

City Council Work Session Agenda

Monday, November 16, 2015
4 p.m. City Council Chambers

1. **UDO Remapping – Valid Statutory Protest Petitions**

The City received two valid statutory protest petitions filed for Z-27-14. The two areas are located on Falls of Neuse Road. It would be appropriate for the City Council to consider these areas as Z-27A-14, separate from the larger, citywide Z-27B-14 map.

2. **Adopting Ordinance**

Staff has drafted an adopting ordinance for Z-27B-14. This adopting ordinance contains the transitional rules between the adoption and effective dates for the UDO zoning map. Staff requests direction on the length of time between adoption and effectiveness of the ordinance.

Index of attachments:

The following attachments are included for information.

a. UDO Remapping Staff Report

Planning staff has assembled a staff report that contains items for City Council consideration. A decision option matrix is included.

b. Valid Statutory Protest Petitions

c. Adopting Ordinance

City Council Work Session – 16 November 2015 Z-27A-14/Valid Statutory Protest Petition items of Citywide Remapping

During the July 7th and July 21st public hearings, City Council received a number of comments regarding the UDO zoning map. Staff has processed these comments, and will present the City Council with options to address the comments.

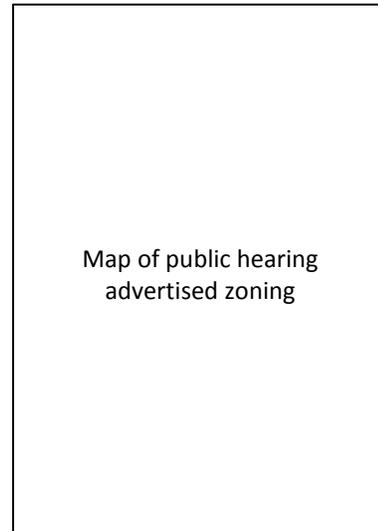
This report includes:

- 2 Valid Statutory Protest Petitions

Each request for alternate zoning is formatted as shown here:

Location

Current	Current Part 10 zoning
Public Hearing	Zoning advertised as part of public hearing notification
Alternative	One or more options for Council consideration
Future Land Use	Future Land Use Map designation from the 2030 Comprehensive Plan
Urban Form	Urban Form Map designation, if any



A. Valid Statutory Protest Petitions

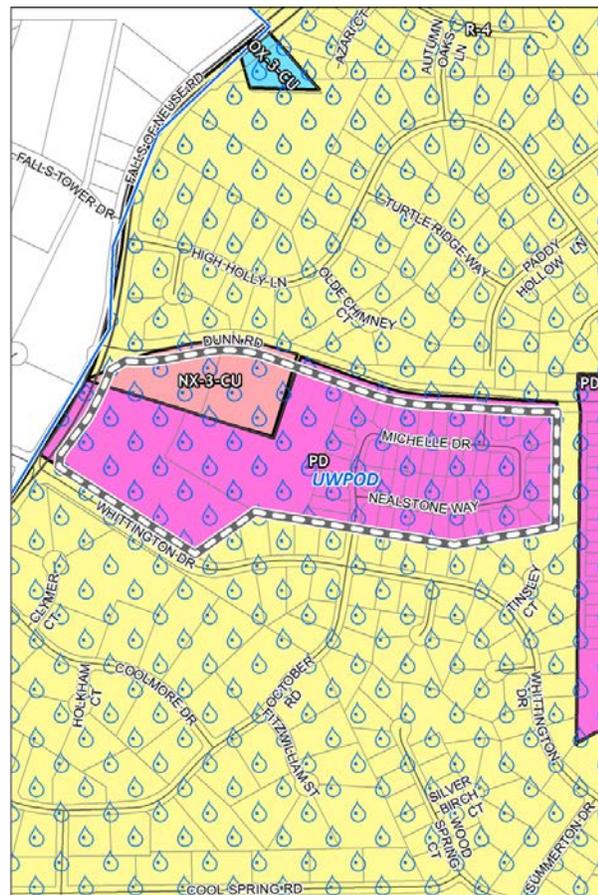
The City Clerk’s Office has received two valid protest petitions for the citywide rezoning, Z-27-14. A protest petition was filed for the area including the properties at 1500 and 1540 Dunn Road. A second protest petition was filed for 8104 and 8206 Falls of Neuse Road. The parcels in the two protest petitions are called Z-27A-14 to distinguish them from the larger case.

During the August 3, 2015 work session, the City Council requested that these protest petitions be discussed at the next City Council meeting. At the August 4 meeting, City Council deferred discussion until September 1, 2015 to allow neighbors the opportunity to meet with City Planning staff. A meeting was held on August 18, 2015 at the River Oaks Community Center. Council briefly discussed the protest petitions during the September 1 Council meeting, and deferred the matter for later discussion.

VSPP – Falls of Neuse & Dunn

Current	CUD BC w/UWPOD; R-4 w/PDD & UWPOD
Public Hearing	NX-3-CU w/UWPOD; PD w/UWPOD
Alternative	see memo

Future Land Use	Neighborhood Mixed Use; Low Density Residential
Urban Form	N/A



71. Falls of Neuse and Dunn Roads

Neighbors request more restrictive zoning to limit the intensity of commercial development. The protest petition identifies an area that includes 57 single family houses, a daycare, and 3 undeveloped parcels.

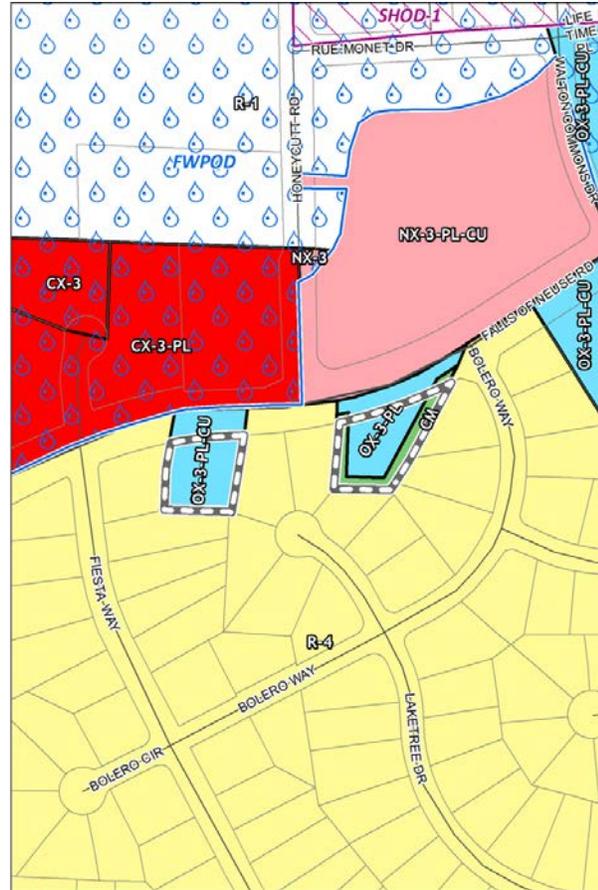
The public hearing was closed on July 21. New zoning conditions for 1500 and 1540 Dunn Road were submitted by the property owner for Council consideration on July 31, within 30 days of the Public Hearing closing.

Additional information is attached, including: a memo outlining Council's options, the valid protest petition and existing and proposed zoning conditions and maps related to the petition.

VSPP – 8104 & 8206 Falls of Neuse Road

Current	8104: CUD O&I-1 8206: O&I-2 & CM
Public Hearing	8104: OX-3-PL-CU 8206: OX-3-PL & CM
Alternative	8104: RX-3-CU 8206: RX-3 & CM

Future Land Use	Low Density Residential
Urban Form	N/A



72. 8104 and 8206 Falls of Neuse Road

Neighbors request more restrictive zoning to limit the intensity of commercial development. The protest petition addresses lots along Falls of Neuse Road between Baybush Drive and Bolero Way, but is only valid for two parcels: 8104 and 8206 Falls of Neuse Road.

An alternative zoning that would place greater limitation on commercial development is a base district of RX-. Applying RX- zoning to these parcels would create not create used based nonconformities or any new potential pattern of spot zoning. However, it would have an economic impact on both parcels. Perhaps more so for 8104 Falls of Neuse Road, not yet redeveloped since application of the current CUD-O&I-1 zoning in 2001.

Additional information is attached, including: a memo with additional information about the properties, the valid protest petition, existing zoning conditions, and maps of existing and proposed zoning.

B. Summary of Options for Council Consideration

Item	Public Hearing Comment	Area / Property	Current Zoning	Public Hearing Zoning	Alt 1	Alt 2	Alt 3
71	PH-001 thru PH-010	Falls of Neuse & Dunn Roads	PDD, CUD BC	PD, NX-3-CU	See memo		
72	PH-011	8104 Falls of Neuse Road 8206 Falls of Neuse Road	CUD-O&I-1 O&I-2; CM	OX-3-PL-CU OX-3-PL; CM	RX-3-CU RX-3; CM		



City of Raleigh
North Carolina

To: Mayor Nancy McFarlane
Members of City Council

From: Travis R. Crane, Planning and Zoning Administrator

Date: August 21, 2015

Re: UDO Rezoning/Protest Petitions

Staff has received two valid protest petitions for the UDO rezoning, otherwise known as Z-27-14. A zoning case with a valid protest petition requires a three-fourths vote of the City Council for approval. Because the remainder of the UDO zoning map is not subject to this super-majority vote requirement, it has been determined that any portions of the map with a valid protest petition should be acted up by the City Council as discrete items separate from the remainder of the citywide rezoning. The City Council asked that these two protest petitions be placed on the August 4th meeting agenda for discussion. The items were held until September 1, 2015.

Below is some information on each protest petition.

1. Falls of Neuse/Dunn Road

These properties are located on the east side of Falls of Neuse Road between Dunn Road and Whittington Place. The area at the corner of Falls of Neuse and Dunn Road is currently zoned Buffer Commercial conditional use. The balance of the area is zoned Residential-4 with Planned Development Overlay. The Urban Watershed Protection Overlay district covers the entire area. The area contains a mixture of vacant property, an existing day care facility and single family structures. The future land use map designates this area as Neighborhood Mixed Use and Low Density Residential.

The public hearing version of the UDO zoning map would rezone approximately 4 acres of Buffer Commercial conditional use at 1500 and 1540 Dunn Road to Neighborhood Mixed Use-three stories conditional use (NX-3 CU). City Planning staff proposed NX zoning based on existing zoning and Comprehensive Plan guidance. The balance of the area would be rezoned from R-4 with Planned Development District overlay to Planned Development, the same way other existing Planned Development Districts have been treated. The Urban Watershed Protection Overlay district would remain.

It has been determined that any owner of a property proposed to change under the UDO zoning map and currently zoned conditional use had the opportunity to submit revised conditions that are more restrictive than existing conditions up until 30 days after the close of the Public Hearing. The owner of the Buffer Commercial parcels at Falls and Dunn has used this opportunity to submit revised zoning conditions that restrict maximum building size and prohibit certain uses. These conditions are in addition to the zoning conditions approved in 1994.

The City Council received comments about these parcels at the public hearing on July 7 and July 21, 2015. There were 11 speakers who provided comment on the 1500 and 1540 Dunn Road properties; eight speakers were opposed to the NX zoning while three were in support. Those speaking in opposition to the NX-3 zoning requested that OX-3 be considered. Staff has met with a group of interested citizens regarding the protest petition. The discussion informs the available options as listed below. The existing zoning conditions, proposed zoning conditions and zoning district comparison are attached.

Option 1: *Retain existing Buffer Commercial zoning.*

This option would retain the existing zoning, which permits retail activity in a freestanding building. The BC district allows a maximum building footprint of 3,000 square feet per floor. This option would require retention of the Part 10 zoning code until such time as these properties were rezoned to a UDO zoning district.

Option 2: *Change the zoning to OX-3 general use.*

This option would change the UDO zoning designation to Office Mixed Use-Three Stories. The OX district primarily permits office, institutional and residential uses. The OX district does not permit stand-alone retail. A retail use can only be a part of a mixed use building. The retail use can be a maximum of 15% of the gross floor area, or 4,000 square feet, whichever is greater.

Option 3: *Change the zoning to OX-3 with the existing conditions.*

This option would change the UDO zoning designation to Office Mixed Use-Three Stories and retain the existing zoning conditions from the 1994 rezoning. These existing zoning conditions restrict certain uses, require a pedestrian access to the adjoining properties, regulate right-of-way reimbursement, and require compliance with stormwater regulations. Otherwise, the permitted uses described above would be the same.

Option 4: *Approve the NX zoning with existing zoning conditions.*

These properties were rezoned to Buffer Commercial in 1994. The property owner offered, and the City Council accepted, zoning conditions. These existing zoning conditions restrict certain uses, require a pedestrian access to the adjoining properties, regulate right-of-way reimbursement, and require compliance with stormwater regulations.

Rezoning to the NX district would remove the maximum 3,000 square foot building footprint regulation and introduce new permitted uses that would not be permitted in the BC district.

Option 5: *Approve NX zoning with conditions dated July 31, 2015.*

This option is similar to option 3, except the existing zoning conditions would be altered. The property owners submitted revised, more restrictive zoning conditions for the properties on July 31, 2015. These new conditions prohibit the following uses: vehicular fuel sales, vehicular service, eating establishments with a drive through (when fryers or grills are installed) and

drive-in eating establishments. The conditions specify a total maximum floor of 29,000 square feet for retail sales uses.

Option 6: *Conduct an Area Study.*

This option could be implemented in conjunction with any of the listed options above. When staff met with the interested citizens, there was some support for an area planning process. While the UDO rezoning map comments relate to the four acres of Buffer Commercial at the southeast corner of Falls of Neuse and Dunn, there is additional contiguous property that could be studied in a broad context. The rezoning request of Z-1-14 and the UDO zoning map proposal have produced some strong opinions regarding land use and development of these properties. An area planning process could identify appropriate land uses with the benefit of citizen input, transportation analysis, and a market study. This option would require the identification of additional funding for consultants and would likely take some time to complete.

Option 7: *Provide another zoning designation.*

The City Council can apply any other zoning district contained within the UDO. The district could include R-1 thru R-10, residential Mixed Use (RX) or Office Park (OP). The residential districts would permit single unit living, two unit living (R-6 and R-10), townhouses or apartments (R-10). The RX district would permit single unit living, two unit living, townhouses or apartments. The RX district would permit a limited amount of non-residential uses in a corner unit of an apartment building.

Option 8: *Create a new zoning district.*

This option would require a text change to the UDO and could be utilized in conjunction with option 1. If the City Council wishes to maintain the status quo on the property, a new district can be created in the UDO that replicates the Buffer Commercial zoning district. This conceptual zoning district would permit limited retail uses, excluding gasoline sales, drive through restaurants, and automobile repair. The district would include a maximum square footage limit for the building footprint.

2. 8104 and 8206 Falls of Neuse Road

These two parcels are located on the south side of Falls of Neuse Road between Fiesta and Bolero Way. These two properties are currently zoned O&I-1 conditional use and O&I-2 with Conservation Management. The property at 8104 Falls of Neuse contains a single family structure; the property at 8206 Falls of Neuse contains a four-unit apartment. The future land use map designates these properties as low density residential.

The property at 8104 Falls of Neuse was rezoned in 2001 to O&I-1 conditional use. The existing zoning conditions require natural protective yards, fencing, and dumpster screening. There is a maximum height of two stories and 30 feet and maximum lot coverage of 15%. The conditions specify building materials. A copy of the zoning conditions is attached.

The property at 8206 Falls of Neuse Road is zoned O&I-2 with a strip of Conservation Management on the southern, eastern and western property boundaries. This was likely zoned in this manner to provide a landscaped buffer to the surrounding residential properties.

The public hearing version of the UDO zoning map shows these two properties as OX-3 conditional use and OX-3 with Conservation Management.

The City Council received one comment about these properties at the July 7 and July 21st public hearing. The commentor referenced a potential increase in building intensity and traffic as a result of the zoning but did not offer a zoning alternative.

Buffer Commercial Zoning Comparison

Use	Current Development Code	New Development Code			
	BC	R-10	OX	NX	DX
Single-unit living	P	P	P	P	P
Two-unit living	L	P	P	P	P
Multi-unit living	L	P	P	P	P
Multi-unit supportive housing residence	L	L	L	L	L
Supportive housing residence	L	L	L	L	L
Group Living, except as listed below:	L	S	P	P	P
Boardinghouse		S	L	L	L
Congregate Care	L	L	L	L	L
Fraternity/Sorority	P	--	P	--	P
Emergency Shelter Type A	--	--	S	--	S
Emergency Shelter Type B	L	--	L	--	L
Special Care Facility	L	S	L	L	L
Civic, except as listed below:	P	P	P	P	P
Cemetery	L	L	L	L	L
College/University	P	--	P	--	P
School: public / private (K-12)	P/L	L	L	L	L
Parks & Open Space	P	P	P	P	P
Minor Utilities	P	P	P	P	P
Telecommunication Tower	L/S	L/S	L/S	L/S	L/S
Commercial Parking	P (parking deck only)	--	P	P	P
Day Care Home	--	L	L	L	L

Use (Continued)	Current Development Code	New Development Code			
	BC	R-10	OX	NX	DX

Day Care Center	P	S	L	L	L
Indoor recreation except as listed below:	--	--	--	P	P
Adult Establishment	--	--	--	--	S
Health Club	--	--	P	P	P
Indoor Sports Academy	--	--	P	P	P
Medical	P	--	P	P	P
Office	P	--	P	P	P
Overnight Lodging, except as listed below:	P	--	S	--	P
Bed and Breakfast	--	L	L	L	L
Animal Care (indoor)	--	--	--	L	L
Bar/Nightclub	L	--	--	L	P
Eating Establishment	L	--	L	P	P
Retail sales & service	L/P	--	L	P	P
Research and Development	P	--	P	--	P
Specialized Manufacturing	S				
Vehicle Sales	--	--	--	L	L

--: Not Allowed

L: Use limitations apply

P: Permitted use

S: Special Use Permit required



City of Raleigh North Carolina

To: Mayor Nancy McFarlane
Members of City Council

From: Travis R. Crane, Planning and Zoning Administrator

Date: August 4, 2015

Re: UDO Rezoning/Protest Petitions

Staff has received two valid protest petitions for the UDO rezoning, otherwise known as Z-27-14. A zoning case with a valid protest petition requires a three-fourths vote of the City Council for approval, rather than a simple majority. During the August 3, 2015 work session, the City Council requested that these two valid protest petitions be placed on the August 4, 2015 City Council agenda. Staff will discuss each of these protest petitions separately.

1. Falls of Neuse/Dunn Road

These properties are located on the east side of Falls of Neuse Road between Dunn Road and Whittington Place. The area at the corner of Falls of Neuse and Dunn Road is currently zoned Buffer Commercial conditional use. The balance of the area is zoned Residential-4 with Planned Development Overlay. The Urban Watershed Protection Overlay district covers the entire area. The area contains a mixture of vacant property, an existing day care facility and single family structures. The future land use map designates this area as Neighborhood Mixed Use and Low Density Residential.

The public hearing version of the UDO would rezone approximately 4 acres of Buffer Commercial conditional use to Neighborhood Mixed Use-three stories conditional use (NX-3 CU). The balance of the area would be rezoned from R-4 with Planned Development District overlay to Planned Development. The Urban Watershed Protection Overlay district would remain.

The property owner has submitted revised zoning conditions that restrict maximum building size and prohibit certain uses. These conditions are in addition to the zoning conditions approved in 1994. A copy of the revised conditions is attached.

The City Council received comments about these parcels at the public hearing on July 7 and July 21, 2015. There were 11 speakers who provided comment on the 1500 and 1540 Dunn Road properties; eight speakers were opposed to the NX zoning while three were in support. Those speaking in opposition to the NX-3 zoning requested that OX-3 be considered.

2. **8104 and 8206 Falls of Neuse Road**

These two parcels are located on the south side of Falls of Neuse Road between Fiesta and Bolero Way. These two properties are currently zoned O&I-1 conditional use and O&I-2 with Conservation Management. The property at 8104 Falls of Neuse contains a single family structure; the property at 8206 Falls of Neuse contains a four-unit apartment. The future land use map designates these properties as low density residential.

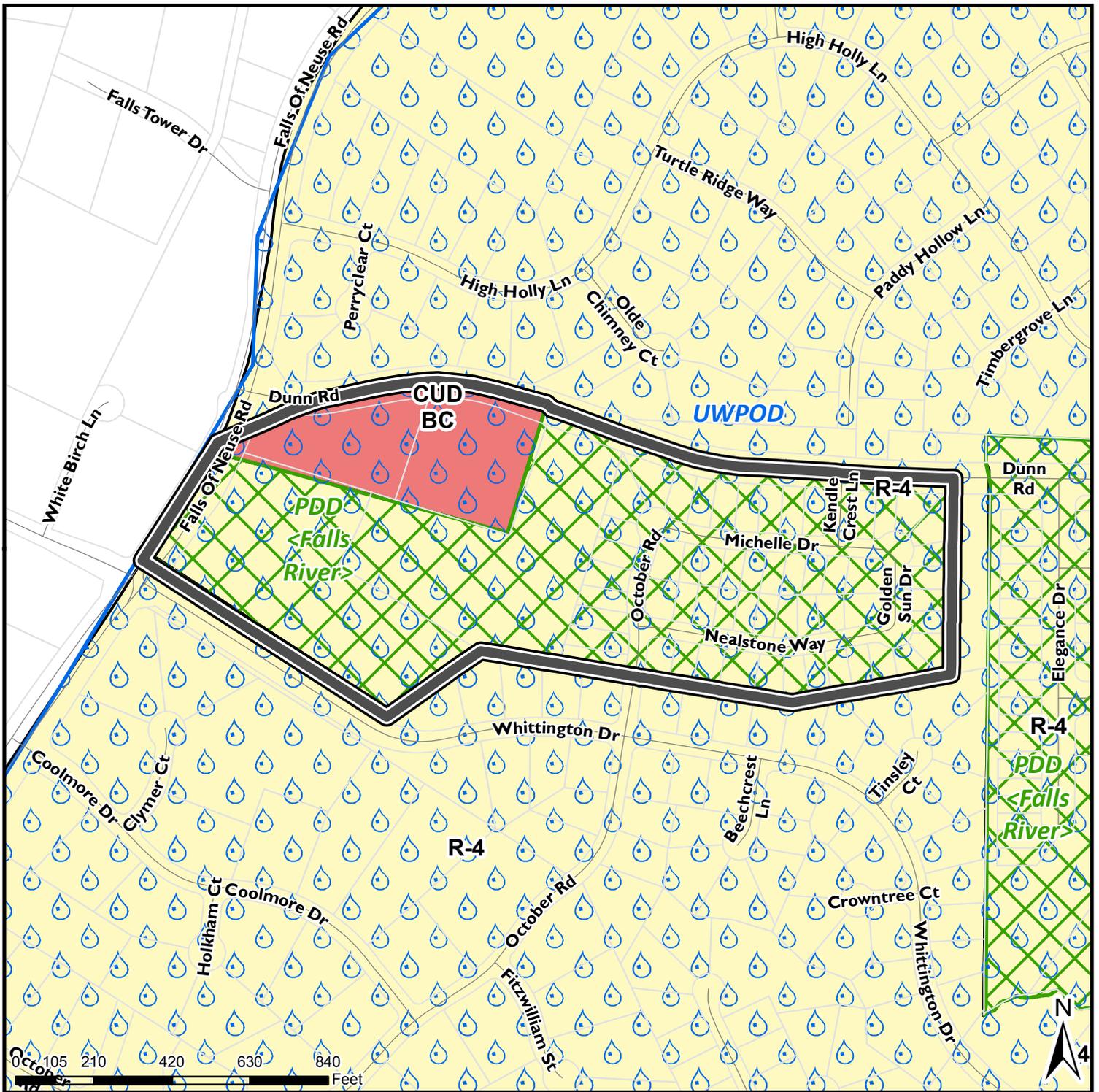
The property at 8104 Falls of Neuse was rezoned in 2001 to O&I-1 conditional use. The existing zoning conditions require natural protective yards, fencing, and dumpster screening. There is a maximum height of two stories and 30 feet and maximum lot coverage of 15%. The conditions specify building materials. A copy of the zoning conditions is attached.

The property at 8206 Falls of Neuse Road is zoned O&I-2 with a strip of Conservation Management on the southern, eastern and western property boundaries. This was likely zoned in this manner to provide a landscaped buffer to the surrounding residential properties.

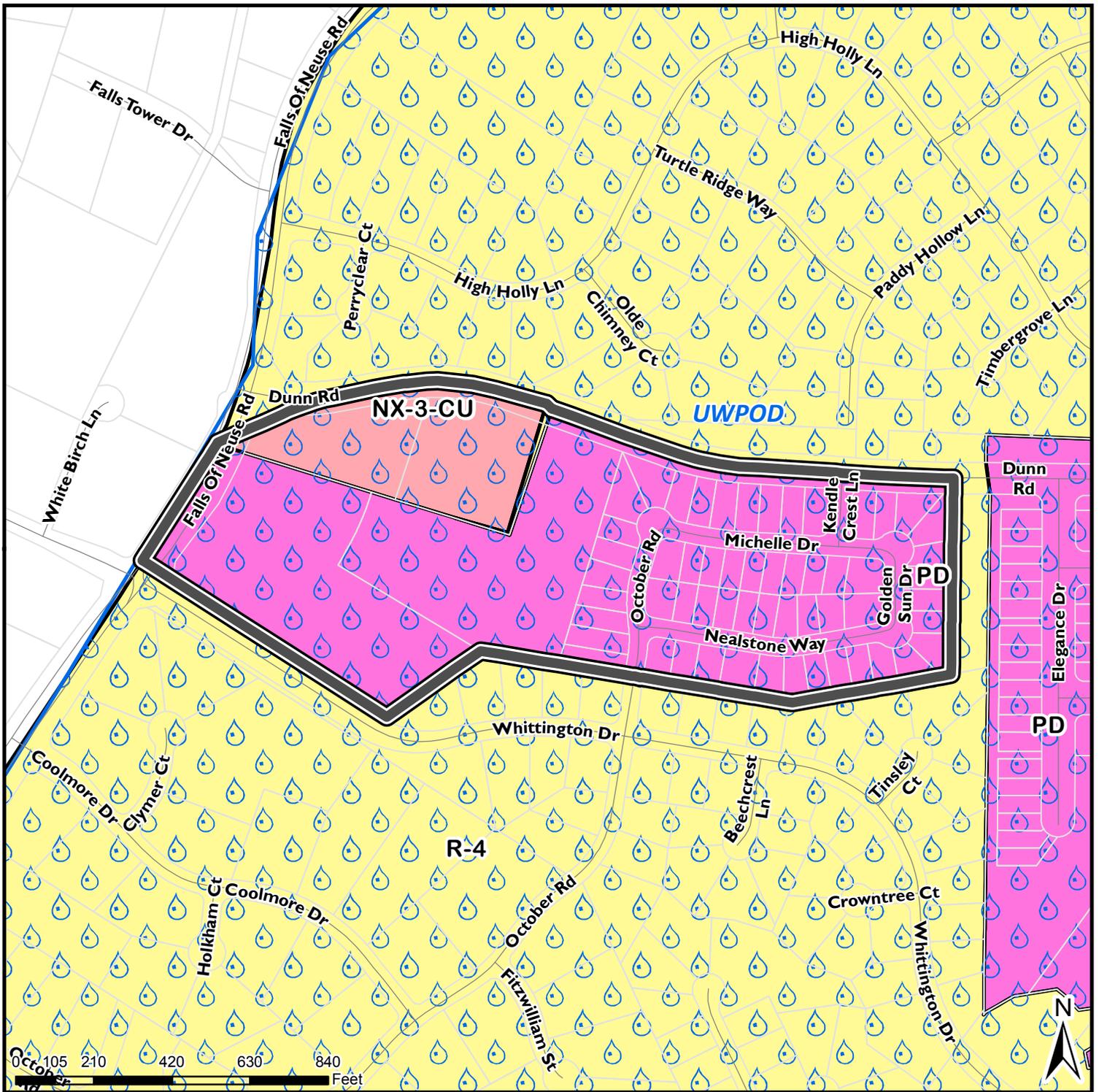
The public hearing version of the UDO zoning map shows these two properties as OX-3 conditional use and OX-3 with Conservation Management.

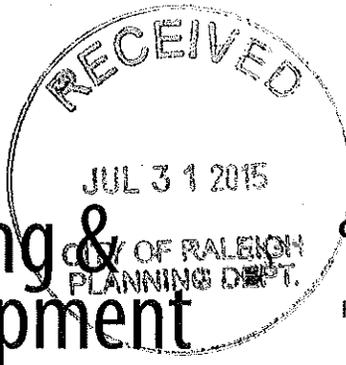
The City Council received one comment about these properties at the July 7 and July 21st public hearing. The commentor did not offer a zoning alternative; although the comments referenced a potential increase in building intensity and traffic as a result of the zoning.

Existing Zoning



Proposed Zoning





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-27-14 1500 Dunn Rd (PIN: 1729223012 and 1540 Dunn Rd. (PIN: 1729216967)		Transaction Number
Date Submitted July <u>31</u> 2015		
Existing Zoning CUD BC w/UWPOD: Buffer Commercial, Conditional Use [Z-55-1994] with Urban Watershed Protection Overlay District	Proposed Zoning NX-3-CU w/UWPOD: Neighborhood Mixed Use, 3 stories & 50 feet max, Conditional Use [Z-55-1994] with Urban Watershed Protection Overlay District	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	2. i. Vehicular Fuel Sales j. Vehicular Service, all types. k. Eating establishments with drive-in facilities are prohibited. Eating establishments with drive-thru facilities which utilize grills or fryers to prepare food on-site are prohibited. Eating establishments with drive-thru facilities which sell beverages (excluding beer, wine and alcohol), ice cream, pastry products and sandwiches are permitted.
2.	5. Retail sales shall be limited to a total of twenty-nine thousand square feet (29,000 SF) of gross floor area, whether contained in one or more retail establishments.
3.	6. Prior to issuance of a building permit for construction upon the property if then comprised of more than one lot, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant which allocates Retail Sales gross floor area (described in Condition 5) upon the property to all lots of record comprising the property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant and such restrictive covenant shall be recorded within 45 days following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
4.	
5.	NOTE: THE CONDITIONS OF Z-55-94 ATTACHED HERETO ARE INCORPORATED BY REFERENCE.
6.	

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 By: <u>Ralph W. Mullins, Jr.</u> Manager/Member	DUNN ROAD ASSOCIATES, LLC Print Name <u>Dunn Road Associates, LLC</u> <u>Ralph W. Mullins, Jr.</u>
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3. No more than 75% of the gross land area shall be developed for non-residential use.
4. All residential development shall be at a density of six (6) units per acre or greater.

- * (e) Dunn Road, south side, at its intersection with Falls of Neuse Road, being Parcel 5010, Tax Map 1729.03, Block 22, rezoned to Buffer Commercial Conditional Use District. (Comprehensive Plan is amended to approve a Neighborhood Focus at this intersection; 4.35 acres are shown for this Buffer Commercial zoning on this site)

Conditions:

1. Any development of the property shall include a pedestrian access to the property adjoining this tract on the south and/or east side.
2. The following uses shall not be permitted in the Buffer Commercial C.U.D. District:
 - a. Utility Substations
 - b. Penal Facilities
 - c. Telecommunications Towers
 - d. Outdoor Stadiums
 - e. Parking Deck or Garage
 - f. Schools
 - g. Family or Group Care Homes or Facilities
 - h. Supportive Housing Residences
3. Right of way for Neuse River Drive (Dunn Road) will remain at R-4 values for reimbursement purposes.
4. Upon development, the rate of stormwater runoff will comply with CR 7107.

- (f) Falls River: General area north of Durant Road, east of Falls of Neuse Road.
- Part A: Consisting of approximately 945 acres rezoned to Residential-4, Residential-10, Residential-15 and Shopping Center Districts, according to map on file in the Planning Department.
- Part B: Overlay the above general use districts with the Planned Development Conditional Use Overlay District. (Z-60-94)

Conditions:

1. No development will take place on the site unless it is in accordance with the Falls River Master Plan, dated July 7, 1994, and any amendments thereto, and all conditions of approval of this Master Plan.
2. No more than 3270 dwelling units will be developed on the site of this zoning petition without City Council approval.
3. No more than 39 acres will be developed for retail uses on the site of this zoning petition without City Council approval.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.



Planning & Development

received
6-25-16 City Clerk
J.W. Eldredge

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 Valid Statutory Protest Petition (VSPP)

Submit this form to:

City Clerk
Raleigh Municipal Building, Room 207
222 W. Hargett St.
Raleigh, NC 27602

Administrative Use Only

Valid; represents
5% of 100' buffer
- BW 6-26-15

Validity

Administrative Use Only

received
STAMP
6-25-15 City Clerk
J.W. Eldredge

Received by City Clerk

Date Submitted		Case # Z - 27 - 14	
Contact Person David Cox			
Address 1902 Stoneytrace Ct		City Raleigh	
State NC	Zip 27614	Phone 919-817-7736	Fax
Email norchoa@gmail.com			

If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Maria Ramusevic Print Name (clearly): Maria Ramusevic

Address: 11209 Tinsley Ct. Raleigh, NC 27614

Signature: Hasan Ramusevic Print Name (clearly): Hasan Ramusevic

Address: 11209 Tinsley Ct. Raleigh, NC 27614

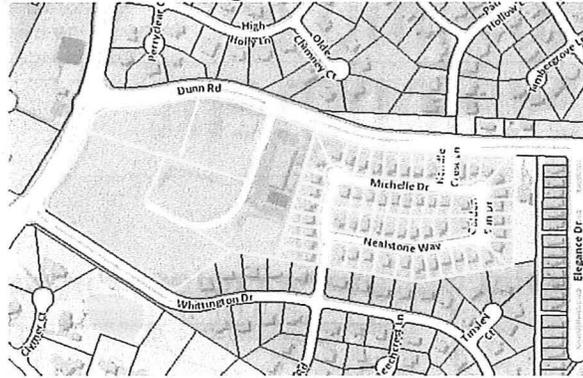
Signature: _____ Print Name (clearly): _____

Address: _____

Statement of Opposition:

Case 2-27-14 Valid Statutory Protest Petition

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Karen M. Spilman Print Name (clearly): Karen M. Spilman

Address: 1620 Dunn Rd. Raleigh NC 27614

Signature: Sam Spilman Print Name (clearly): Sam Spilman

Address: 1620 Dunn Road; Raleigh, NC 27614

Signature: _____ Print Name (clearly): _____

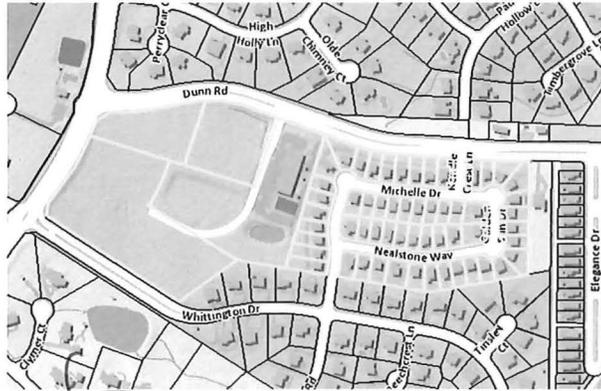
Address: _____

Signature: _____ Print Name (clearly): _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Verona Isaac Print Name (clearly): Verona Isaac

Address: 1501 Whittington DR Raleigh NC 27614

Signature: Gene Isaac Print Name (clearly): Gene Isaac

Address: 1501 Whittington DR Raleigh NC 27614

Signature: Anthony Corrao Print Name (clearly): Anthony Corrao

Address: 11205 Tinsley Ct Raleigh, NC 27614

Signature: Ann Corrao Print Name (clearly): Ann Corrao

Address: 11205 Tinsley Ct Raleigh, NC 27614

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: [Handwritten Signature] Print Name (clearly): David Willers

Address: 1521 Whittington Drive

Signature: [Handwritten Signature] Print Name (clearly): Jana Willers

Address: 1521 Whittington Drive

Signature: [Handwritten Signature] Print Name (clearly): Ayşe Peksenar

Address: 1517 Whittington Dr. Raleigh NC 27614

Signature: [Handwritten Signature] Print Name (clearly): Fatih Peksenar

Address: 1517 Whittington Dr. Raleigh NC 27614

Signature: [Handwritten Signature] Print Name (clearly): JOHN Mc GATH

Address: 1509 WHITTINGTON DRIVE, RALEIGH, N.C.

Signature: [Handwritten Signature] Print Name (clearly): CAROL Mc GATH

Address: 1509 WHITTINGTON DR., RALEIGH, N.C.

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Gail Craig Print Name (clearly): Gail Craig

Address: 1425 Whittington Dr

Signature: John Craig Print Name (clearly): John Craig

Address: 1425 Whittington Dr

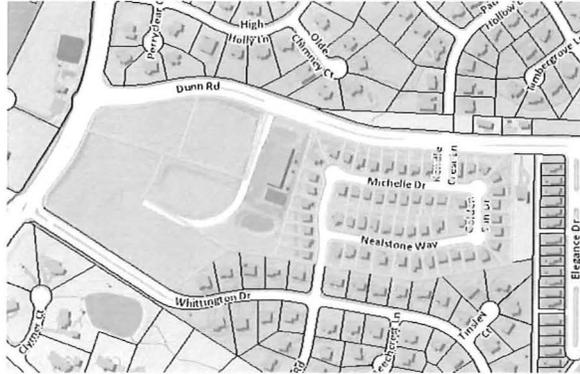
Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Justin Wu Print Name (clearly): Justin Wu
Address: 1412 Whittington Dr., Raleigh, N.C.

Signature: Kathleen Wu Print Name (clearly): Kathleen Wu
Address: 1412 Whittington Dr. Raleigh, NC 27614

Signature: Chris Dudley Print Name (clearly): Chris Dudley
Address: 1721 Whittington Dr. Raleigh, NC 27614

Signature: Angela K. Dudley Print Name (clearly): Angela K. Dudley
Address: 1421 Whittington Dr. Raleigh, NC 27614

Signature: Terri H. Mitchell Print Name (clearly): Terri H. Mitchell
Address: 1429 Whittington Drive Raleigh, nc 27614

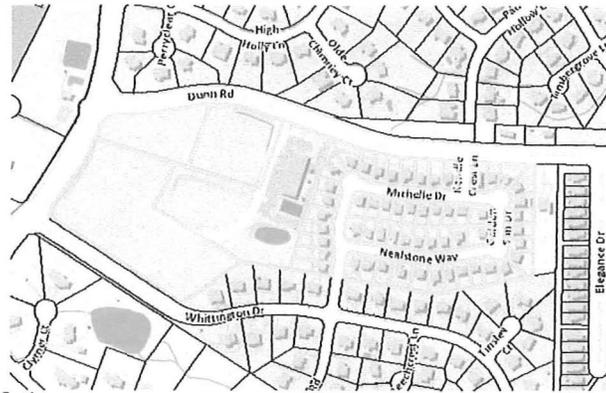
Signature: Harry Matthew Mitchell Print Name (clearly): Harry Matthew Mitchell
Address: 1429 Whittington Drive Raleigh, NC 27614

Signature: _____ Print Name (clearly): _____
Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Mark Carlton Print Name (clearly): Mark Carlton

Address: 11108 Clymer Ct. Raleigh NC 27614

Signature: Laura Carlton Print Name (clearly): Laura Carlton

Address: 11108 Clymer Ct. Raleigh, NC 27614

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: [Handwritten Signature] Print Name (clearly): James D Donsett
Address: 1405 Coolmore Drive Ral NC 27614

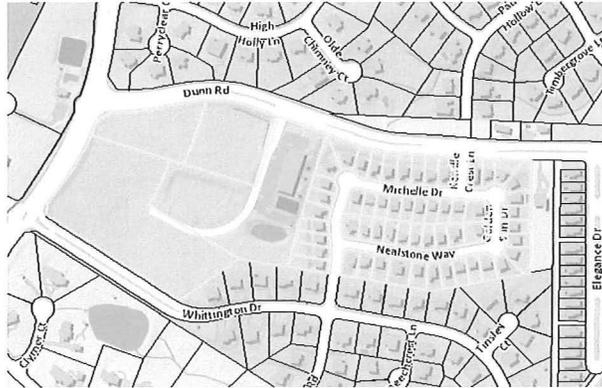
Signature: [Handwritten Signature] Print Name (clearly): NANCY Donsett
Address: 1405 Coolmore Dr Ral NC 27614

Signature: _____ Print Name (clearly): _____
Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Sylvia G. Hammons Print Name (clearly): Sylvia G. Hammons
Address: 11104 Clymer Ct, Raleigh, NC 27614

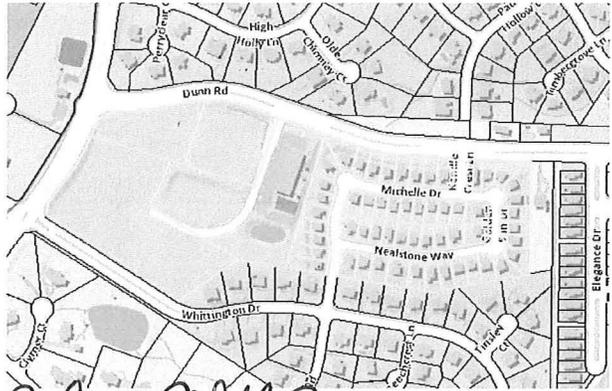
Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Catharine R. Christopher Print Name (clearly): Catharine Christopher

Address: 1516 High Holly Ln, Raleigh NC 27614

Signature: Toby Christopher Print Name (clearly): Toby Christopher

Address: 1516 High Holly Lane RALEIGH, NC 27614

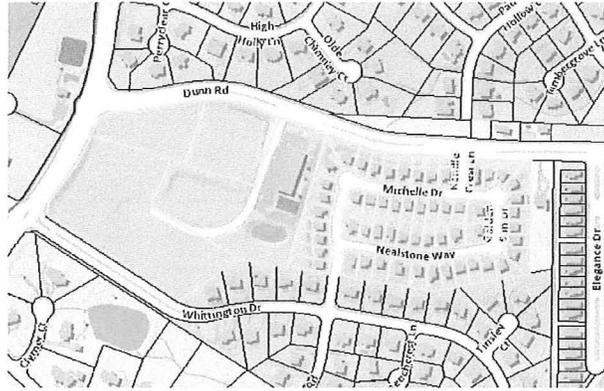
Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: ASJ Print Name (clearly): Jonathan Self

Address: 1504 Perry Lane Ct. Raleigh, N.C. 27614

Signature: [Signature] Print Name (clearly): Sarah-Jean Self

Address: 1504 Perry Lane Ct Raleigh, N.C. 27614

Signature: Murry Bubba Print Name (clearly): Murry Bubba

Address: 1508 High Holly Ln

Signature: James A. Laine Print Name (clearly): James Laine

Address: 1508 High Holly Ln

Signature: [Signature] Print Name (clearly): Cindy White

Address: 1609 Olde Chimney Ct

Signature: [Signature] Print Name (clearly): Ken White

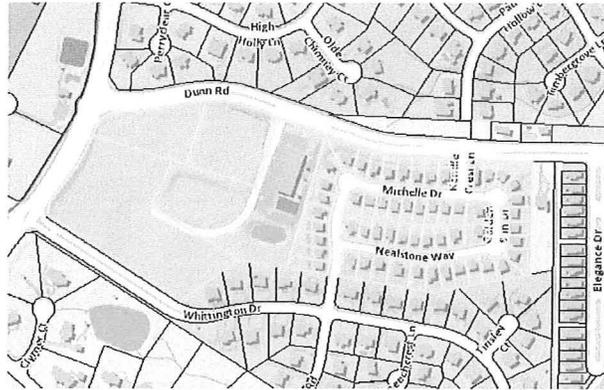
Address: 1609 Olde Chimney Ct

Signature: _____ Print Name (clearly): _____

Address: _____

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Cealie M. Ravenell Print Name (clearly): Cealie M. Ravenell

Address: 1605 Olde Chimney Ct Raleigh, NC 27614

Signature: Derrick Williams Print Name (clearly): DERRIK WILLIAMS

Address: 1605 OLDE CHIMNEY CT, RALEIGH, NC 27614

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 27 - 14

Statement of Opposition:

We oppose this action to rezone the properties as indicated in the following map and exercise our right to require a supermajority vote.



Signature: Cassie Strickland Print Name (clearly): Cassandra Strickland

Address: 1417 Whittington Dr, Raleigh, NC 27614

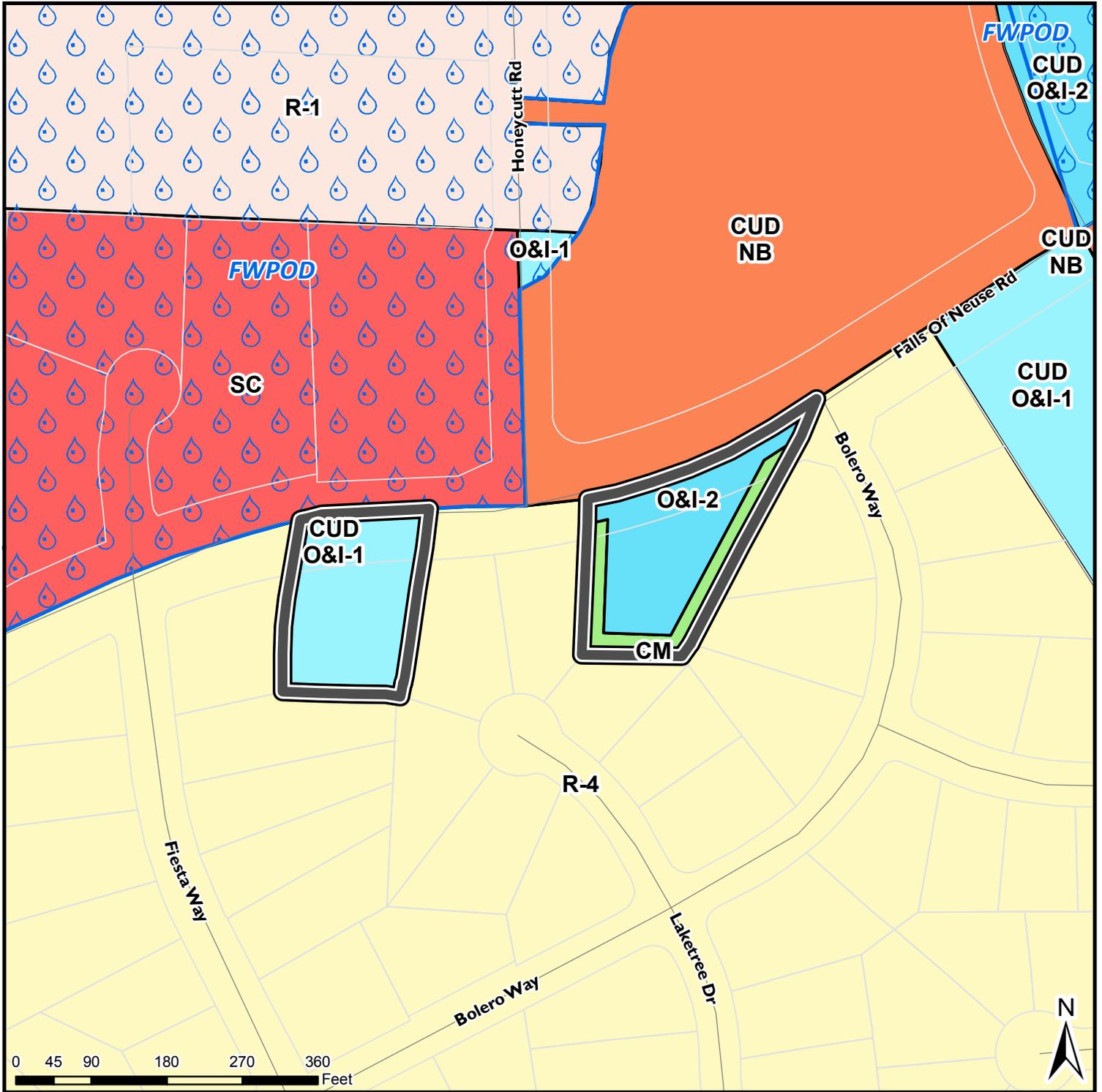
Signature: [Signature] Print Name (clearly): MAC STRICKLAND

Address: 1417 WHITTINGTON DR RALEIGH NC 27614

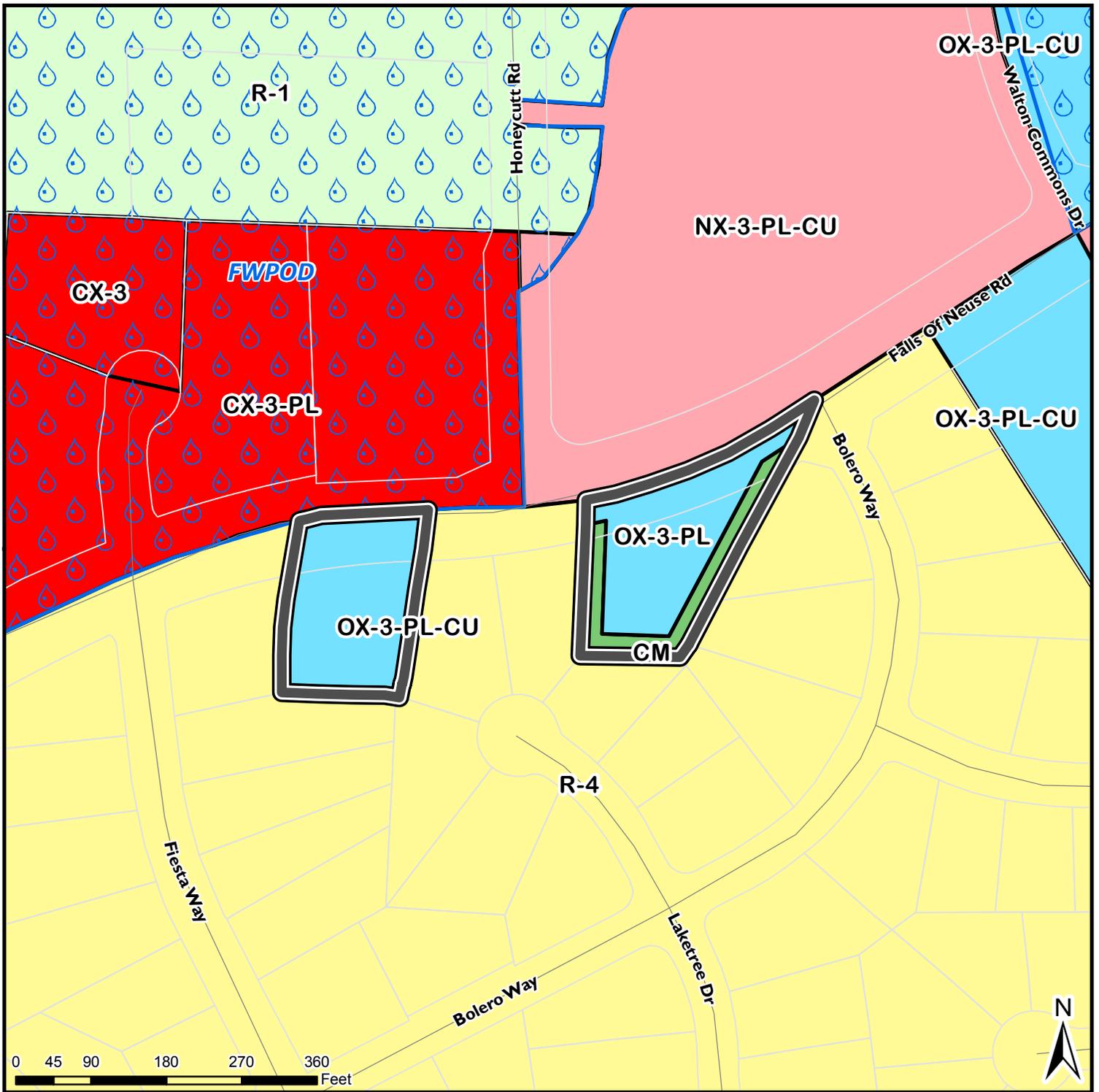
Signature: _____ Print Name (clearly): _____

Address: _____

Existing Zoning



Proposed Zoning



Z-56-01 Falls of Neuse Road, south side, east of Fiesta Way, being Wake County PIN 1718.17 10 5396. Approximately .61 acre rezoned Office & Institution-1 Conditional Use.

Conditions dated: (11/14/01)

(1) Upon development, the developer will comply with C.R. 7107 regarding stormwater run-off controls. In addition, the difference in the pre-development and post-development 10 year storm will be detained.

(2) All structures to be limited to two (2) stories with a maximum building height of 30' as defined in the Raleigh City Code.

(3) Any and all site lighting will be designed to comply with the current draft ordinance of TC-3-2001 as recommended by the Planning Commission.

(4) A natural protective yard of 20 feet shall be provided along the common property line of lots to the west and east with pin numbers 1718.17-10-4322 and 1718.17-10-7303.

(5) A natural protective yard of 30 feet shall be provided along the common property line of the lot to the south with pin number 1718.17-10-4292.

(6) A six (6) foot high solid wooden fence is to be installed in the 30' protective yard adjoining the southern property with pin number 1718.17-10-4292. Also, same 6' fence to be installed on property lines adjoining lots on the eastern and western sides with pin's 1718.17-10-4322 and 1718.10-7303 beginning at the southernmost corners and extending to front of existing building.

(7) All refuse containers, heating, ventilating and mechanical equipment shall be fully screened from public view and from the adjacent properties. The screening material shall be of design and materials compatible with the principal building.

(8) All refuse containers shall be screened from public view per City of Raleigh Code and collection shall occur between the hours of 8:00 am and 6:00 p.m.

(9) Any new building on the site will display a residential character. The exterior materials to be wood, hardiplank or brick; roof pitch to be a minimum of 4:12; windows to be a minimum of 15% and a maximum of 60% of any side of the building.

(10) Any new building on the site will not exceed a building lot coverage of 15% and a maximum floor area ratio of 33%.

(11) Reimbursement for right-of-way dedication shall remain at the current R-4 value.

(12) Prior to issuance of building permits or subdivision approval an offer of cross-access to be made to adjacent lot to the west with pin # 1718.17-10-4332.

ORDINANCE (2001) 122 ZC 508
Effective: 11/20/01

(13) At time of site plan approval in the inspections department, the proposed development shall make available if requested a transit easement on Falls of Neuse Road for future transit needs in the area.

(14) A full redevelopment of this site, including demolition of the existing structure and construction of a new building, will require a new front building setback to be a maximum dimension of thirty feet (30') from Falls of the Neuse right-of-way.



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 Valid Statutory Protest Petition (VSPP)

Submit this form to:

City Clerk
Raleigh Municipal Building, Room 207
222 W. Hargett St.
Raleigh, NC 27602

Administrative Use Only
Valid for 8104 &
8206 Falls of Neuse
Rd; he presents
5% of 100' buffer
Validity - BW 6-30-15

Administrative Use Only
received
STAMP
6-29-15
g.
Received by City Clerk

Date Submitted 6/29/15		Case # Z-27-14	
Contact Person Mrs. Angela Parks Hatchell			
Address 7716 Fiesta Way		City Raleigh	
State NC	Zip 27615	Phone 919 218-3141	Fax 919 715-3794
Email hatchell_a@yahoo.com			

If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

Valid Statutory Protest Petition

Case # Z - _____ - _____

Statement of Opposition:

We, the undersigned, object to the proposed rezoning of lots along Falls of Neuse Road between Baybush Drive and Bolero Way. The new UDO classification will negatively change the essential character of our neighborhood. The impact on our property values, our privacy, our comfort and even our health and safety are in jeopardy from these proposed changes.

- Taller buildings with mixed use will increase the asphalt footprint and increase an already difficult rainwater runoff issue. Moreover, overlooking windows will steal the privacy of our secluded backyards.
- These businesses will invite the general public and patrons of these businesses close to our private homes.
- *Increased noise nuisance traffic will exist such as noisy and large delivery trucks, loud dumpster removal services and late-night patrons, already a difficult problem with our current neighbors such as Hibernian Pub. The risk for increased crime is high.
- *Traffic in our neighborhood will be severely impacted. Entrance and egress from business driveways on Falls of Neuse will be extremely difficult and add increased risk of accidents and slowdowns. Moreover, drivers cutting through our neighborhood will add dangerous traffic to our residential streets.
- *The current landscape our neighborhood on the east side of Falls is almost entirely made of one and two-story residences. Adding business with increased noise, traffic, crime, and rainwater flooding, the values of our property will most definitely decrease.
- A multitude of currently available office rental space can be found within 500 yards of this land.

We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature: Deborah S. Buell Print Name (clearly): Deborah S. Buell

Address: 7712 Fiesta Way, Raleigh, NC 27615 * Did not receive post cards.

Signature: [Signature] Print Name (clearly): Kevin R. Buell

Address: 7712 Fiesta Way, Raleigh, NC 27615

Signature: Elizabeth M. Governale Print Name (clearly): ELIZABETH M. Governale

Address: 7413 Lakewood Dr. Raleigh NC 27615

Signature: Joseph M. Governale Print Name (clearly): Joseph M. Governale

Address: 7413 Lakewood Drive, Raleigh 27615

Signature: Tim Stevens Print Name (clearly): Tim W. Stevens

Address: 7409 Lakewood Drive Raleigh NC 27615

Valid Statutory Protest Petition

Case # Z - _____ - _____

Statement of Opposition:

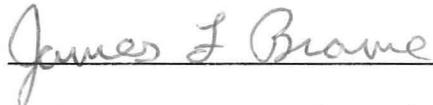
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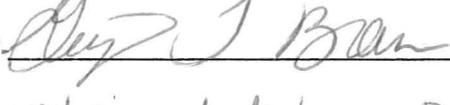
We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature:  Print Name (clearly): Cheryl A. Stevens

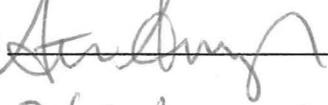
Address: 7409 Laketree Dr Raleigh, NC

Signature:  Print Name (clearly): James F. Brame

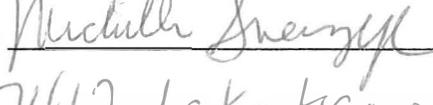
Address: 7405 Laketree Dr Raleigh, NC

Signature:  Print Name (clearly): Ginger T. Brame

Address: 7405 Laketree Dr Raleigh NC

Signature:  Print Name (clearly): STEVE SWARZYK

Address: 7412 LAKETREE DR.

Signature:  Print Name (clearly): Michelle Swartz

Address: 7412 Laketree Dr Raleigh NC

Valid Statutory Protest Petition

Case # Z - _____ - _____

Statement of Opposition:

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- A multitude of currently available office rental space can be found within 500 yards of this land.

We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature: Angela P. Hatchell Print Name (clearly): Angela P. Hatchell

Address: 7916 Fiesta Way Raleigh NC

Signature: Craig Brook Print Name (clearly): CRAIG BROOK

Address: 7709 FIESTA WAY

Signature: Mary Brook Print Name (clearly): Mary Brook

Address: 7709 Fiesta Way

Signature: Jim Hatchell Print Name (clearly): Jim Hatchell

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition

Case # Z - _____ - _____

Statement of Opposition:

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We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature: [Signature] Print Name (clearly): DAMIA HOCKSTRA

Address: 7405 Bolero Way Raleigh, NC 27615

Signature: [Signature] Print Name (clearly): Deborah Hockstra

Address: 7405 Bolero Way Raleigh, NC 27615

Signature: [Signature] Print Name (clearly): BRIAN JONES

Address: 7900 FARMINGWOOD ^{LANE} ~~ROAD~~ RALEIGH NC 27615

Signature: [Signature] Print Name (clearly): ASHLEY JONES

Address: 7900 FARMINGWOOD LANE RALEIGH NC 27615

Valid Statutory Protest Petition

Case # Z - _____ - _____

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- A multitude of currently available office rental space can be found within 500 yards of this land.

We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature: David Stott Print Name (clearly): David Stott

Address: 7720 Firstaway Raleigh, N.C. 27615

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition

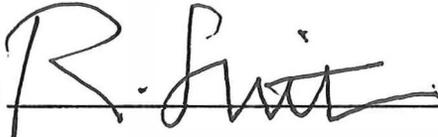
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We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature:  Print Name (clearly): ROBIN R. SMITH
 Address: 7404 LAKETREE DRIVE RALEIGH
27615

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition

Case # Z - _____ - _____

Statement of Opposition:

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- A multitude of currently available office rental space can be found within 500 yards of this land.

We, the residents, do NOT wish to include mixed-use businesses in our neighborhood.

Signature: James H. Bradshaw Print Name (clearly): James Bradshaw

Address: 7708 Fiesta Way Raleigh NC 27615

Signature: _____ Print Name (clearly): _____

Address: _____

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-001	7/7/2015	David Cox	1500 & 1540 Dunn Rd	Opposing; "Same" properties that were denied NX as part of Z-1-14 should not be proposed to NX; Should be OX as closer match to BC; Limit retail to 4,000sqft per floor per building & prohibit certain uses (drive thru)	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-002	7/7/2015	Tim Niles	1500 & 1540 Dunn Rd	Opposing; Large number of comments submitted during Z-27-14 public comment period were related to Z-1-14; no discussion or consideration of input about OX because of timing of Z-1-14	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-003	7/7/2015	Bob Fry (River Oaks)	1500 & 1540 Dunn Rd	Opposing; Cited 15 years of real estate development experience; only acceptable designation is OX for Falls/Dunn properties.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-004	7/7/2015	Michael O'Sullivan (Woodspring)	1500 & 1540 Dunn Rd	Opposing; NX here acts as a precedent for future commercial zoning in the area	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-005	7/7/2015	Vicki Crenshaw	1500 & 1540 Dunn Rd	Opposing; NX with no restrictions, exponential increases in entitlements; denial of 2008 case for 20,000sqft means this shouldn't be NX	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-006	7/7/2015	Bill Mullins	1500 & 1540 Dunn Rd	Supporting; Owner of Dunn properties; owned since 1983; added as Neighborhood Focus 21 years ago; reaffirmed as Neighborhood Retail in FON plan & NMU on Future Land Use map; less than 1/3rd of 13 acres of Z-1-14; Request approval of NX-3 for site	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-007	7/7/2015	Tom Worth, Jr. (for Dunn Road Associates)	1500 & 1540 Dunn Rd	Supporting; Attorney for Dunn Rd Associates, LLC: Hands out proposed conditions revisal; Met with Cox, Senecal, etc on June 28th to discuss conditions; request consideration of additional conditions	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-008	7/7/2015	Bob Perry	1500 & 1540 Dunn Rd	Opposing; Notes there seems a lack of support to move property to OX based on CC voting 5/12 & 5/19	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-009	7/21/2015	Jerry Crenshaw	1500 & 1540 Dunn Rd	Opposing NX due to lack of limits on retail.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-010	7/21/2015	Brad Mullins	1500 & 1540 Dunn Rd	Speaking on behalf of Dunn Road Associates; wants to reiterate that this is not the same geographic extent as Z-1-14. Supports new conditions provided at public hearing on July 7th.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-011	7/7/2015	Angela Hatchell	Falls of Neuse; Bolero to Fiesta Way (8104 & 8206 Falls of Neuse Rd)	Opposing; Request not to rezone commercial properties along FON corridor near Fiesta Way near Hibernian; Concerns about rezoning allowing 3 story buildings and prior development causing drainage and traffic issues.	CUD O&I-1, O&I-2 & CM	OX-3-PL-CU, OX-3-PL & CM	Low Density Residential

**ORDINANCE NO. (2015) xxxx
Z-27(B)-14**

**AN ORDINANCE TO ADOPT THE CITYWIDE ZONING MAP TO FULLY
IMPLEMENT THE UNIFIED DEVELOPMENT ORDINANCE**

Whereas, the City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings;

Whereas, the adopted 2030 Comprehensive Plan contained action items that directed the City to update the development code, which had not been updated in over forty years;

Whereas, the City adopted a Unified Development Ordinance on February 18, 2013, Ordinance NO (2013) 151 TC 357;

Whereas, the recently-adopted Unified Development Ordinance, as amended, contains new mixed use zoning districts and special zoning districts to replace the legacy zoning districts of the Part 10 Zoning Code;

Whereas, this rezoning request known as Z-27(B)-14 applies these Unified Development Ordinance mixed use and special districts to approximately 35,000 parcels;

Whereas, areas zoned R-1, R-2, R-4, R-6, Special R-6, R-10 and Conservation Management, Agriculture Productive, Special Highway Overlay District-1, Special Highway Overlay District-2, Airport Overlay District, Neighborhood Conservation Overlay District, Metro Park Overlay District, General Historic Overlay District, Manufactured Housing District, Reservoir Watershed Protection Area Overlay District and the Urban Water Supply Watershed Protection Area Overlay District zoning districts were previously subjected to all provisions of the Unified Development Ordinance and properties wholly within these zoning districts are not affected by this ordinance;

Whereas, in accordance with Article 1.2 and Section 10.2.4 of the Unified Development Ordinance, the City of Raleigh drafted a new zoning map that will implement the Unified Development Ordinance to all zoning districts and properties;

Whereas, public notice was provided to property owners affected by the draft zoning map and to property owners located within 100 feet of an affected property. This public notice process, which is not required by State law, announced a public comment period whereby the City solicited comments on the draft zoning map.

Whereas, the draft zoning map was reviewed by the public between May and September 2014, comments received by staff that caused the map to be altered;

Whereas, the City of Raleigh Planning Commission held 14 public meetings to receive input, ultimately recommending unanimous approval based on the Findings and Reasons contained within Certified Recommendation # 11627;

Whereas, The City Council conducted three work sessions prior to the public hearing to review and discuss the Planning Commission recommended zoning map. The City Council accepted the recommendation of the Planning Commission, except as altered during the course of the work sessions;

Whereas, the City of Raleigh duly provided public notice in accordance with NCGS 160A-384 and sections 10.1.8 and 10.2.4 of the Unified Development Ordinance in advance of the public hearing on July 7, 2015 and continued on July 21, 2015;

Whereas, Following the public hearing on July 7, 2015 and July 21, 2015 the City Council conducted eight additional work sessions to review all comments received at the public hearing on July 7, 2015 and July 21, 2015; and

Whereas, With the exception of the properties listed in section 1, the Raleigh City Council accepts and adopts the findings and reasons for approval included in the Planning Commission Certified Recommendation 11627, and makes additional findings for approval of Z-27(B)-14, reasons as stated:

1. The request is consistent with the 2030 Comprehensive Plan policies and guidance.
2. The 2030 Comprehensive Plan envisions city growth in terms of additional households and jobs by year 2030.
3. If growth continued on a similar trajectory, the City would run out of vacant land by year 2030.
4. The Comprehensive Plan contains mixed use land use categories that reference appropriate use categories and building height for every property in the city. Appropriate urban form is identified in specific areas of the City.
5. After years of public meetings and public input to refine the regulations, the Unified Development Ordinance was adopted in 2013. The UDO contains new mixed use zoning districts that will implement the policy guidance contained in the 2030 Comprehensive Plan.
6. The implementation of the Unified Development Ordinance will advance mixed use development. As the City continues to receive additional population, increased pressure related to growth will be experienced. The new mixed use zoning districts will encourage vertical and horizontal mixed use, which is a more efficient use of land. A mixed use development can alleviate pressure related to increased traffic and impact on the natural environment.

7. The implementation of the Unified Development Ordinance will allow multiple buildings and multiple uses on one lot and will remove density caps in the mixed use districts. These new regulations will encourage mixed use development.
8. The Unified Development Ordinance introduces new bicycle parking standards and flexible parking standards which will encourage alternative modes of transportation.
9. The implementation of the Unified Development Ordinance will provide more predictability for the public. The previous Part 10 zoning code depended upon site plan review by the Planning Commission and City Council when one or more of twenty-two triggers was present. The Unified Development Ordinance removes this discretionary process, creates enhanced and objective development standards to be applied administratively. The Unified Development Ordinance streamlines the approval process.
10. The new urban form-related standards will promote a more walkable, transit friendly development environment. These urban standards, applied in concert with the Urban Form Map guidance contained within the 2030 Comprehensive Plan, will capitalize on present and future transit investments made by the City, County and other governmental agencies.
11. For these stated reasons, the Unified Development Ordinance zoning map is reasonable and in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:

Section 1. The City Council received the Unified Development Ordinance citywide rezoning map dated July 7, 2015, presented at the public hearing on July 7, 2015, and July 21, 2015 and accepts all recommendations of the Planning Commission contained in CR 11627, except as follows:

- a. List of changes made during the City Council work sessions, included as Attachment A;
- b. List of properties referred back the Planning Commission for further review, included as Attachment B;
- c. List of all privately-initiated rezoning actions approved between July 7, 2015 and November 16, 2015, included as Attachment C; and
- d. The properties subject to a valid statutory protest petition, each of which is subject to a separate ordinance, included as Attachment D.

With the exception of these noted properties, the Unified Development Ordinance rezoning map is hereby adopted and replaces the Official Zoning Map of the City on November 16, 2015. The properties listed in Attachments B and D shall not be included in this ordinance and shall be the subject of a separate zoning ordinance.

Section 2. The properties contained in Attachment B are removed from the UDO zoning map and remanded back to the Planning Commission for additional review. These properties were discussed during the work sessions and the commentors requested a less restrictive UDO zoning district. The Planning Commission shall review these requests and make a recommendation to the City Council.

Section 3. Privately-initiated rezoning cases that are in the review process and not yet decided by the City Council as of November 16, 2015 shall continue to be reviewed in accordance with section 10.2.4 of the Unified Development Ordinance. If privately-initiated rezoning cases are adopted prior to the effective date in section 4, then the privately-initiated zoning shall control over this ordinance.

Section 4. The Unified Development Ordinance citywide rezoning map shall be effective beginning <Effective Date>. On this effective date the previous citywide zoning map dated July 7, 2015, as amended, is hereby superseded by the UDO citywide zoning map, as amended.

Section 5. Beginning on <Effective Date> and thereafter, applicants for permits and subdivisions may submit applications for development and plot plans that are compliant with all provisions contained within the Unified Development Ordinance, but final approval shall be made no earlier than the effective date established in Section 4.

Applicants may choose to submit applications for development compliant with the Part 10 Zoning Code between the adoption date and the effective date established in Section 4. The application of either code shall be specified at time of submittal. Completed applications submitted during this period will be processed in accordance with either the Part 10 Code or the Unified Development Ordinance, as specified by the applicant. No submittal for development under the Part 10 Zoning Code will be permitted on or after the effective date established in Section 4.

Section 6. Upon the effective date of <Effective Date>, the Part 10 zoning code shall be used for those submittals referenced in Section 5 of this ordinance. Where a previously-approved zoning conditions reference a term that is defined in the Part 10 code and not defined in the UDO, the Part 10 code definition shall apply. The Part 10 Zoning Code shall exist to provide clarity in interpreting zoning conditions that reference a specific Part 10 zoning code section or defined term.

Upon the effective date of <Effective Date>, the method for measurement shall be regulated by the Unified Development Ordinance, regardless of language contained within any conditional use zoning district.

Section 7. The Customer Service Center in the Development Services Department and any other Department that processes development applications will accept applications for development plans located in the mixed use districts, Planned Development Districts and special zoning districts as applied on the UDO citywide zoning map after the approval date of this ordinance but prior to the effective date of the ordinance. These submittals will be reviewed for compliance with all the provisions contained in the UDO. Final approvals and permit issuance will not be granted until the effective date established in Section 4.

Section 8. Each separate and discrete area that was rezoned by this ordinance shall be severable. If this ordinance and the UDO rezoning map or application thereof to any person, property or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, or other portions of the UDO rezoning map which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 9. Upon the effective date established in Section 4, the Unified Development Ordinance shall be renamed from the Part 10A code to the Part 10 code.

Section 10. Changes to the July 7, 2015 Unified Development Ordinance Zoning Map. After the adoption date but prior to the effective date, staff may only make the following changes to the zoning map:

- a. Changes made by the City Council prior to the adoption date; and
- b. Technical corrections to address a drafting error made during the creation of the zoning map, such as a misinterpretation of a previous City Council directive.

Section 11. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

Section 12. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 13. This ordinance shall be enforced by law as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar (\$50.00) limit in G.S. 14-4 (a) or similar limitations.

ADOPTED: November 16, 2015
EFFECTIVE: XXX, 2016

DISTRIBUTION: Planning – Bowers, Crane, Strickland
Department Heads
City Attorney – Botvinick, Hargrove

Attachment A: Changes to UDO Zoning Map Made by City Council

Council Work Session Item #	Site Address	PIN	Public Hearing Zoning	Change
1	5205 Hillsborough St	0784530059	IH w/SRPOD	IX-3-PL w/SRPOD
2	5301 Hillsborough St	0784424777	IH w/SRPOD	IX-3-PL w/SRPOD
3	0 Glenwood Ave	0768914024	IX-3-PK w/AOD	R-4 w/AOD
34	710 Glenwood Ave	1704427474	RX-3	R-10
34	712 Glenwood Ave	1704427581	RX-3	R-10
34	810 Glenwood Ave	1704428921	RX-3	R-10
34	900 Glenwood Ave	1704438032	RX-3	R-10
34	901 Glenwood Ave	1704436115	RX-3	R-10
34	1110 Glenwood Ave	1704439925	RX-3	R-10
34	1114 Glenwood Ave	1704449012	RX-3	R-10
34	1218 Glenwood Ave	1704449358	RX-3	R-10
34	607 Adams St	1704449080	RX-3	R-10
34	1117 Filmore St	1704531912	RX-3	R-10
34	1205 Filmore St	1704541232	RX-3	R-10
34	1315 Filmore St	1704541874	RX-3	R-10
34	510 Tilden St	1704439045	RX-3	R-10
34	611 Washington St	1704439684	RX-3	R-10
34	614 Wills Forest St	1704435119	RX-3	R-10
35	1440 Rock Quarry Rd	1713319493	IX-5 w/SHOD-1	CX-5 w/SHOD-1
35	2003 S State St	1713314042	IX-5 w/SHOD-1	CX-5 w/SHOD-1
40	618 Elm St	1704929168	RX-3	R-10
40	601 Honey Ln	1704929311	RX-3	R-10
40	605 Honey Ln	1714020209	RX-3	R-10
40	609 Honey Ln	1714020353	RX-3	R-10
40	615 Watauga	1714020196	RX-3	R-10

Attachment A: Changes to UDO Zoning Map Made by City Council

	St			
40	617 Watauga St	1714020282	RX-3	R-10
40	623 Watauga St	1714020396	RX-3	R-10
40	125 S Bloodworth St	1703888477	NX-5-UL	OX-5-UL
40	127 S Bloodworth St	1703888357	NX-5-UL	OX-5-UL
40	110 S East St	1703889579	NX-5-UL	OX-5-UL
40	116 S East St	1703889581	NX-5-UL	OX-5-UL
40	120 S East St	1703889388	NX-5-UL	OX-5-UL
40	0 S Bloodworth St	1703888565	NX-3-DE	OX-3-DE
40	101 S Bloodworth St	1703888754	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	105 S Bloodworth St	1703888687	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	109 S Bloodworth St	1703888680	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	106 S East St	1703980609	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	410 Morson St	1703889714	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	412 Morson St	1703889750	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	416 Morson St	1703980609	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	6 N Bloodworth St	1703898286	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	10 N Bloodworth St	1703898383	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	13 S Bloodworth St	1703888972	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	15 S Bloodworth St	1703888868	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	17 S Bloodworth St	1703888864	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	7 N East St	1703899285	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	8 S East St	1703889981	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	404 E Edenton St	1703899361	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	416 E Edenton St	1703990320	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	405 Morson St	1703889816	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	411 Morson St	1703889886	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD

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40	400 New Bern Ave	1703888959	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	401 New Bern Ave	1703898158	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	407 New Bern Ave	1703899108	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	408 New Bern Ave	1703889918	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	411 New Bern Ave	1703899158	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	412 New Bern Ave	1703889968	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	414 New Bern Ave	1703980918	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	415 New Bern Ave	1703990118	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
41	301 S Person St	1703874682	DX-3-UL	OX-3-UL
41	315 S Bloodworth St	1703878526	NX-3-UL	OX-3-UL
41	317 S Bloodworth St	1703879435	NX-3-UL	OX-3-UL
41	323 S Bloodworth St	1703878424	NX-3-UL	OX-3-UL
41	305 S Bloodworth St	1703878720	NX-3-DE	OX-3-DE
41	309 S Bloodworth St	1703878625	NX-3-DE	OX-3-DE
41	313 S Bloodworth St	1703878620	NX-3-DE	OX-3-DE
41	300 Chavis Way	1703972744	NX-3-DE	OX-3-DE
41	304 Chavis Way	1703972639	NX-3-DE	OX-3-DE
41	308 Chavis Way	1703972654	NX-3-DE	OX-3-DE
41	312 Chavis Way	1703972559	NX-3-DE	OX-3-DE
41	316 Chavis Way	1703972534	NX-3-DE	OX-3-DE
41	320 Chavis Way	1703972520	NX-3-DE	OX-3-DE
41	324 Chavis Way	1703972445	NX-3-DE	OX-3-DE
41	328 Chavis Way	1703972440	NX-3-DE	OX-3-DE
41	505 E Davie St	1703971443	NX-3-DE	OX-3-DE

Attachment A: Changes to UDO Zoning Map Made by City Council

41	301 S East St	1703971745	NX-3-DE	OX-3-DE
41	303 S East St	1703971720	NX-3-DE	OX-3-DE
41	304 S East St	1703878697	NX-3-DE	OX-3-DE
41	306 S East St	1703879658	NX-3-DE	OX-3-DE
41	308 S East St	1703879644	NX-3-DE	OX-3-DE
41	309 S East St	1703971604	NX-3-DE	OX-3-DE
41	310 S East St	1703879539	NX-3-DE	OX-3-DE
41	315 S East St	1703971509	NX-3-DE	OX-3-DE
41	319 S East St	1703971515	NX-3-DE	OX-3-DE
41	323 S East St	1703971500	NX-3-DE	OX-3-DE
41	331 S East St	1703970461	NX-3-DE	OX-3-DE
41	400 E Martin St	1703877795	NX-3-DE	OX-3-DE
41	404 E Martin St	1703878725	NX-3-DE	OX-3-DE
41	408 E Martin St	1703878775	NX-3-DE	OX-3-DE
41	412 E Martin St	1703879715	NX-3-DE	OX-3-DE
41	416 E Martin St	1703879765	NX-3-DE	OX-3-DE
41	0 S Blount St	1703767279	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	601 S Blount St	1703767363	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	607 S Blount St	1703767276	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	611 S Blount St	1703767283	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	615 S Blount St	1703767178	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	206 E Lenoir St	1703767393	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	208 E Lenoir St	1703768340	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	212 E Lenoir St	1703768390	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	216 E Lenoir St	1703769330	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	218 E Lenoir St	1703769370	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	205 E South St	1703768220	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	207 E South St	1703768250	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	211 E South St	1703768290	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	213 E South St	1703769230	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	217 E South St	1703769179	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	219 E South St	1703860129	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	225 E South St	1703860189	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
61	234 S Boylan Ave	1703377957	DX-3	IX-3
61	236 S Boylan Ave	1703377911	DX-3	IX-3
61	706 Mountford St	1703375997	DX-3	IX-3
70	207 Fayetteville St	1703780297	DX-40-SH	DX-5-SH
70	208 Fayetteville St	1703688257	DX-40-SH	DX-5-SH
70	210	1703688253	DX-40-SH	DX-5-SH

Attachment A: Changes to UDO Zoning Map Made by City Council

	Fayetteville St			
70	218 Fayetteville St	1703688159	DX-40-SH	DX-5-SH
70	220 Fayetteville St	1703688146	DX-40-SH	DX-5-SH
70	222 Fayetteville St	1703688143	DX-40-SH	DX-5-SH
70	224 Fayetteville St	1703688048	DX-40-SH	DX-5-SH
70	228 Fayetteville St	1703688065	DX-40-SH	DX-5-SH
70	230 Fayetteville St	1703688042	DX-40-SH	DX-5-SH
70	300 Fayetteville St	1703678831	DX-40-SH	DX-5-SH
70	14 W Martin St	1703678946	DX-40-SH	DX-5-SH
70	133 Fayetteville St	1703780495	DX-40-SH	DX-7-SH
70	234 Fayetteville St	1703679916	DX-40-SH	DX-7-SH
70	400 Fayetteville St	1703678312	DX-40-SH	DX-12-SH
70	5 W Hargett St	1703689301	DX-40-SH	DX-12-SH
70	19 W Hargett St	1703688302	DX-40-SH	DX-12-SH
70	16 W Martin St	1703677987	DX-40-SH	DX-12-SH
70	333 Fayetteville St	1703771436	DX-40-SH	DX-20-SH

Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission

Council Work Session Item #	Site Address	PIN	Public Hearing Zoning
4	9721 Fonville Rd	1729471182	NX-3 w/UWPOD
4	9733 Fonville Rd	1729473029	NX-3 w/UWPOD
4	9745 Fonville Rd	1729473029	NX-3 w/UWPOD
9	230 E South St	1703861013	R-10
9	234 E South St	1703861053	R-10
9	706 S Person St	1703851915	R-10
11	0 Gresham Lake Rd	1727653974	IX-3 w/SHOD-2
13	6301 Mt Herman Rd	0778073740	IX-3-PK w/AOD
15	8024 Glenwood Ave	0787039224	OX-3-CU
21	6830 Old Wake Forest Rd	1727208758	IX-3-PL
21	5839 Capital Blvd	1727304088	CX-3-PL
21	5857 Capital Blvd	1727301427	IX-3
21	6001 Capital Blvd	1727302961	CX-3-PL
26	4205 Pleasantville Dr	1747763401	CX-3-PL-CU
26	4125 Mitchell Mill Rd	1747761226	CX-3-PL-CU
26	4133 Mitchell Mill Rd	1747763124	CX-3-PL-CU
31	10211 Lumley Rd	0768128237	CX-3-PK w/SHOD-2
31	10310 Moncreiffe Rd	0768128681	CX-3-PL & CX-3-PK
31	8911 Brier Creek Pkwy	0768128846	CX-3-PK
31	8901 Brier Creek Pkwy	0768220904	CX-3-PK
31	8851 Ellstree Ln	0768222237	CX-3-PK w/SHOD-2 & AOD
31	8811 Ellstree Ln	0768225319	CX-3-PK w/SHOD-2 & AOD
31	10370 Lumley Rd	0768233280	CX-5-PK
31	8741 Brier Creek Pkwy	0768237660	CX-5-PK
31	8801 Brier Creek Pkwy	0768239018	CX-5-PK w/SHOD-2 & AOD
31	8701 Brier Creek Pkwy	0768239676	CX-5-PK
31	10100 Lumley Rd	0768328520	OP-5-PK w/SHOD-2 & AOD
31	8651 Brier Creek Pkwy	0768334614	CX-5-PK w/SHOD-2 & AOD
31	10200 Lumley Rd	0768339078	OP-5-PK w/SHOD-2 & AOD
31	8611 Brier Creek Pkwy	0768348092	CX-5-PK w/AOD
31	8401 Brier Creek Pkwy	0768356260	CX-5-PK
31	8341 Brier Creek Pkwy	0768356389	CX-5-PK
31	8121 Brier Creek Pkwy	0768369074	CX-5-PK
31	0 Brier Creek Pkwy	0768431808	CX-5-PK w/SHOD-2 & AOD
31	8080 Arco Corporate Dr	0768435332	OP-5-PL w/SHOD-2 & AOD
31	8331 Brier Creek Pkwy	0768440719	CX-5-PK w/ part SHOD-2 & AOD
31	8161 Brier Creek Pkwy	0768454921	CX-5-PK
31	8115 Brier Creek Pkwy	0768460198	CX-5-PK

Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission

31	8101 Brier Creek Pkwy	0768462322	CX-5-PK
31	8011 Brier Creek Pkwy	0768464394	CX-5-PK
31	8001 Brier Creek Pkwy	0768466576	CX-5-PK
31	8081 Arco Corporate Dr	0768531315	OP-5-PL w/SHOD-2 & AOD
31	8061 Arco Corporate Dr	0768535777	OP-5-PL w/SHOD-2 & AOD
31	8051 Arco Corporate Dr	0768547190	OP-5-PL w/SHOD-2 & AOD
31	8041 Arco Corporate Dr	0768549715	OP-5-PL w/SHOD-2 & AOD
31	8020 Arco Corporate Dr	0768551384	CX-7-PL w/AOD
31	8010 Arco Corporate Dr	0768553790	CX-7-PL w/AOD
31	7980 Arco Corporate Dr	0768555829	CX-5-PK w/AOD
31	7990 Arco Corporate Dr	0768557740	CX-5-PK w/AOD
31	8021 Arco Corporate Dr	0768559276	OP-7-PL w/SHOD-2 & AOD
31	8045 Arco Corporate Dr	0768642550	OP-5-PL w/SHOD-2 & AOD
31	8001 Arco Corporate Dr	0768652213	OP-7 w/SHOD-2 & AOD
36	3312 New Bern Ave	1724447360	CX-3-PK-CU & RX-3-PK-CU w/SHOD-1
42	1900 Blue Ridge Rd	0784786489	CX-5-UL, CX-12-UL, OX-3
43	5420 Capital Blvd	1726484341	IX-3-PK
43	5500 Capital Blvd	1726484449	IX-3-PK
43	5510 Capital Blvd	1726483612	IX-3-PK
48	600 W Hargett St	1703485792	DX-3
52	600 S Blount St	1703766323	OX-4-SH w/HOD-G
52	121 E South St	1703765249	OX-4-SH w/HOD-G
52	125 E South St	1703766221	OX-4-SH w/HOD-G
53	401 N Harrington St	1704502819	DX-12-SH
58	1408 Brookside Dr	1714157326	RX-3
62	118 E Lenoir St	1703765313	DX-4-UG w/HOD-G
62	101 E South St	1703763211	CX-4-UG
62	111 E South St	1703764221	CX-4-UG
62	117 E South St	1703764280	CX-4-UG
63	3900 Sumner Blvd	1726681771	CX-3-UL
64	4208 New Bern Ave	1724858510	IX-3-PK
65	900 Coleman St	1713147688	R-10
65	904 Coleman St	1713147692	R-10

Attachment C: Zoning Cases Approved between July 7, 2015 and November 16, 2015

Zoning Case	Effective Date	Ordinance
Z-25-2014	10/7/2015	496-ZC-715
Z-28-2014	7/21/2015	466-ZC-712
Z-42-2014	8/4/2015	470-ZC-713
Z-1-2015	9/1/2015	482-ZC-714
Z-2-2015	8/4/2015	470-ZC-713
Z-4-2015	10/7/2015	496-ZC-715
Z-7-2015	10/7/2015	496-ZC-715
Z-12-2015	8/4/2015	470-ZC-713
Z-13-2015	8/4/2015	470-ZC-713
Z-17-2015	10/7/2015	496-ZC-715
Z-18-2015	8/4/2015	470-ZC-713
Z-19-2015	10/7/2015	496-ZC-715
Z-21-2015	9/1/2015	482-ZC-714
Z-23-2015	10/7/2015	496-ZC-715
Z-24-2015	10/7/2015	496-ZC-715
Z-26-2015	9/1/2015	482-ZC-714
Z-27-2015	11/3/2015	###-ZC-717
Z-28-2015	11/3/2015	###-ZC-717
Z-29-2015	11/3/2015	###-ZC-717
Z-30-2015	10/20/2015	501-ZC-716
Z-31-2015	11/3/2015	###-ZC-717
Z-32-2015	11/3/2015	###-ZC-717
Z-33-2015	10/20/2015	501-ZC-716

Attachment D: Properties Subject to Valid Statutory Protest Petition

Address	PIN
8104 FALLS OF NEUSE RD	(PIN: 1718105396)
8206 FALLS OF NEUSE RD	(PIN: 1718109431)
11110 FALLS OF NEUSE RD	(PIN: 1729212644)
1590 DUNN RD	(PIN: 1729214636)
1540 DUNN RD	(PIN: 1729216967)
1605 OCTOBER RD	(PIN: 1729219494)
1500 DUNN RD	(PIN: 1729223012)
1609 OCTOBER RD	(PIN: 1729310409)
1613 OCTOBER RD	(PIN: 1729310515)
1617 OCTOBER RD	(PIN: 1729310610)
1621 OCTOBER RD	(PIN: 1729310636)
1625 OCTOBER RD	(PIN: 1729310753)
1629 OCTOBER RD	(PIN: 1729310769)
1633 OCTOBER RD	(PIN: 1729310888)
1502 NEALSTONE WAY	(PIN: 1729311474)
1501 NEALSTONE WAY	(PIN: 1729311670)
1506 MICHELLE DR	(PIN: 1729311791)
1501 MICHELLE DR	(PIN: 1729311952)
1506 NEALSTONE WAY	(PIN: 1729312433)
1505 NEALSTONE WAY	(PIN: 1729312549)
1509 NEALSTONE WAY	(PIN: 1729312598)
1510 MICHELLE DR	(PIN: 1729312750)
1505 MICHELLE DR	(PIN: 1729312828)
1509 MICHELLE DR	(PIN: 1729312886)
1510 NEALSTONE WAY	(PIN: 1729313402)
1518 NEALSTONE WAY	(PIN: 1729313481)
1513 NEALSTONE WAY	(PIN: 1729313558)
1514 MICHELLE DR	(PIN: 1729313619)
1518 MICHELLE DR	(PIN: 1729313668)
1515 MICHELLE DR	(PIN: 1729313846)

1524 NEALSTONE WAY	(PIN: 1729314369)
1517 NEALSTONE WAY	(PIN: 1729314507)
1521 NEALSTONE WAY	(PIN: 1729314556)
1522 MICHELLE DR	(PIN: 1729314628)
1526 MICHELLE DR	(PIN: 1729314677)
1519 MICHELLE DR	(PIN: 1729314805)
1523 MICHELLE DR	(PIN: 1729314875)
1528 NEALSTONE WAY	(PIN: 1729315338)
1532 NEALSTONE WAY	(PIN: 1729315490)
1525 NEALSTONE WAY	(PIN: 1729315516)
1529 NEALSTONE WAY	(PIN: 1729315576)
1530 MICHELLE DR	(PIN: 1729315637)
1534 MICHELLE DR	(PIN: 1729315687)
1527 MICHELLE DR	(PIN: 1729315834)
1531 MICHELLE DR	(PIN: 1729315894)
1536 NEALSTONE WAY	(PIN: 1729316451)
1533 NEALSTONE WAY	(PIN: 1729316536)
1538 MICHELLE DR	(PIN: 1729316647)
1540 NEALSTONE WAY	(PIN: 1729317412)
1544 NEALSTONE WAY	(PIN: 1729317473)
1603 GOLDEN SUN DR	(PIN: 1729317528)
1611 GOLDEN SUN DR	(PIN: 1729317626)
1541 MICHELLE DR	(PIN: 1729317813)
1545 MICHELLE DR	(PIN: 1729317873)
1548 NEALSTONE WAY	(PIN: 1729318453)
1608 GOLDEN SUN DR	(PIN: 1729318690)
1612 GOLDEN SUN DR	(PIN: 1729318696)
1549 MICHELLE DR	(PIN: 1729318855)
1600 GOLDEN SUN DR	(PIN: 1729319406)
1604 GOLDEN SUN DR	(PIN: 1729319504)
1616 GOLDEN SUN DR	(PIN: 1729319702)
1620 GOLDEN SUN DR	(PIN: 1729319810)