
- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades

b) Post-Railroad Folk Vernacular Homes

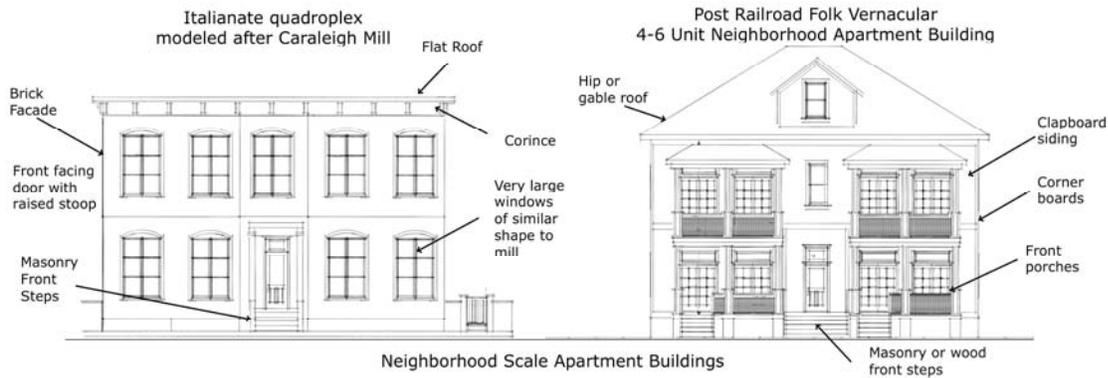


Post-Railroad Folk Venacular Houses

a. Primary Features

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades
- Fenestration: symmetrical patterns on front façade, square cut casements
- Roofs: gable or hip primary roof
- Siding: fiber cement siding with corner boards

c) Apartment buildings



a. Primary features

- Units: 4-6 apartments per building
- Height: 3 stories maximum and 50 feet maximum
- Siding: brick or fiber cement siding

i. Southern Vernacular Italianate Features

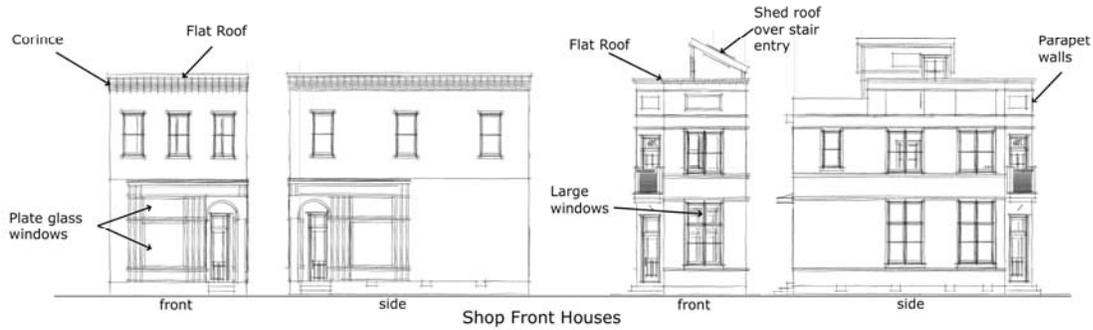
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices
- Entrance: Raised front stoops with masonry steps and metal or masonry balustrades

ii. Post-Railroad Folk Vernacular Features

- Fenestration: symmetrical patterns on front façade, square cut casements

- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades
- Roofs: gable or hip primary roof
- Siding: fiber cement siding with corner boards

d) Neighborhood Shop Homes (considered as a detached house)



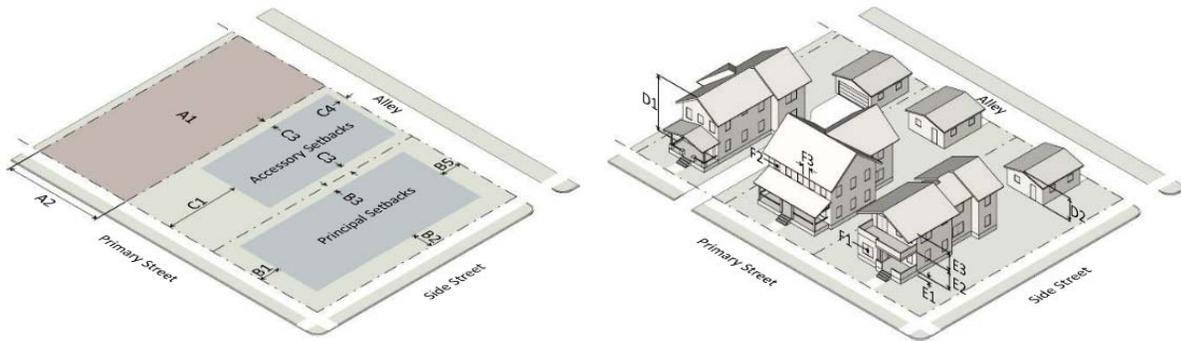
a. Primary Features

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: front doors visible from street
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices
- Siding: brick front facades, with sides and back in brick or cement strand boards
- Entrance: raised front stoops with masonry steps and metal or masonry balustrades
- Shop fronts: windows on ground floor, possible plate glass windows, possible wood trimmed display windows

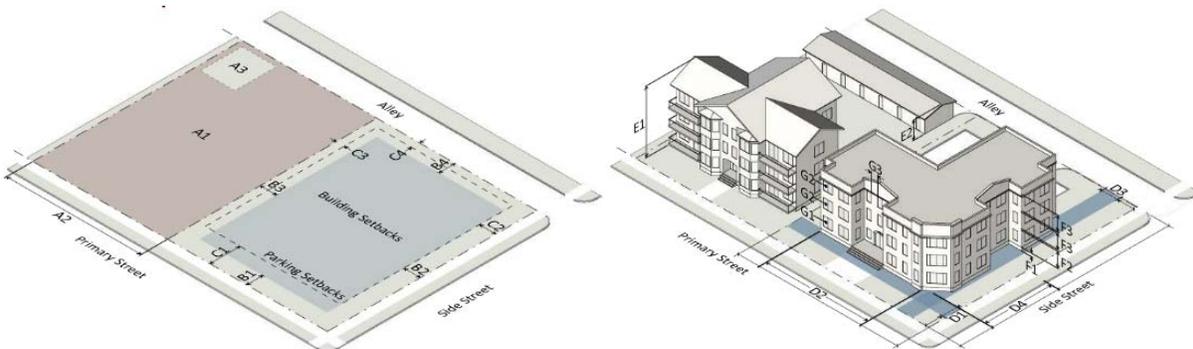
10. YARD SETBACKS/BUILDING CHARACTERISTICS

- A. The Schedule of minimum /maximum yard setbacks are shown below. The building placement will be similar to historic neighborhoods providing a compact, pedestrian oriented neighborhood, while also providing sufficient parking and community gathering spaces.
- B. Building Setback Encroachments will be as set forth in the UDO Sec. 1.5.4. D Setback Encroachments. Porches, stoops, balconies, galleries and awnings and steps as set forth in the UDO Sec 1.5.11.

Detached House:



Apartment:



Setbacks/Building Characteristics:

<u>DETACHED HOUSE</u>				
<u>A.</u>	<u>Lot Dimensions</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
A1	Area (min)	-	4,000 SF	1,500 SF
A2	Width (min)	-	45'	27'
<u>B.</u>	<u>Principal Building Setbacks</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
B1	From primary street (min)	-	10'	7'
B2	From side street (min)	-	10'	3'
B3	From side lot line (min)	-	5'	2'
B4	Sum of side setbacks (min)	-	10'	7'
B5	From rear lot line (min)	-	20'	14'
<u>C.</u>	<u>Accessory Structure Setbacks</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
C1	From primary street (min)	-	50'	50'
C2	From side street (min)	-	10'	10'
C3	From Side lot line (min)	-	5'	0'
C4	From rear lot line (min)	-	20'	0'
C4	From alley	-	4' or 20' min	4'
<u>D.</u>	<u>Height</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
D1	Principal building (max)	-	40'/3 stories	50'/3 stories
D2	Accessory structure (max)	-	25'	25'
<u>E.</u>	<u>Floor Heights</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
E1	Ground floor elevation (min)	-	2'	2'
E2	Ground story height, floor to ceiling (min)	-	n/a	n/a
E3	Upper story height, floor to ceiling (min)	-	n/a	n/a
<u>F.</u>	<u>Transparency</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
F1	Ground story (min)	-	-	20%
F2	Upper story (min)	-	-	15%
F3	Blank wall area (max)	-	<u>R-10</u>	35'
<u>G.</u>	<u>Allowed Building Elements</u>	<u>I-2</u>	-	<u>PDD</u>
	Porch, stoop	-	Allowed	Allowed
	Balcony	-	Allowed	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

<u>APARTMENT</u>				
<u>A.</u>	<u>Lot Dimensions</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
A1	Area (min)	-	-	4,000 SF
A1	Area (max)	-	-	n/a
A2	Width (min)	-	-	n/a
A3	Outdoor Amenity area (min)	-	-	10%
<u>B.</u>	<u>Principal Building Setbacks</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
B1	From primary street (min)	-	-	5'
B2	From side street (min)	-	-	5'
B3	From side lot line (min)	-	-	5'
B4	From rear lot line (min)	-	-	0 or 6'
B4	From alley	-	-	4' or 18' min
<u>C.</u>	<u>Parking Setbacks</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
C1	From primary street (min)	-	-	20'
C2	From side street (min)	-	-	10'
C3	From Side lot line (min)	-	-	0' or 3'
C4	From rear lot line (min)	-	-	0' or 3'
C4	From alley (min)	-	4'	4'
<u>D.</u>	<u>Build-To</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
D1	Primary street build-to (min/max)	-	-	7'/30'
D2	Building width in primary build-to (min)	-	-	70%
D3	Side street build-to (min/max)	-	-	10'/30'
D4	Building width in side build-to (min)	-	-	35%
<u>E.</u>	<u>Height</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
E1	Principal building (max)	-	-	50'/3 stories
E2	Accessory structure (max)	-	-	25'
<u>F.</u>	<u>Floor Heights</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
F1	Ground floor elevation (min)	-	-	2'
F2	Ground story height, floor to ceiling (min)	-	-	n/a
F3	Upper story height, floor to ceiling (min)	-	-	n/a
<u>G.</u>	<u>Transparency</u>	<u>I-2</u>	<u>R-10</u>	<u>PD</u>
G1	Ground story (min)	-	-	20%
G2	Upper story (min)	-	-	15%
G3	Blank wall area (max)	-	-	25'
<u>H.</u>	<u>Allowed Building Elements</u>	<u>I-2</u>	<u>R-10</u>	<u>PDD</u>
	Porch, stoop	-	-	Allowed
	Balcony	-	-	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

11. URBAN DESIGN GUIDELINES

- A. Elements: The development will be a pedestrian oriented, urban infill residential development with detached single family and multi-family uses arranged in a compact and pedestrian friendly form as part of the continued revitalization of the Maywood Avenue area, and will not have retail or commercial establishments.
- B. Transition to Surrounding Neighborhoods: The height and massing of the development will closely resemble that of the adjacent historic neighborhoods. Heights will be limited to no more than 3 stories and 50 feet tall.
- C. Blocks, Streets and the Corridor:
 - 1. *Interconnection*: The Development will have homes facing an existing road (Maywood Avenue), in keeping with the historic fabric of the neighborhoods in the area. An internal street network (Neighborhood Yield Streets) will be added with the same scale and design speed as the local neighborhood roads to connect directly into the existing road network.
 - 2. *Street Interconnection*: The internal streets (Neighborhood Yield Streets) will be designed to integrate effectively with the existing Maywood Avenue and to circulate traffic with two points of connection point to Maywood Avenue.
 - 3. *Blocks*: The maximum block perimeter will be 3,000 feet. The maximum dead end street will be 400 feet.
- D. Building placements:
 - 1. *Shared-Use*: All streets will be lined by single family homes or the open space/greenway connection.
 - 2. *Buildings Placement*: Each detached home will be located close to the primary street and apartments will be within the Build-To limits and will have off-street parking provided between it and the adjacent, with all driveways off the internal streets (Alley and Neighborhood Yield Streets).
- E. Urban Open Space:
 - 1. *Urban open space*: Open space and open space areas for “parks”, “green spaces”, and other open areas. The common open space for this development will be available by access from the internal street and will also contact to an existing greenway located along Walnut Creek.
- F. Public Seating: (2) Benches will be provided in the common open space along the greenway connection outside the wetland impact area.

- G. Pedestrian, bicycle amenities: All the homes and common areas of the development will be connected via sidewalks. Sidewalks will be minimum width 6 feet and will be connected to the park and to the existing streetscape. Sidewalks will be lined with trees providing shade spaced s required by the Street Design Manual and interest for pedestrians and bicyclists. A minimum of (4) bicycle parking spaces will be provided at the common area open space.
- H. Parking lots: Apartments will have parking to the rear of the buildings. Each detached home will provide its own off-street parking as mentioned before in Building Placements.
- I. Parking Structures: The Development will have no parking structures.
- J. Transit Stops: Maywood Avenue is served by Capital Area Transit Bus Route 21. The development is within easy walking distance of the Caraleigh Bus Route at the intersection of Maywood and Lake Wheeler. A transit easement for future bus stop along Maywood Avenue will be provided to the City. The transit easement will be conveyed prior to the issuance of the first building permit. (See Sheet C-2.1).
- K. Environmental Protection: Impacts to natural resource areas are minimized by location of the greenway connection, the open space dedication and the non-encroachment to the riparian buffer areas. The riparian buffer areas include an existing public greenway that has been incorporated into the common open space.
- L. Sidewalks: Sidewalks shall conform to the Street Design manual.
- M. Street trees: Street trees shall conform to the Street Design Manual.
- N. Spatial definition: The height to width ratio of all buildings (detached homes and apartments) will not exceed 1:3 height to width ratio.

12. ALTERNATE DESIGNS PROPOSED

The elements of this Master Plan proposed as alternative means of compliance with respect to the provisions of Article 4.7.2, are as follows:

- A. Lot Sizes – Article 4.7.2(b)
 - 1. Single Family:
 - a) Minimum Lot Area: 1,500 sq.ft.
 - b) Lot width 27 feet
 - c) Minimum setbacks – see paragraph 10
 - d) Principal Building Height – see paragraph 10
 - 2. Apartment:

- a) Minimum Lot Area: 4,000 sq.ft.
- b) Building and Parking setbacks – see paragraph 10
- c) Principal Building Height – see paragraph 10

B. Telecommunications Tower Setback (less than 250 feet) – Article 6.3.3.C.d.i.

The minimum setback from the outside dimensions of the tower, not from guy anchors, and not located within the property of a civic use in a Residential District, are as follows:

- a) 20 feet from the property line of either any adjoining lot that is developed without a dwelling, congregate care facility or vacant lot located in a Mixed Use or Special district, unless increased by below.
- b) 100% of the tower height, but no less than 50 feet from the property line of an abutting Residential District, Mixed Use or Special district.
- c) 20 feet from any public street.

C. Solid waste collection location and screening Article 7.2.5.C.3.

Service Area Screening – trash receptacles (96-gallon residential individual roll-out refuse containers) will be located as required by the City of Raleigh Solid Waste Services Collection Design Manual and will be screened with fencing according to Wood Spaced Picket Fence detail. (See Sheet C-2.1)

D. Driveway Design Article 4.7.2(b)5

Alternatives to the Driveway Details are as follows (see plan sheet C-2.1):

- 1. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10’.
- 2. With recorded access maintenance covenant, driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
- 3. Driveway separation has no minimum between adjacent lots.

E. Parking Article 7.1.2.C.

- 1. A minimum of 2 parking spaces per residential unit will be provided as shown on the Detailed Layout Map (Sheet C-2.1).

F. Design Adjustment Article 8.3.6 (8.3.5.D. Cross-Access)

A Design Adjustment is requested to the requirement of 8.3.5 D. Cross-Access to eliminate the required cross access to adjacent parcels. Justification required by Sec. 6.3.6

- 2. The presence of existing buildings, stream and other natural features;

3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;

13. COMPREHENSIVE PLAN

Comprehensive Plan: The Property is designated on the City's 2030 Comprehensive Plan as Regional Mixed Use. This project will implement elements of the Policy Statements by supporting Infill Development, Neighborhood Revitalization, and Conservation of Single Family Neighborhoods. To further the policies of the City's 2030 Comprehensive Plan, the Development will be pedestrian oriented residential neighborhood and will preserve open space with a compact residential footprint. It will conform to the adjacent residential character with reduced setbacks and preserve the character of the areas single family neighborhoods.

14. DISTRICT INTENT STATEMENT

As required by UDO Article 4.1.1.F. Planned Development (PD), the Caraleigh Commons PD District will be designed to evoke local history and relate to the exiting architectural fabric of the Caraleigh Mills and surrounding mill village houses. Many of the homes and buildings were constructed between the late 1800's through the early 1900's. Smaller lot sizes and building setbacks are necessary to create a connection with historical older Raleigh neighborhoods.

15. MODIFICATIONS

Modifications will be according to UDO Article 4.7.6 Master Plan Amendments.

CARALEIGH COMMONS PLANNED DEVELOPMENT MASTER PLAN MP-1-14

649, 643, 501 MAYWOOD AVENUE
RALEIGH, NC 27603

DEVELOPER
CitySpace Homes
514-338 Daniels Street
Raleigh, NC 27605
(919) 271-1021
Contact: Richard Johnson

CIVIL ENGINEERING
LandDesign, Inc.
510 Glenwood Avenue
Suite 317
Raleigh, NC 27603
(919) 838-9331
Contact: Ross Massey

LANDSCAPE ARCHITECTURE
LandDesign, Inc.
222 West Las Colinas Blvd.
Dallas, TX 75039
(214) 785-6009
Contact: Matt Vinten

ATTORNEY
Smith, Anderson, Blount, Dorsett,
Mitchell, & Jernigan, L.L.P.
Wells Fargo Capitol Center
150 Fayetteville Street
Suite 2300
Raleigh, NC 27602
(919) 821-6704
Contact: Lacy H. Reaves

SURVEY
Turning Point Surveying PLLC
4113 John S Raboteau Wynd
Raleigh, NC 27612
(919) 781-0234
Contact: Jeff Davis

ENVIRONMENTAL CONSULTANT
Mitchell Environmental, P.A.
P.O. Box 341
Fuquay-Varina, NC 27526
(919) 557-4682
Contact: Scott Mitchell

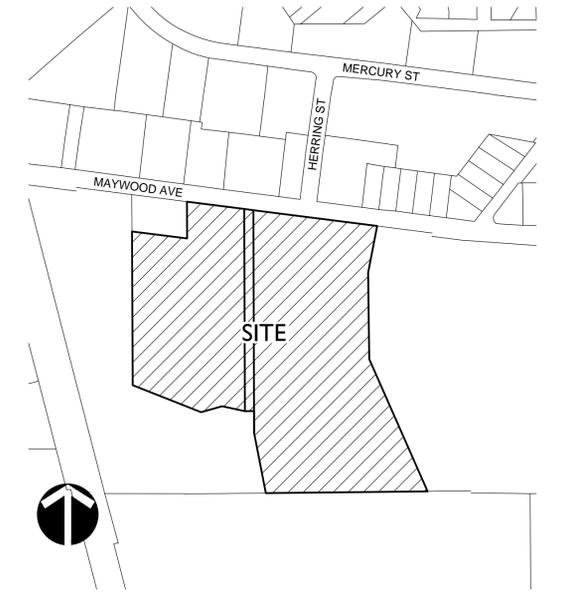
CERTIFIED FORESTER CONSULTANT
Meyer-Cox Forestry Consultants, LLC
119 Court Jester Way
Morrisville, NC 27560
(919) 796-7306
Contact: Joe Cox

SHEET INDEX:

	MASTER PLAN APPLICATION	MASTER PLAN APPLICATION RESUBMITTAL
C-0.0	Cover	7/15/2014 11/4/2014
C-1.0	Existing Conditions Plan	7/15/2014 11/4/2014
C-2.0	Overall Site Plan	7/15/2014 11/4/2014
C-2.1	Detailed Layout Map	7/15/2014 11/4/2014
C-2.2	Pedestrian Circulation/Greenway Connection Plan	7/15/2014 11/4/2014
C-2.3	Typical Roadway Sections	7/15/2014 11/4/2014
C-2.4	Overall Stormwater Plan	7/15/2014 11/4/2014
C-2.5	Overall Utility Plan/Utility Service Plan	7/15/2014 11/4/2014
C-2.6	Tree Conservation Plan	7/15/2014 11/4/2014
C-2.7	Architectural Illustratives	7/15/2014 11/4/2014

NOTES

DEVELOPER ACKNOWLEDGES HE/SHE HAS REVIEWED AND ASSERTS THE PROPOSED DEVELOPMENT IS COMPLIANT WITH THE REQUIREMENTS SET FORTH IN THE RALEIGH SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE PROVIDED BY RALEIGH SOLID WASTE SERVICES (SWS). REFER TO SHEET C-2.0 FOR LOCATION AND ACCESS TO STANDARD 96-GALLON RESIDENTIAL INDIVIDUAL ROLL-OUT CONTAINERS AND HOW ACCESS ROUTE IS PROVIDED BY RESIDENTS AT THE CURB. REFUSE CONTAINERS WILL BE STORED OUTSIDE AND BE SCREENED BY FENCE ENCLOSURES.



VICINITY MAP

1" = 300'

LOCATION: 501-649 MAYWOOD AVENUE
PIN# 1703210713, 1703212634, 1703117788
EXISTING ZONING: IND-2, CUD R-10
PROPOSED ZONING: PLANNED DEVELOPMENT
INSIDE CITY LIMITS: YES

TOTAL SITE ACRES: 16.51 ACRES

LandDesign
510 Glenwood Ave., Suite 317, Raleigh NC 27603
V: 919.838.9331 | F: 919.800.3583
www.LandDesign.com
NC Engineering Firm License # C-0658



PRELIMINARY
NOT FOR CONSTRUCTION

CARALEIGH COMMONS
PLANNED DEVELOPMENT MASTER PLAN
CITYSPACE HOMES, RALEIGH, NC
COVER

REVISIONS:

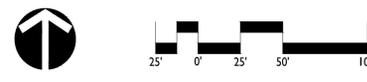
DATE: 11/04/2014
DESIGNED BY: DGG
DRAWN BY: JIK
CHECKED BY: DGG
SCALE: N.T.S.
PROJECT #: 7513021
SHEET #:

C-0.0



LEGEND:

---	X	---	EX. FENCE
---	ST	---	EX. STORM PIPE
---	SAN	---	EX. SANITARY SEWER
---	W	---	EX. WATER MAIN
---	OHU	---	EX. OVERHEAD ELECTRIC
---		---	EX. GIS MINOR CONTOUR
---		---	EX. GIS MAJOR CONTOUR
---		---	EX. SURVEY MINOR CONTOUR
---		---	EX. SURVEY MAJOR CONTOUR
---		---	EX. PROPERTY LINE
---		---	EX. FIRE HYDRANT
---		---	EX. WATER VALVE
---		---	EX. SANITARY SEWER MANHOLE
---		---	EX. POWER POLE
---		---	EX. LIGHT POLE
---		---	EX. STORM BOX



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 NOT FOR CONSTRUCTION

CARALEIGH COMMONS
PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
EXISTING CONDITIONS PLAN

REVISIONS:
 DATE: 11/04/2014
 DESIGNED BY: DGG
 DRAWN BY: SJK
 CHECKED BY: DGG
 SCALE: 1"=40'
 PROJECT #: 7513021
 SHEET #: **C-1.0**



LEGEND:

--- x --- x --- x ---	EX. FENCE
-----	EX. PROPERTY LINE
- - - - -	PROP. INTERNAL PROPERTY LINE
○	EX. FIRE HYDRANT
□	PROP. A/C UNIT
○	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTAL

SITE TABULATION:

PIN:	1703212634, 1703210713, 1703117788
TOTAL SITE ACREAGE:	± 16.51 ACRES
EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)

TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY

EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
SITE ACREAGE:	± 16.51 ACRES
GROSS EASEMENTS:	
PUBLIC EASEMENTS:	± 1.12 ACRES
SANITARY SEWER:	± 1.54 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.72 ACRES
GREENWAY EASEMENT:	± 1.72 ACRES
TCA PROVIDED:	
PRIMARY STREAM BUFFER:	± 0.08 ACRES
PRIMARY GREENWAY BUFFER:	± 0.00 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.46 ACRES
TOTAL:	± 1.54 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (PRIMARY):	± 5.41 ACRES

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**CARALEIGH COMMONS
 PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
 OVERALL SITE PLAN**

REVISIONS:
 DATE: 11/04/2014
 DESIGNED BY: DGG
 DRAWN BY: SJK
 CHECKED BY: DGG
 SCALE: 1"=80'
 PROJECT #: 7513021
 SHEET #:
C-2.0



NC EQUIPMENT COMPANY
 DB 1450-135
 PIN# 1703281400000
 TYPE USE: VACANT

JPB Holdings LLC
 DB 15496-41
 PIN# 1703116256000
 TYPE USE: COMMERCIAL

658 MAYWOOD AVE LLC
 PIN: 1703125333
 DB 009539, PG 00112
 TYPE AND USE: MULTI TENANT

GEORGE H DAVIS & LINDA ANNAS
 PIN: 1703127331
 DB 004972, PG 00571
 TYPE AND USE: PREFAB WAREHOUSE

ELH TRUST
 DB 12753-0810
 PIN# 1703126278
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST
 DB 12753-0812
 PIN# 1703220245
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO
 DB 12868-0285
 PIN# 1703221275
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC.
 DB 13863-2312
 PIN# 1703223260
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC
 DB 13863-2302
 PIN# 1703225137
 TYPE USE: VACANT

DONALD W DOLEN & BRENDA K DOLEN
 PIN: 1703226145
 DB 006187, PG 00135
 TYPE AND USE: SINGLE FAMILY

KINCAID HOLDINGS LLC
 DB 13863-2307
 PIN# 1703224167
 TYPE USE: VACANT

KINCAID HOLDINGS LLC
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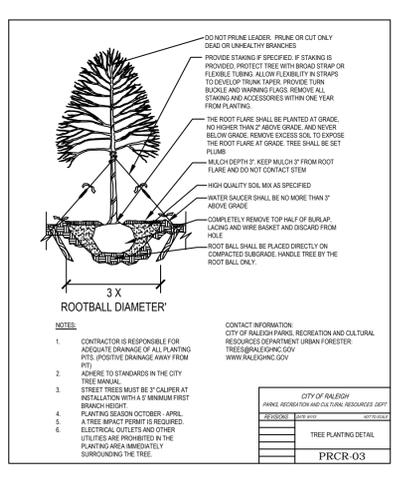
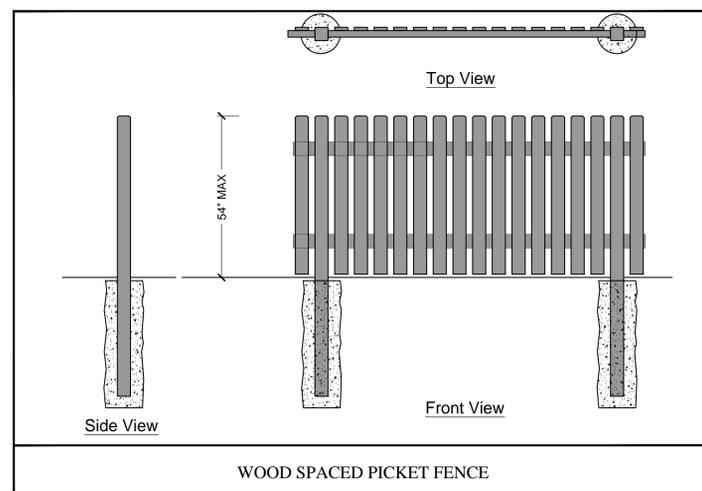
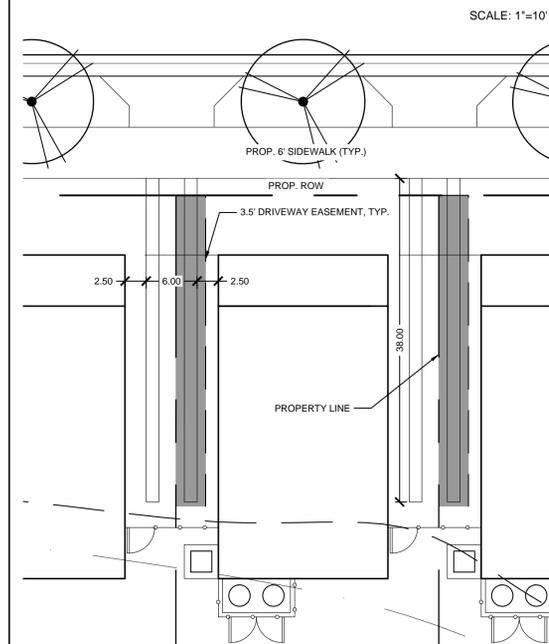
REED A NICHOLS & MONA D NICHOLS
 PIN: 1703227104
 DB 014344, PG 01553
 TYPE AND USE: SINGLE FAMILY

N/F BAKER, W PRENTISS III & JOAN M
 LO1 BAKER & BAKER BUILDING, INC.
 BOM 2003-2306
 DB 11150-1255
 PIN# 17031712-7006
 TYPE USE: VACANT

N/F CARALEIGH MILLS CONDO ASSOC INC
 RCMB FRED WHITAKER CO
 BOM 2000-1125
 PIN# 170319-21-8589
 TYPE USE: LIGHT MANUFACTURING



TYPICAL DRIVEWAY EASEMENT



LEGEND:

---	EX. FENCE
---	EX. PROPERTY LINE
---	PROP. INTERNAL PROPERTY LINE
---	EX. FIRE HYDRANT
---	PROP. A/C UNIT
---	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTAL

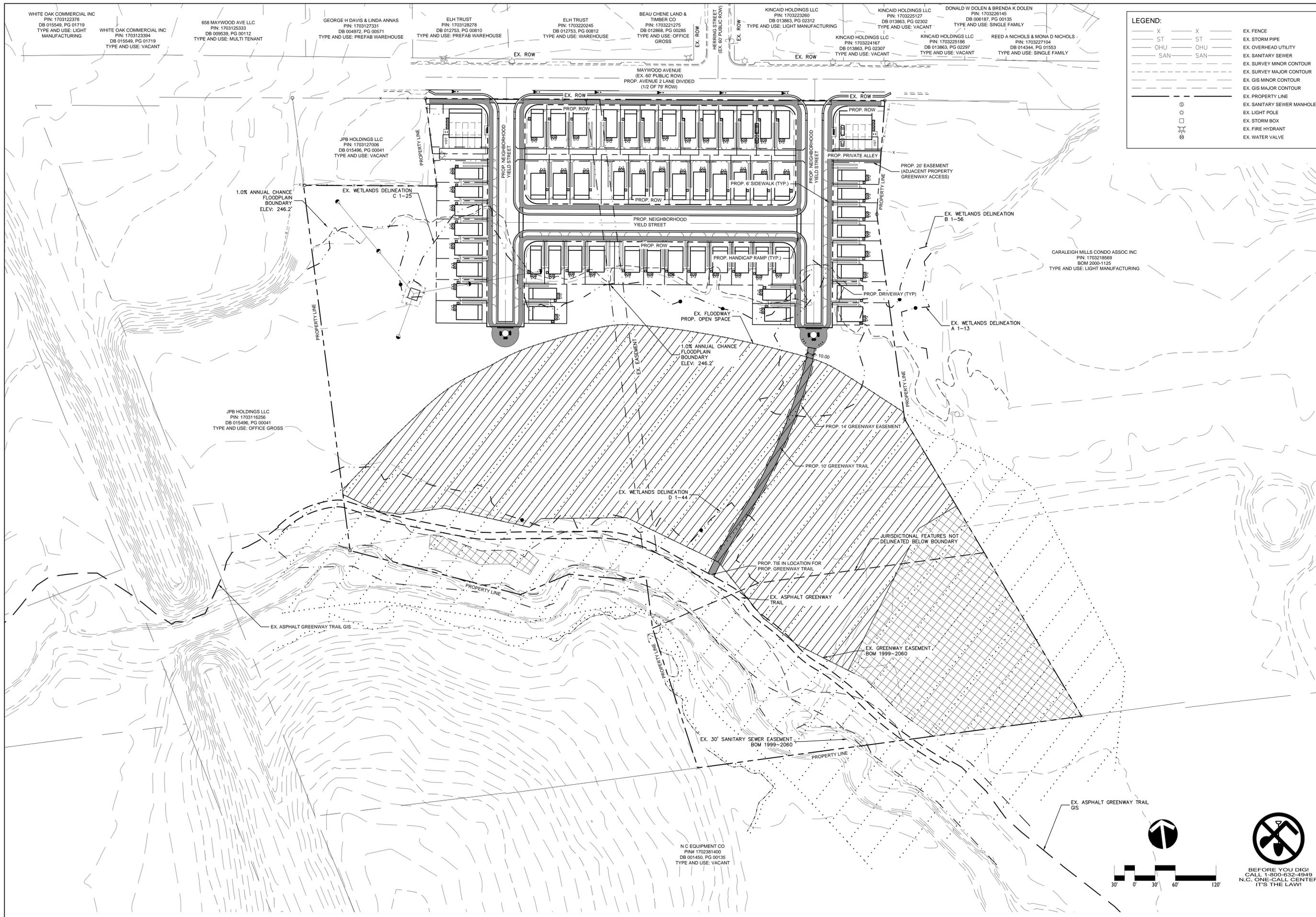
- NOTES**
- BASE SURVEY DATA FROM WAKE COUNTY GIS AND FIELD SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC.
 - PLAN IS SHOWING HALF OF 52' BACK TO BACK TYPICAL SECTION FOR MAYWOOD AVENUE.
 - TOWER HEIGHT: 190' (57.9 METERS)
 - 190' SETBACK - 100% SETBACK
 - NO COMMON SIGNAGE PLAN PROPOSED. IF SIGNAGE IS REQUESTED AT A LATER DATE, A COMMON SIGNAGE PLAN WILL BE REQUIRED PER UDO SEC. 7.3.16.H.

LOT SIZE

LOT 1 - 6,203 SQFT	LOT 31 - 2,079 SQFT
LOT 2 - 2,253 SQFT	LOT 32 - 2,079 SQFT
LOT 3 - 2,409 SQFT	LOT 33 - 2,079 SQFT
LOT 4 - 2,955 SQFT	LOT 34 - 1,953 SQFT
LOT 5 - 2,590 SQFT	LOT 35 - 1,827 SQFT
LOT 6 - 2,117 SQFT	LOT 36 - 2,059 SQFT
LOT 7 - 1,971 SQFT	LOT 37 - 1,701 SQFT
LOT 8 - 2,408 SQFT	LOT 38 - 1,953 SQFT
LOT 9 - 1,971 SQFT	LOT 39 - 2,830 SQFT
LOT 10 - 2,117 SQFT	LOT 40 - 2,519 SQFT
LOT 11 - 1,971 SQFT	LOT 41 - 2,382 SQFT
LOT 12 - 2,117 SQFT	LOT 42 - 2,105 SQFT
LOT 13 - 1,971 SQFT	LOT 43 - 1,986 SQFT
LOT 14 - 2,208 SQFT	LOT 44 - 1,772 SQFT
LOT 15 - 2,545 SQFT	LOT 45 - 1,809 SQFT
LOT 16 - 2,263 SQFT	LOT 46 - 2,909 SQFT
LOT 17 - 2,117 SQFT	LOT 47 - 2,246 SQFT
LOT 18 - 2,263 SQFT	LOT 48 - 1,953 SQFT
LOT 19 - 2,117 SQFT	LOT 49 - 1,701 SQFT
LOT 20 - 2,263 SQFT	LOT 50 - 1,827 SQFT
LOT 21 - 2,117 SQFT	LOT 51 - 1,807 SQFT
LOT 22 - 2,263 SQFT	LOT 52 - 2,475 SQFT
LOT 23 - 2,932 SQFT	LOT 53 - 2,325 SQFT
LOT 24 - 3,370 SQFT	LOT 54 - 2,325 SQFT
LOT 25 - 2,263 SQFT	LOT 55 - 2,175 SQFT
LOT 26 - 2,545 SQFT	LOT 56 - 2,175 SQFT
LOT 27 - 1,953 SQFT	LOT 57 - 2,025 SQFT
LOT 28 - 2,719 SQFT	LOT 58 - 2,025 SQFT
LOT 29 - 2,719 SQFT	LOT 59 - 3,297 SQFT
LOT 30 - 1,953 SQFT	LOT 60 - 516,056 SQFT

SITE TABULATION:

TOTAL SITE ACREAGE:	1703212634, 1703210713, 1703117788
EX. ZONING:	R-10-CUL, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 (2 BEDROOM) UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
MAX. IMPERVIOUS ACREAGE:	3.29 ACRES
ROADWAYS:	0.81 ACRES
ALLEY:	0.22 ACRES
BUILDINGS:	1.07 ACRES
SIDEWALKS:	0.40 ACRES
GREENWAY:	0.08 ACRES
DRIVEWAYS/PARKING:	0.26 ACRES
ACCESSORY ITEMS:	0.15 ACRES
ADDITIONAL (10% OF TOTAL):	0.30 ACRES
AMOUNT OF OPEN SPACE ROD:	1.65 ACRES (10%)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)
STREET TREES:	
ONSITE STREET LENGTH:	± 1,179 LF (2 SIDED STREET TREES)
MAYWOOD STREET LENGTH:	± 678 LF
ONSITE REQUIRED TREES:	± 1,179 LF / 2' 40" = 60 TREES
ONSITE PROVIDED TREES:	30 TREES
MAYWOOD REQUIRED TREES:	± 678 LF / 40" = 17 TREES
MAYWOOD PROVIDED TREES:	77 TREES



LEGEND:

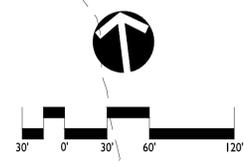
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— ST —	EX. STORM PIPE
— OHU —	EX. OVERHEAD UTILITY
— SAN —	EX. SANITARY SEWER
—	EX. SURVEY MINOR CONTOUR
—	EX. SURVEY MAJOR CONTOUR
—	EX. GIS MINOR CONTOUR
—	EX. GIS MAJOR CONTOUR
—	EX. PROPERTY LINE
—	EX. SANITARY SEWER MANHOLE
—	EX. LIGHT POLE
—	EX. STORM BOX
—	EX. FIRE HYDRANT
—	EX. WATER VALVE

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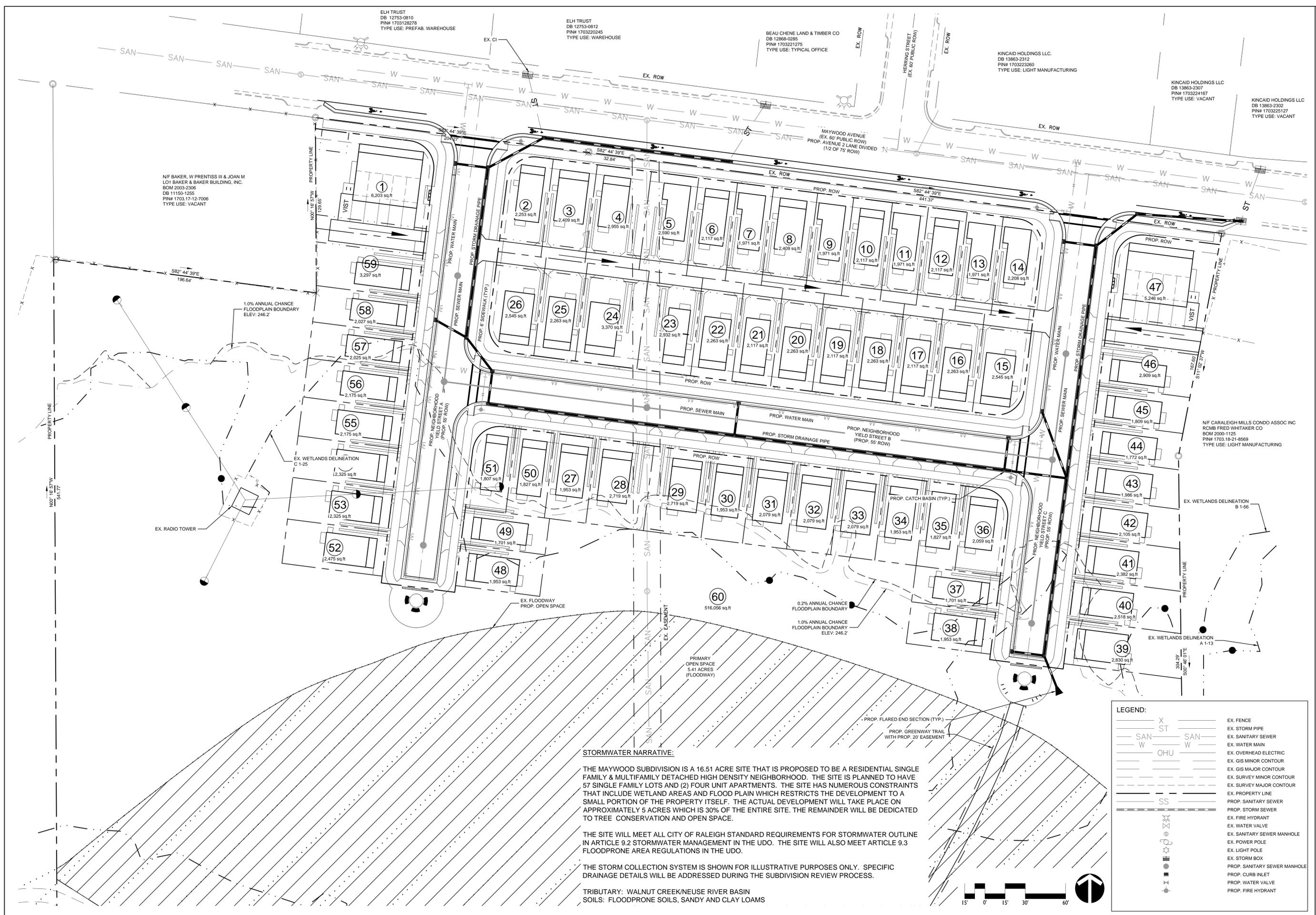
CARALEIGH COMMONS
PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
PEDESTRIAN CIRCULATION/GREENWAY CONNECTION PLAN

REVISIONS:
 DATE: 11/04/2014
 DESIGNED BY: DGG
 DRAWN BY: SJK
 CHECKED BY: DGG
 SCALE: 1"=80'
 PROJECT #: 7513021
 SHEET #:
C-2.2



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

N.C. EQUIPMENT CO
 PIN# 170281400
 DB 001450, PG 00135
 TYPE AND USE: VACANT



NF BAKER, W PRENTISS III & JOAN M
 LOT BAKER & BAKER BUILDING, INC.
 BOM 2003-0306
 DB 11150-1255
 PIN# 1703.17-12-7006
 TYPE USE: VACANT

ELH TRUST
 DB 12753-0810
 PIN# 1703128276
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST
 DB 12753-0812
 PIN# 1703220245
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO
 DB 12868-0285
 PIN# 1703221275
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC.
 DB 13863-2312
 PIN# 1703223260
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC
 DB 13863-2307
 PIN# 1703224167
 TYPE USE: VACANT

KINCAID HOLDINGS LLC
 DB 13863-2302
 PIN# 1703225127
 TYPE USE: VACANT

NF CARALEIGH MILLS CONDO ASSOC INC
 RCMB FRED WHITAKER CO
 BOM 2000-1125
 PIN# 1703.16-21-8569
 TYPE USE: LIGHT MANUFACTURING

STORMWATER NARRATIVE:

THE MAYWOOD SUBDIVISION IS A 16.51 ACRE SITE THAT IS PROPOSED TO BE A RESIDENTIAL SINGLE FAMILY & MULTIFAMILY DETACHED HIGH DENSITY NEIGHBORHOOD. THE SITE IS PLANNED TO HAVE 57 SINGLE FAMILY LOTS AND (2) FOUR UNIT APARTMENTS. THE SITE HAS NUMEROUS CONSTRAINTS THAT INCLUDE WETLAND AREAS AND FLOOD PLAIN WHICH RESTRICTS THE DEVELOPMENT TO A SMALL PORTION OF THE PROPERTY ITSELF. THE ACTUAL DEVELOPMENT WILL TAKE PLACE ON APPROXIMATELY 5 ACRES WHICH IS 30% OF THE ENTIRE SITE. THE REMAINDER WILL BE DEDICATED TO TREE CONSERVATION AND OPEN SPACE.

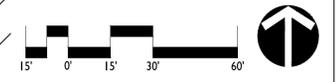
THE SITE WILL MEET ALL CITY OF RALEIGH STANDARD REQUIREMENTS FOR STORMWATER OUTLINE IN ARTICLE 9.2 STORMWATER MANAGEMENT IN THE UDO. THE SITE WILL ALSO MEET ARTICLE 9.3 FLOODPRONE AREA REGULATIONS IN THE UDO.

THE STORM COLLECTION SYSTEM IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC DRAINAGE DETAILS WILL BE ADDRESSED DURING THE SUBDIVISION REVIEW PROCESS.

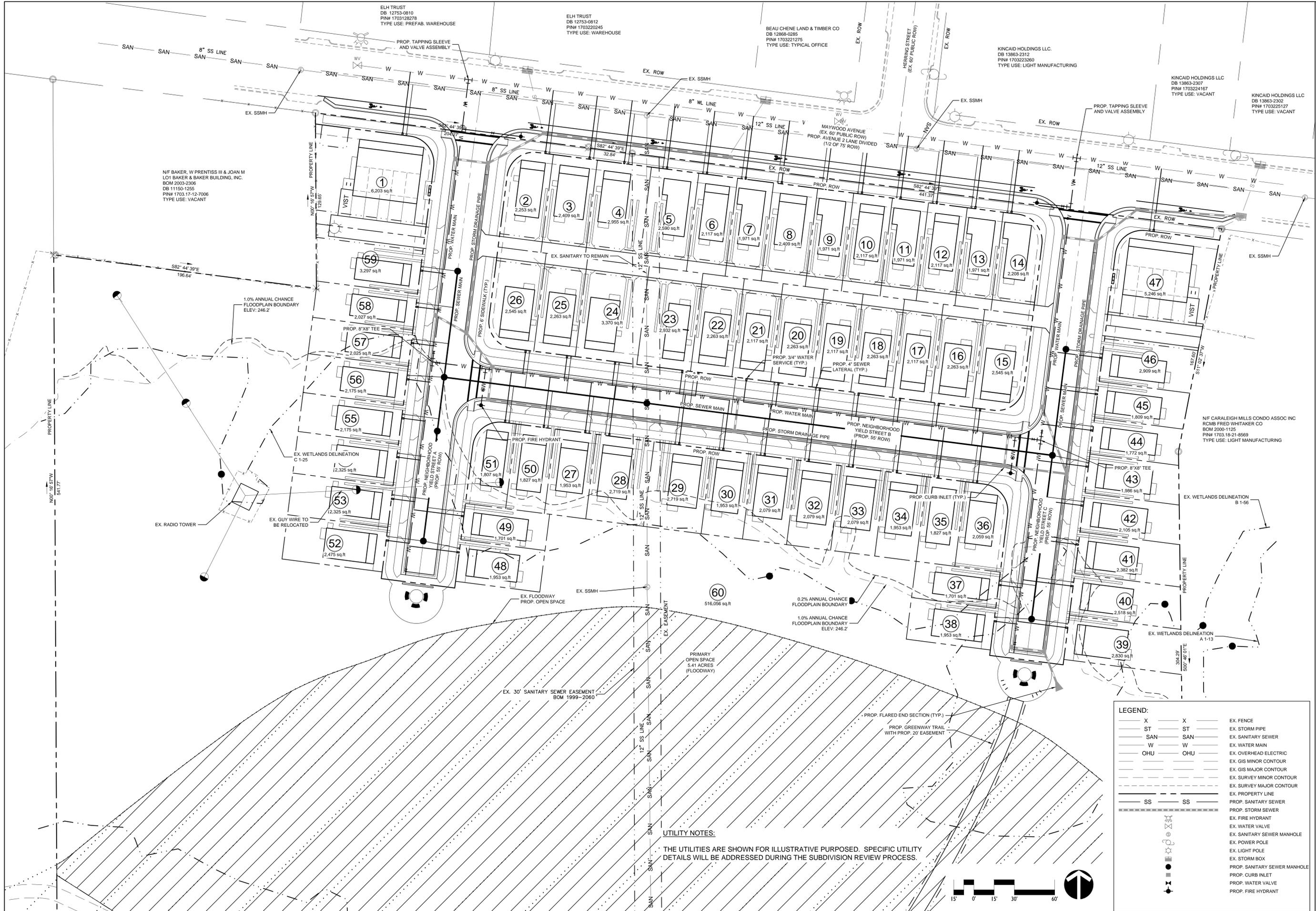
TRIBUTARY: WALNUT CREEK/NEUSE RIVER BASIN
 SOILS: FLOODPRONE SOILS, SANDY AND CLAY LOAMS

LEGEND:

— X —	EX. FENCE
— ST —	EX. STORM PIPE
— SAN —	EX. SANITARY SEWER
— W —	EX. WATER MAIN
— OHU —	EX. OVERHEAD ELECTRIC
— SS —	EX. GIS MINOR CONTOUR
— SS —	EX. GIS MAJOR CONTOUR
— SS —	EX. SURVEY MINOR CONTOUR
— SS —	EX. SURVEY MAJOR CONTOUR
— SS —	EX. PROPERTY LINE
— SS —	PROP. SANITARY SEWER
— SS —	PROP. STORM SEWER
— SS —	EX. FIRE HYDRANT
— SS —	EX. WATER VALVE
— SS —	EX. SANITARY SEWER MANHOLE
— SS —	EX. POWER POLE
— SS —	EX. LIGHT POLE
— SS —	EX. STORM BOX
— SS —	PROP. SANITARY SEWER MANHOLE
— SS —	PROP. CURB INLET
— SS —	PROP. WATER VALVE
— SS —	PROP. FIRE HYDRANT



**CARALEIGH COMMONS
 PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
 OVERALL STORMWATER PLAN**



NF BAKER, W PRENTISS III & JOAN M
 LOT BAKER & BAKER BUILDING, INC.
 BOM 2003-0306
 DB 11150-1255
 PIN# 1703.17-12-7006
 TYPE USE: VACANT

ELH TRUST
 DB 12753-0810
 PIN# 1703128278
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST
 DB 12753-0812
 PIN# 1703220245
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO
 DB 12868-0285
 PIN# 1703221275
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC
 DB 13863-2312
 PIN# 1703223280
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC
 DB 13863-2307
 PIN# 1703224167
 TYPE USE: VACANT

KINCAID HOLDINGS LLC
 DB 13863-2302
 PIN# 1703225127
 TYPE USE: VACANT

NF CARALEIGH MILLS CONDO ASSOC INC
 RCMB FRED WHITAKER CO
 BOM 2000-1125
 PIN# 1703.18-21-8569
 TYPE USE: LIGHT MANUFACTURING

LEGEND:

X	X	EX. FENCE
ST	ST	EX. STORM PIPE
SAN	SAN	EX. SANITARY SEWER
W	W	EX. WATER MAIN
OHU	OHU	EX. OVERHEAD ELECTRIC
		EX. GIS MINOR CONTOUR
		EX. GIS MAJOR CONTOUR
		EX. SURVEY MINOR CONTOUR
		EX. SURVEY MAJOR CONTOUR
SS	SS	EX. PROPERTY LINE
		PROP. SANITARY SEWER
		PROP. STORM SEWER
		EX. FIRE HYDRANT
		EX. WATER VALVE
		EX. SANITARY SEWER MANHOLE
		EX. POWER POLE
		EX. LIGHT POLE
		EX. STORM BOX
		PROP. SANITARY SEWER MANHOLE
		PROP. CURB INLET
		PROP. WATER VALVE
		PROP. FIRE HYDRANT

UTILITY NOTES:
 THE UTILITIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES. SPECIFIC UTILITY DETAILS WILL BE ADDRESSED DURING THE SUBDIVISION REVIEW PROCESS.



LandDesign
 510 Glenwood Ave., Suite 317, Raleigh NC 27603
 V: 919.838.9331 F: 919.800.3583
 www.LandDesign.com
 NC Engineering Firm License # C-0658



**CARALEIGH COMMONS
 PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
 OVERALL UTILITY PLAN/UTILITY SERVICE PLAN**

DATE: 11/04/2014
 DESIGNED BY: DGG
 DRAWN BY: DGG
 CHECKED BY: DGG
 SCALE: 1"=30'
 PROJECT #: 7513021
 SHEET #: **C-2.5**



LEGEND:

— x — x — x — x — x —	EX. FENCE
— ST — ST — ST — ST — ST —	EX. STORM PIPE
— OHU — OHU — OHU — OHU — OHU —	EX. OVERHEAD UTILITY
— SAN — SAN — SAN — SAN — SAN —	EX. SANITARY SEWER
— — — — —	EX. SURVEY MINOR CONTOUR
— — — — —	EX. SURVEY MAJOR CONTOUR
— — — — —	EX. GIS MINOR CONTOUR
— — — — —	EX. GIS MAJOR CONTOUR
— — — — —	EX. PROPERTY LINE
— — — — —	EX. SANITARY SEWER MANHOLE
— — — — —	EX. LIGHT POLE
— — — — —	EX. STORM BOX
— — — — —	EX. FIRE HYDRANT
— — — — —	EX. WATER VALVE

TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY

EX. ZONING:	R-10-CU, IND-2 PD
PROP. ZONING:	
SITE ACREAGE:	
GROSS ACREAGE:	± 16.51 ACRES
PARCEL A:	± 5.87 ACRES
PARCEL B:	± 0.53 ACRES
PARCEL C:	± 10.12 ACRES
PUBLIC EASEMENTS:	
SANITARY SEWER:	± 1.12 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.54 ACRES
GREENWAY EASEMENT:	± 1.72 ACRES
TCA PROVIDED:	
PRIMARY STREAM BUFFER:	± 0.08 ACRES
PRIMARY GREENWAY BUFFER:	± 0.00 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.46 ACRES
TOTAL:	± 1.54 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (10% PRIMARY):	± 5.41 ACRES

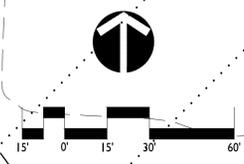
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CARALEIGH COMMONS
PLANNED DEVELOPMENT MASTER PLAN
 CITYSPACE HOMES, RALEIGH, NC
TREE CONSERVATION PLAN

JPB HOLDINGS LLC
 PIN: 1703116266
 DB 015496, PG 00041
 TYPE AND USE: OFFICE GROSS

NC EQUIPMENT CO
 PIN: 1702381400
 DB 001450, PG 00135
 TYPE AND USE: VACANT



REVISIONS:
 DATE: 11/04/2014
 DESIGNED BY: DGG
 DRAWN BY: SJK
 CHECKED BY: DGG
 SCALE: 1"=30'
 PROJECT #: 7513021
 SHEET #:
C-2.6

Caraleigh Commons

Concept Pictures



Birds eye looking South East (Maywood Ave is in front)

Caraleigh Commons

Concept Pictures



Birds eye looking North west (Maywood Ave is in back)

Caraleigh Commons

Concept Pictures



Maywood Ave

Front row along Maywood showing "shop home"
Although all the buildings in the development will be single family homes, some will be designed to appear like historic shops that have been converted to residences.

Caraleigh Commons

Concept Pictures



View down interior road facing West

Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

Caraleigh Commons

Concept Pictures



View down interior road facing West

Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

Caraleigh Commons

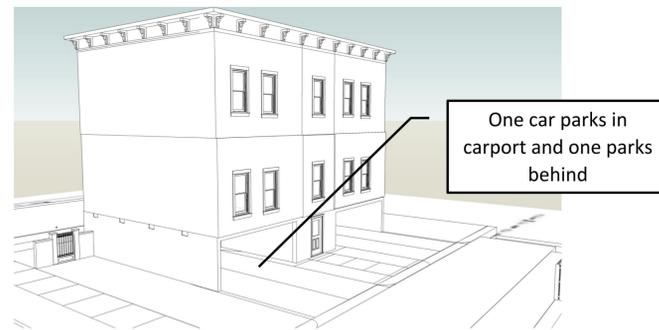
Concept Pictures



Front row home showing large stoop with double porch in background

Caraleigh Commons

Concept Pictures



Rear view of a quadplex apartment building

Parking will be provided by four lanes of tandem parking spaces

One car parks in carport and one parks behind

Caraleigh Commons

Concept Pictures



611 Dorothea Drive

This recently completed home is an example of an Italianate "shop" home with a rooftop deck

Caraleigh Commons

Concept Pictures



623 Dorothea Drive

This recently completed home is an example of an "Post Railroad Folk Vernacular" style house.



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
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.	Transaction Number
	Zoning Case Number

STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.	
1.	The Property is designated Regional Mixed Use. The proposed single family detached and multi-family uses are consistent with the intensity of the Future Land Use Map.
2.	The Property is not located within areas or corridors designated on the Urban Form Map.
3.	The proposed zoning map amendment is consistent with the applicable policies of the Comprehensive Plan including the following Policy Statements;
4.	UD 2.5 Greenway Access, LU 2.2 Compact Development, LU 3.2 Location of Growth,, LU 7.6 Pedestrian-Friendly Development, LU 8.10 Infill Development Neighborhoods, and LU 8.12 Infill Compatability

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The map amendment would allow for the continued development opportunity of residential development with smaller compact sustainable strategies.
2.	The map amendment would support the neighborhood revitalization and be consistent older neighborhood residential character.
3.	The map amendment would provide greenway access to adjacent community that does not currently have direct access.
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.

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>

SUMMARY OF ISSUES

A neighborhood meeting was held on April 14, 2014 to discuss a potential rezoning located at 640, 0 & 501 Maywood Ave., Raleigh, NC 27603. The neighborhood meeting was held at the Carolina Pine Park, 2305 Lake Wheeler Rd., Raleigh, NC 27603 as part of the Southwest CAC meeting. There were approximately 20 neighbors in attendance.

The general issues discussed were:

Summary of Issues:

Major Concerns:

- Project Name: Change proposed name from Caraleigh Village, which has historical connection with the larger neighborhood area.
- Potential for residences having excessive rentals; suggested Slickmeyer approach to maximum percentage of rentals.

Minor Concerns:

- Sidewalk access to Lake Wheeler Road.
- Adequate facilities for Stormwater Management.
- Discussed appropriate building height, 3 stories maximum.
- Discussed appropriate architectural style for the location including Italianate and Post-Railroad Vernacular and being Neighborhood in scale.

No sidewalks from S. Sawyer
St. to Lake Wheeler.

**Maywood Development
Neighborhood Meeting
4/14/14**

Name	Address	Email	Phone Number
Jennifer Hill	1535 Caraleigh Mills Ct. #126	jidhill@bellsouth.net	
Connie Crumpler	120 Gilbert Ave	ccrumpler4@juno.com	
Margaret Rose, Nease	100 Summit Ave	margierose@nease.com	
Heather Thorpe	1336 Regulator St.	heatherthorpe07@gmail.com	
Reed + Rachel Council	1400 Carolina Pine Ave		832-7454
TERESA MOORE	1600 THOMPSON ST.	toytesa@gmail.com	
Mildred Flynn	149 Prospect Ave	MFlynn30@NCR.com	919 834-5877
DIANNA WYNN	1535 CARALEIGH MILLS #220	DIANNAWYNN@GMAIL.COM	919-271-4455
BRIAN HOLLAND	" "	" "	" "
John W. Hinshaw	211 Quaker Landing	john_hinshaw@hotmail.com	829-3928
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Susan Bossert	1535-132 Caraleigh Mills Ct	sbossert1949@gmail.com	919 410 0861
Kaleb Senter	330 Maywood Ave.		-
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Pam Ring	128 Gardner Lake Dr	City of Raleigh	-
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Diane Woods	2805 Rainford Ct Rd	gdianewoods@hotmail.com	-
Danielle Greene	1535 Caraleigh Mills Ct #121	dslgreene@gmail.com	-

