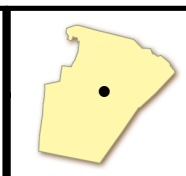
NORTH HILLS EAST
MP-3-2016



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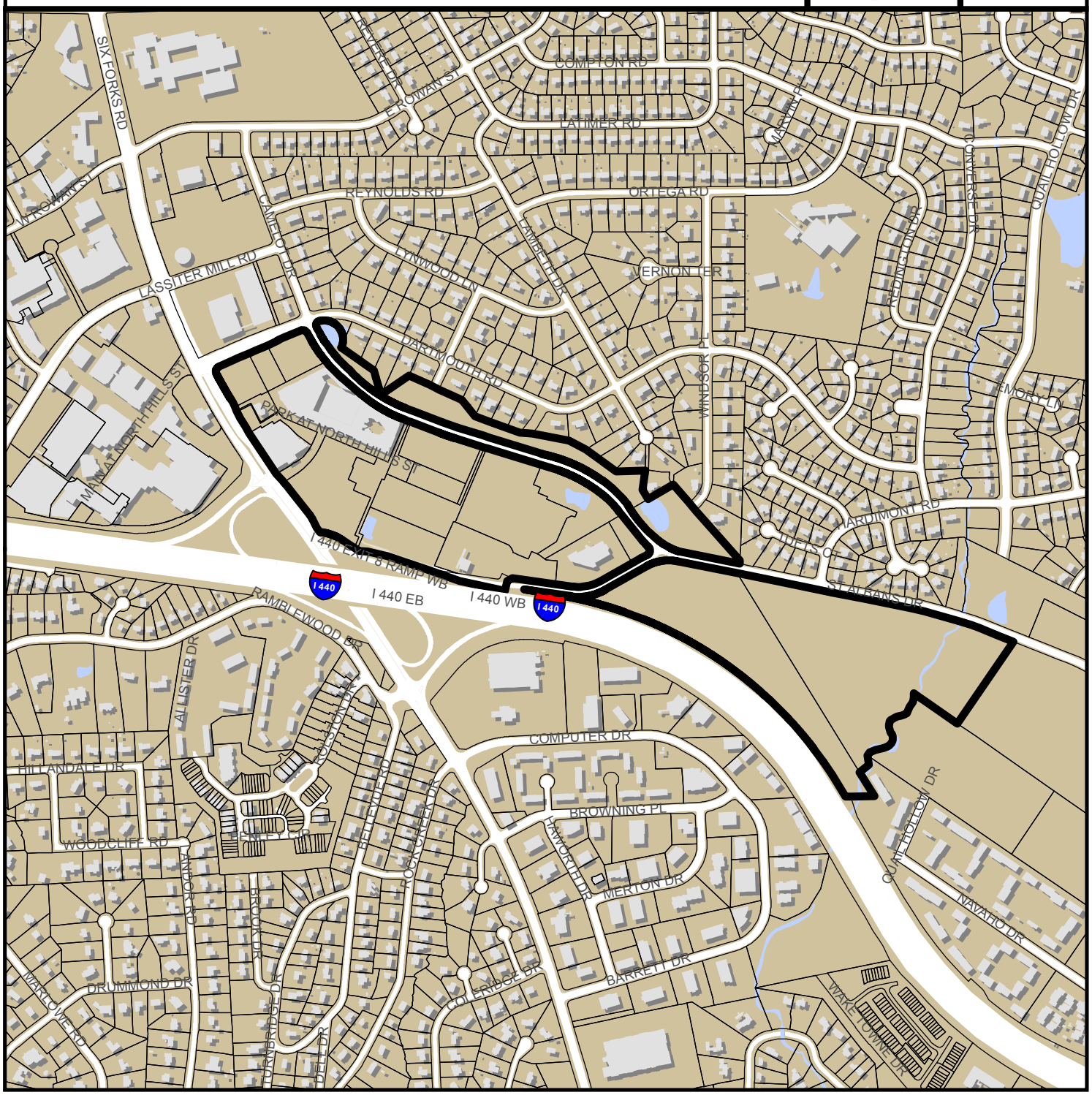

0 300 600 1,200 1,800 2,400 Feet

Zoning:	**PD**
CAC:	**Midtown**
Drainage Basin:	**Crabtree Creek**
Acreage:	**84.29**
Number of Lots:	**3,150**
Square Feet:	**2,014,479**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Greg Kuruc**
Phone:	**(919) 719-5438**

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☐ General Use ☐ Conditional Use ■ Master Plan

Existing Zoning Classification PD - North Hills East, OX-3-GR, & CM

Proposed Zoning Classification Base District PD - North Hills East Height _____ Frontage _____

OFFICE USE ONLY

Transaction #

If the property has been previously rezoned, provide the rezoning case number: Z-72-1984 & Z-22-2009

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

462270			

GENERAL INFORMATION

Property Address See attached		Date
Property PIN See attached	Deed Reference (book/page) See attached	
Nearest Intersection Six Forks Road @ Dartmouth Road		Property Size (acres) 84.19
Property Owner/Address See attached	Phone 919-719-5438	Fax
	Email gkuruc@kanerealtycorp.com	
Project Contact Person/Address Greg Kuruc - Applicant Mack Paul - Attorney for Applicant	Phone 919-590-0377	Fax
	Email mpaul@morningstarlawgroup.com	
Owner/Agent Signature	Email	

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

REZONING APPLICATION ADDENDUM

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

Transaction #

Rezoning Case #

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map (FLUM) designates this area for Regional Mixed Use. The Comprehensive Plan provides that areas with a FLUM designation for Regional Mixed Use are appropriately developed with high-density housing, office, hotels, and region-serving retail uses. Moreover, the Comprehensive Plan suggests that, where necessary, heights should taper down to meet the context of surrounding areas. The proposed rezoning, which extends the existing North Hills East PD, is consistent with the FLUM designation. Moreover, the master plan provides design guidelines to help ensure the appropriateness of the transition from the mixed-use development to adjacent, less intense uses.

2. The Urban Form Map designates this area as a City Growth Center. City Growth Centers provide significant opportunities for new residential and economic development and redevelopment. The proposed rezoning represents the addition of parcels to an existing mixed-use development. The master plan for this area includes many elements that help ensure a consistent approach to development throughout the mixed-use development. Moreover, the master plan incorporates many of the elements of the urban design guidelines which help ensure the quality of mixed-use development in Raleigh. The proposed rezoning facilitates an infill development that will follow the urban pattern of development in this area as set forth in the following Comprehensive Plan Policies: LU 6.1 - Composition of Mixed-Use Centers; LU 5.1 - Reinforcing the Urban Pattern; LU 6.2 - Complementary Uses and Urban Vitality; LU 8.10 Infill Development; UD 7.3 - Design Guidelines; UD 4.2 - Streets as Public Spaces; UD 3.3 - Strip Shopping Centers; T 4.14 - Growth Centers; and UD 7.2 - Promoting Quality Design.

3. Infrastructure in this area has been designed for growth consistent with the City Growth Center concept. Thus, infrastructure in the area was and still is anticipated to support growth. The proposed rezoning would facilitate growth in an area that has been planned for it and ensures that infrastructure will be provided in a manner in line with the following Comprehensive Plan Policies: LU 4.1 - Coordinate Transportation Investments with Land Use; LU 4.3 - Directing Transportation Investments; LU 6.4 - Bus Stop Dedication; T 1.1 - Coordination with Land Use Map; T 4.7 Transit Service Coordination; and ED 2.6 - Targeting Infrastructure Investment.

4. The proposed rezoning provides for a well-connected, walkable community that fits within the urban design guidelines. Building placement and design along with streetscape standards help create a walkable environment that relates to the human scale. Moreover, the provisions of greenway connections and other outdoor amenities helps activate the pedestrian as well as provides multi-modal transportation connections. This is consistent with the following Comprehensive Plan Policies: T 3.2 - Accommodating Multiple Users; T 4.9 - Sidewalk Improvements Near Transit; T 5.5 - Sidewalk Requirements; T 5.9 - Pedestrian Networks; T 6.5 - Minimum Parking Standards; LU 4.2 - Transportation in Support of Walkable Neighborhoods; LU 7.6 - Pedestrian-Friendly Development; and T 5.13 - Pedestrian Infrastructure.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The proposed rezoning will allow 2 additional parcels to be added to the existing PD and Master Plan. By incorporating these parcels into the existing mixed use development, the parcels will be able to be developed cohesively and in character and context with North Hills East.

2. The proposed rezoning benefits the public by permitting the landowner to pursue mixed-use, infill development that can provide the community with amenities, additional housing opportunities, and private employment opportunities.

3. The proposed rezoning will provide opportunities for a coordinated development in the area while providing an appropriate transition to the surrounding residential properties.

4. The proposed rezoning provides significant expansion to the community's open space, greenway network, parks, and other outdoor amenities.

MASTER PLAN (MP-_-2016)

NORTH HILLS EAST

PROPOSED PLANNED DEVELOPMENT DISTRICT

± 84.29 ACRES
NORTH HILLS EAST

DEVELOPER:

Kane Realty Corporation

CONSULTANTS:

Morningstar Law Group, L.L.P.

John R. McAdams Co. - Land Planning and Civil Engineers

Kimley-Horn and Associates, Inc. – Transportation

Original Submittal Date December 1, 2005
First Resubmittal Date February 15, 2006
Second Resubmittal Date April 20, 2006
Third Resubmittal Date May 31, 2006
Fourth Resubmittal Date June 29, 2006
Fifth Resubmittal Date August 3, 2006
Sixth Resubmittal Date August 25, 2006
Seventh Resubmittal Date September 7, 2006
Eighth Version Approved by City Council September 14, 2006
Amendment to Add Land Dated December 19, 2008
First Resubmittal Dated February 12, 2009
Second Resubmittal Dated April 2, 2009
Third Resubmittal Dated April 16, 2009
Fourth Resubmittal Dated May 4, 2009
Fifth Resubmittal Dated May 29, 2009
Sixth Version Approved by City Council June 2, 2009
Amendment to Add Land Dated September 1, 2016

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VICINITY MAP

SUMMARY INFORMATION

A. Name of Development: North Hills East

B. Name of Owners: See attached List of Property Owners

C. Applicant: Kane Realty Corporation
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919.833.2473 (fax)
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1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") dealing with the Planned Development District ("PD") for North Hills East, a mixed-use community (the "Development") proposed by Kane Realty Corporation, the developer of the revitalized North Hills (the "Developer"). The Development will be a pedestrian-oriented, urban development with complementary residential, recreation, open space, office, retail and other commercial land uses (as those terms are utilized in the UDO) at densities appropriate to the location of the Development, market conditions, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, subject to the express provisions of this Master Plan, uses proposed for this Development as described herein may be altered or eliminated.

2. LOCATION AND CONTEXT

The Master Plan for the Development addresses the development and redevelopment of approximately 84.29 acres located at the northeastern quadrant of the intersection of Six Forks Road and the 440 Beltline, bounded generally on the east by an existing water feature and St. Albans Drive (the "Property"). For a graphic depiction of the area to be rezoned, please refer to the existing conditions exhibit submitted with this Master Plan (the “Existing Conditions"). The Property is currently the site of a mixed use development under construction pursuant to an approved Rezoning (Z-16-06 and as amended by Z-22-09) and Master Plan (MP-6-05 and as amended by MP-4-08). The purpose of this Rezoning and Master Plan is to add additional land to the project (Tract Q, R, S, T, U, V and W), as well as to refine and clarify certain aspects of the previously approved Master Plan. The overall Trip Generation Budget contained in the original Master Plan is being converted into maximum build-out scenarios reflected in an updated traffic impact analysis.

The Property is within a City Growth Center. City Growth Centers provide significant opportunities for new residential and economic development and redevelopment. According to these aspects of the Comprehensive Plan, this area is targeted for high intensity urban development along the Six Forks Road non-residential thoroughfare.

To further these elements of the City's Comprehensive Plan, North Hills East will be a pedestrian oriented, mixed-use development providing a true live, work and shop environment. The Development will establish an urban character that will help foster an integrated community, linking urban residential and retail uses with conveniently located employment opportunities.

3. THE DEVELOPMENT CONCEPT

North Hills East will consist of twenty (20) development tracts and three (3) open space tracts. These tracts will be developed in a pedestrian friendly, mixed-use fashion designed to complement established commercial development in the vicinity, while also seeking to preserve the character of the adjacent Farrior Hills neighborhood located on the eastern side of St. Albans Drive. The proposed open space along the eastern boundary of the Property will serve as a convenient pedestrian connection to the Development, while also providing an effective transition between Farrior Hills and the more intense land uses proposed along the Six Forks Road thoroughfare. In addition, this transitional open space will provide an opportunity for a connection to the City of Raleigh Greenway System.

The Development will be served by an internal street network which will reduce the number of existing connections to Six Forks Road. At least fifty-one percent (51%) of the parking for the Development will be provided by parking structures to allow for higher intensity land uses on a more compact footprint.

A proposed Land Use Plan ("Land Use Plan" or "Development Plan") has been submitted with this Master Plan. It 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. Subject to open space areas and tree conservation areas, and the express limitations of this Master Plan, building dimensions (excluding heights) and orientation of structures to be built in the Development can be modified by the Developer.

4. LAND USES

In order to implement this Master Plan, all residential, recreational, institution/civic/services, office, and commercial land uses (as those terms are utilized in the UDO) will be permitted within the Development at densities appropriate to the location of the Development, the nature of adjoining and nearby land uses, and the City and State's investment in existing infrastructure. All references in this Master Plan to "office" uses shall include institution/civic/services uses and recreational and commercial uses permitted in a Mixed Use or Special District. Further, all references to "retail" uses shall include all commercial uses (as that term is used in the UDO), excluding office and hotel uses, which shall be treated separately for purposes of this Master Plan.

5. LAND USE DENSITY AND DESIGN CONTROL

Land use intensities for the Development are described in this Section 5 and in the North Hills East Maximum Height and Use Chart submitted with this Master Plan. Tract sizes, general building locations, along with maximum permitted building heights are shown on the Land Use Plan submitted with this Master Plan.

To guarantee the mixed use character of the Development, at full build-out, there shall be at least: (1) 200,000 square feet of office; (2) 120,000 square feet of retail; and (3) 400 residential dwelling units constructed within the Property subject to this Master Plan (the "Minimum Land Uses"). Compliance with this Minimum Land Use requirement shall be determined as follows: (1) certificates of occupancy for no more than 150,000 square feet of retail shall be issued prior to the issuance of building permits for development of one-third of the Minimum Land Uses; (2) certificates of occupancy for no more than 250,000 square feet of retail shall be issued prior to the issuance of building permits for development of two-thirds of the Minimum Land Uses; and (3) certificates of occupancy for no more than 350,000 square feet of retail shall be issued prior to the issuance of building permits for the development of the balance of the Minimum Land Uses.

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

A. Tract A

1. **Uses and Density**. Tract A may be developed for up to 70,000 square feet of retail and 250 lodging units ***and*** ***either***: (i) 350,000 square feet of office; (ii) 500 residential dwelling units; or (iii) 250 residential dwelling units and 200,000

square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract A shall be limited to 300 feet in height.

B. Tract B

1. **Uses and Density**. Tract B may be developed for up to: 50,000 square feet of retail, 200 lodging units and 200 residential dwelling units. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract B shall be limited to 260 feet in height.

C. Tract C

1. **Uses and Density**. Tract C may be developed for up to: 40,000 square feet of retail; 100 residential dwelling units; and 300,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract C shall be limited to 305 feet in height.

D. Tract D

1. **Uses and Density**. Tract D may be developed for up to: 50,000 square feet of retail and 400 residential dwelling units. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located within Tract D shall be limited to 270 feet in height.

E. Tract E

1. **Uses and Density**. Tract E may be developed for up to 100,000 square feet of retail and 325 lodging units ***and*** ***either***: (i) 350 residential dwelling units and 500,000 square feet of office; (ii) 1,800 residential dwelling units; or (iii) 800 residential dwelling units and 300,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract E shall be limited to 365 feet in height.

F. Tract F

1. **Uses and Densities**. Tract F may be developed for up to 70,000 square feet of retail, 325 lodging units ***and*** ***either***: (i) 900 residential dwelling units; (ii) 350,000 square feet of office; or (iii) 600 residential dwelling units and 250,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract F shall be limited to 295 feet in height.

G. Tract G

1. **Uses and Densities**. Tract G may be developed for up to 20,000 square feet of retail and up to 325 lodging units ***and*** ***either***: (i) 750 residential dwelling units; (ii) 350,000 square feet of office; or (iii) 300 residential dwelling units and 250,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract G shall be limited to 350 feet in height.

H. Tract H

1. **Uses and Densities**. Tract H may be developed for up to 10,000 square feet of retail and 100 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract H shall be limited to 100 feet in height.

I. Tract I

1. **Uses and Densities**. Tract I may be developed for up to 10,000 square feet of retail and 100 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract I shall be limited to 100 feet in height.

J. Tract J

1. **Uses and Densities**. Tract J may be developed for up to 80,000 square feet of retail and 150 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract J shall be limited to 100 feet in height.

K. Tract K

1. **Uses and Densities**. Tract K may be developed for up to 50,000 square feet of retail and up to 325 lodging units and 325 multifamily units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract K shall be limited to 105 feet in height.

L. Tract L

1. **Uses and Densities**. Tract L may be developed for up to ***either***: (i) 20,000 square feet of retail and a congregate care facility containing 350 congregate units or (ii) 50,000 square feet of retail and 1,500 residential dwelling units, which may include congregate units or (iii) 50,000 square feet of retail. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract L shall be limited to 225 feet in height.

M. Tract M

1. **Uses and Densities**. Tract M shall be developed for those uses permitted within a City greenway, including without limitation, paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 35 feet in height.

N. Tract N

1. **Uses and Densities**. Tract N may be developed for up to (i) 75,000 square feet of office, or (ii) 100,000 square feet of church use, or (iii) 100 residential units and 10,000 square feet of retail uses.

2. **Building Height**. Buildings located on Tract N shall be limited to 75 feet in height, except that a church steeple may be up to 200 feet in height.

O. Tract 0

1. **Uses and Densities**. Tract O may be developed for up to 25,000 square feet of retail ***and*** ***either***: (i) 100,000 square feet of office, (ii) 100,000 square feet of church use, (iii) 100 residential dwelling units, or (iv) 225 lodging units.

2. **Building Height**. Buildings located on Tract O shall be limited to 115 feet in height.

P. Tract P

1. **Uses and Densities**. Tract P shall be developed for uses permitted in a City Greenway and may also be used without limitation for paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 45 feet in height.

Q. Tract Q

1. **Uses and Densities**. Tract Q may be developed for up to 15,000 square feet of retail and 200 residential dwelling units, and 225 lodging units.

2. **Building Height**. Buildings located on Tract Q shall be limited to 90 feet in height.

R. Tract R

1. **Uses and Densities**. Tract R may be developed for up to (i) 50,000 square feet of retail, 500 residential units and 300 lodging units, or (ii) 25,000 square feet of retail, 500 residential units, 200,000 square feet of office and 300 lodging units, or (iii) 500 residential dwelling units, 500,000 square feet of office and 300 lodging units.

2. **Building Height**. Building located on Tract R shall be limited to 150 feet in height.

S. Tract S

1. **Uses and Densities**. Tract S may be developed for up to 5000 square feet of retail, 200 residential units and 200 congregate care.

2. **Building Height**. Buildings located on Tract S shall be limited to 75 feet in height.

T. Tract T

1. **Uses and Densities**. Tract T may be developed for up to (i) 400 residential units, 375,000 square feet of office and 225 lodging units, or (ii) 20,000 square feet of retail, 275 residential units, 375,000 square feet of office, and 225 lodging units, or (iii) 45,000 square feet of retail, 150 residential units, 375,000 square feet of office and 225 lodging units.

2. **Building Height**. Buildings located on Tract T shall be limited to 250 feet in height.

U. Tract U

1. **Uses and Densities**. Tract U may be developed for up to 15,000 square feet of retail, 300 residential units and 250 congregate care.

2. **Building Height**. Buildings located on Tract U shall be limited to 75 feet in height.

V. Tract V

1. **Uses and Densities**. Tract V may be developed for up to (i) 500 residential units, 425,000 square feet of office, and 200 lodging units, or (ii) 10,000 square feet of retail, 300 residential units, 425,0000 square feet of office, and 200 lodging units or (iii) 50,000 square feet of retail, 225 lodging units, 425,000 square feet of office and 200 lodging units.

2. **Building Height**. Buildings located on Tract V shall be limited to 250 feet in height.

W. Tract W

1. **Uses and Densities**. Tract W shall be developed for uses permitted in a City Greenway and may also be used without limitation for paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 45 feet in height.

The final development intensity for this Master Plan shall not: (a) exceed the land use intensities reflected in the maximum build-out scenarios located within the Traffic Impact Analysis submitted with Master Plan; (b) shall not violate the UDO; or (c) violate any term or condition of this Master Plan. In no event shall retail square footage permitted under this Master Plan exceed 450,000 square feet. The Maximum Density Per Use Chart shown on Plan Sheets C-3, P-2 and P-3 is attached as an exhibit to this Master Plan and incorporated herein.

6. STANDARDS AND CRITERIA APPLICABLE TO NORTH HILLS EAST

A. Building Height Justification

The building heights are reasonable and justified because this area is designated a City Growth Center within the Comprehensive Plan. Higher intensity land uses and a more urban form are called for within City Growth Centers. Further, given the development in the immediate area, including the First Citizens Building (formerly BTI Building), the proposed heights are consistent with the existing conditions. In addition, to achieve true urban densities, while providing adequate open space and a pedestrian-friendly environment, maximizing verticality is essential. Moreover, the proposed verticality will be compatible with existing development and provide an effective sound barrier for workers in the proposed office buildings, as well as residents in and around the Development by reducing the impact of traffic noise emanating from the I-440 Beltline and Six Forks Road.

Specifically, maximum building heights have been located such that there is a clear transition from the taller buildings along Six Forks Road to the shorter buildings along St. Albans Drive. Moreover, Tracts M and P create additional transition areas between the shortest buildings and the existing residences along the western edge of the project by providing a large public open space, where only recreational activities and associated structures can be built which do not exceed thirty-five (35) feet in height.

B. Protective Yards

1. Transitional Protective Yards.

No Transitional Protective Yards shall be required.

2. Street Protective Yards.

No Street Protective Yards shall be required.

C. Building Types and Setbacks

As shown in this Master Plan and accompanying plan sheets, and in furtherance of Urban Design Guidelines, the Developer shall be authorized to build structures, adjacent to public rights of way, rather than complying with the typical setback requirements of the UDO. There shall also be no minimum side or rear yard building setback required for buildings located on a private street or public street. Further, no minimum side or rear yard building setbacks shall be required as part of this Master Plan unless required by the State Building Code. Provided, however, no building shall be placed within a sight distance triangle easement.

D. Building Separation

Building separation shall be provided in compliance with the State Building Code.

E. Transportation

1. Traffic Impact Analysis.

Please refer to the Traffic Impact Analysis submitted with this Master Plan and incorporated herein.

2. Circulation Plan.

Please refer to the circulation plan submitted with this Master Plan (the "Preliminary Circulation Plan" and “Street and Block Plan”). An Access Point or Driveway is defined as a point of ingress and egress which may be a private driveway or public or private street. Separated points of ingress and egress are considered a single Access Point or Driveway when serving the same destination. The Applicant reserves the right to relocate and/or re-designate all public and private rights-of-way and Access Points shown on the Preliminary Circulation Plan, subject to the approval of the City of Raleigh Public Works Department, Planning Department and Development Services Department. Access to and from the public street system shall be limited to one Access Point on Six Forks Road, three Access Points on Dartmouth Road, 15 Access Points on St. Albans Drive, 11 Access Points on the public street segment of Church at North Hills Street and four Access Points on Hardimont Road Extension. Subject to the approval by the City of Raleigh, the Applicant reserves the right to increase or decrease the number of Access Points to the public street system shown on the Preliminary Circulation Plan.

At-grade pedestrian access to the development will be provided across Six Forks Road at the intersections of Six Forks Road and Dartmouth Road and Six Forks Road and Street A. Pedestrian push-buttons/signal heads and crosswalk striping will be provided at a minimum. Detailed crossing design and the potential for pedestrian refuges in the proposed median will be subject to the approval of all applicable governing bodies.

As an alternative to providing at-grade pedestrian crossings across and a median within Six Forks Road, the Applicant reserves the right to install a pedestrian bridge over Six Forks Road. The location, design and installation of this pedestrian bridge shall be subject to the approval of all applicable governing bodies. If the Applicant chooses to install a pedestrian bridge over Six Forks Road, then no at-grade crossings along Six Forks Road shall be required to be installed by the Applicant.

A pedestrian crossing will be constructed over the stream to allow for pedestrian access from Farrior Hills to the proposed development. This pedestrian crossing shall be constructed prior to the issuance of certificates of occupancy for 250,000 square feet of retail land uses permitted under this Master Plan.

Either an at-grade pedestrian crossing across Six Forks Road or a pedestrian bridge across Six Forks Road will be provided prior to the issuance of certificates of occupancy for 300,000 square feet of land uses permitted under this Master Plan.

3. Transit Easements and Transit Stops.

Please refer to Master Plan sheet C-4 and C-5 for dimensions and locations of proposed transit easements and transit stops to be provided under this Master Plan.

Construction of any and all transportation improvements shown on the Preliminary Circulation Plan are expressly contingent upon the Applicant receiving all necessary approvals from any governing body having jurisdiction thereof.

F. Public Utilities

All public water and sewer facilities are available to the Development. The location of public water and sewer mains are shown on the preliminary utility plan submitted with this Master Plan ("Preliminary Utility Plan").

G. Open Space and Tree Conservation

1. Open Space.

A minimum of fifteen percent (15%) of the Development will be reserved as open space, which will include green spaces, Tree Conservation areas and plazas. Open space totals may, with the consent of the City Administration, be shifted or reallocated between Tracts within the Development.

2. Tree Conservation.

As shown on plan sheets TC-1, TC-2, PS-7 and PS-8, a minimum of ten percent (10%) tree conservation will be provided. The Tree Conservation standards as set out in Article 9.1 of the UDO shall be applied to the Property as a whole rather than on a Tract by Tract or lot by lot basis. All shifting of tree conservation areas will be shown on recorded subdivision plats. Perimeter tree preservation areas shall be defined with metes and bounds legal descriptions.

H. Vehicular Parking

Given the urban mixed-use, pedestrian friendly concepts of the Development, the parking requirements applicable to this Master Plan shall be reduced by 34% of required parking as set forth in the UDO. This reduction is justified in part because there will be public transportation available within the Development. Additionally, horizontal and vertical mixing of uses reduces the demand for parking in such developments. For additional justification, please refer to the Reduced Parking Scenario Matrix attached to this Master Plan, along with two letters submitted with this Master Plan from Kimley-Horn and Associates, dated May 31, 2006 and February 12, 2009, analyzing the justification for this parking reduction.

I. Compliance with Urban Design Guidelines

Please refer to the Urban Design Compliance Chart submitted with this Master Plan addressing the City's Urban Design Guidelines.

J. Phasing

North Hills East will be developed in phases primarily determined by market conditions, economic considerations, and matters determined as field engineering and surveying progress. A Preliminary Phasing Plan is attached to this Master Plan showing the general location of preliminary development phases for North Hills East. Notwithstanding this Preliminary Phasing Plan, including plan sheet P-3, any tract or phase within this Master Plan may be developed or reconfigured at any time subject to the provisions of the Code, and provided that all necessary infrastructure is in place to serve such development. Further, retail phasing shall be determined based upon the requirements of TC-15-06 (73-TC-291).

K. Development Intensity

Developer shall provide a table showing overall North Hills East development intensity as a condition of building permit issuance. Once any one of the land uses reaches the intensity defined in Section 5 of this Master Plan, the Developer shall provide a trip assessment for staff to review. The trip assessment shall be signed and sealed by a professional engineer who is licensed to practice in North Carolina. The trip assessment shall include the following data:

I. Total volume of PM peak hour external trips permitted under master plan MP-4-2008 for North Hills East Revised (691 vehicles per hour entering, 1277 vehicles per hour exiting, or as amended by the Raleigh Planning Commission)
II. Total PM peak hour external trips resulting from Building Permits issued to date
III. Total PM peak hour external tips resulting from the Building Permit(s) under application
IV. Remainder of PM peak hour external trips permitted under master plan MP-4-2008

The trip assessment shall provide all information necessary for staff to conduct a thorough review including, but not limited to, classification of proposed land use, size of proposed land use, ITE Land Use Code, Internal Capture trips, Pass-by Capture trips, and New External trips. The Developer shall provide detailed calculations for all items listed above and for any other items requested by staff to complete its review. Building permits will not be issued until staff completes its review.

The development intensity for this Master Plan shall not exceed the land use intensities reflected in the maximum build-out scenarios located within the Traffic Impact Analysis submitted with Master Plan.

L. SHOD Yard

In lieu of the SHOD Yard along the 440 Beltline, a ten (10) foot high closed wall made of concrete, masonry or equivalent material shall be constructed in the general location shown on the Land Use Plan. Between this wall and the Interstate 440 right-of-way, and contingent upon a determination by the City of Raleigh Forestry Specialist that the plantings can be installed and survive within this given area, the Developer shall plant at least one (1) two-inch caliper tree per fifty (50) linear feet and at least four (4) shrubs per fifty (50) linear feet. The construction of this wall and the installation of this landscape material shall be contingent upon securing all necessary encroachment agreements and/or variances from the appropriate governing bodies when necessary. Notwithstanding the foregoing, the plan sheets related to Tracts R, T, V and W may prescribe an alternative treatment for the areas within Tracts R and T that replace the SHOD Yard along the 440 Beltline.

Upon redevelopment of Tract N, the following plantings shall be required within the public right-of-way of Church at North Hills Street where adjacent to Tract N and the Interstate 440 right-of-way. The required plantings are at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet. These plantings shall be located solely adjacent to the Interstate 440 right-of-way and within the public right-of-way of Church at North Hills Street. The installation of this landscape material shall be (a) contingent upon securing all necessary encroachment agreements from the appropriate governing bodies, and (b) subject to the determination of the City of Raleigh Forestry Specialist or his designee that the required plantings can be installed and survive within the designated area. In order to satisfy the plantings required by this paragraph, the Developer may receive credit for the street plantings located on Tract N, and within the public right-of-way of Church at North Hills Street adjacent to Tract N.

M. Commercial Mixed Use District as Default and Impact of Future Code Amendments

To the extent this Master Plan and related Plan Sheets do not address a design standard or other regulated matter specifically, the standards and requirements for the City's Commercial Mixed Use ("CX") Zoning District in effect as of the date of final adoption of this Master Plan shall control. Further, after the date of final adoption of this Master Plan, should any provision of the Code applicable to the Development be revised such that said revision is less restrictive than what is permitted under this Master Plan, then, in that event, the Code shall control over this Master Plan.

N. Residential Density Transfer

The transfer of residential density between lots subject to the Master Plan shall be permitted subject to the terms of this Master Plan. A Residential Density Allocation Table on Plan Sheets C-3, P-2 and P-3 showing the proposed allocation of residential density for lots subject to the Master Plan is attached hereto and incorporated herein. The units represented in the table are not intended to limit the density permitted by the UDO or the density set forth in the Master Plan, and any conflict among provisions shall be interpreted to allow more, rather than less density. Further, upon the issuance of building permits for 50% of the maximum number of residential dwelling units allowed under the Master Plan, a residential density allocation update will be recorded in the Wake County Register of Deeds reflecting the then current allocation of residential density among various tracts within the Master Plan.

7. ALTERNATES REQUESTED PURSUANT TO UDO SECTION 4.7.2 AND REQUIRED ENCROACHMENTS

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

A. Street Section Designs

Due to the pedestrian oriented, urban mixed use character of North Hills East, the Applicant is seeking to utilize street sections as shown on the Street Section Plan and Street and Block Plan submitted with this Master Plan. These street sections will require the placement of plantings within the public right of way subject to entering into appropriate encroachment agreements with the City. Except as noted in C-4 and P-4, no reduction to standard street and sidewalk widths are being requested. Therefore, there shall be no impact to traffic flow of anticipated level of service.

B. Off-Street Parking Requirements

Off-street parking shall be as provided for in the Master Plan using a mixture of surface and structured parking; provided, however, at least fifty-one percent (51%) of the required parking shall be located in structured parking facilities. Reduced parking is justified under this Master Plan because of the urban mixed-use nature of the Development. The design of the Development will foster pedestrian circulation that will reduce the need for parking when combined with the mixed-use aspects of the Development. As further justification for the parking as provided in this Master Plan, please refer to the Reduced Parking Scenario Matrix attached to this Master Plan, along with two letters from Kimley-Horn and Associates, dated May 31, 2006 and February 12, 2009. The letters and the Reduced Parking Scenario Matrix justify a reduction of thirty-four (34) percent to the parking required by the UDO for the targeted intensities.

C. Vehicular Surface Areas

Due to the urban nature of the Development, the minimum planting area requirements in the UDO for interior plantings required for vehicular surface areas shall not apply. The required tree plantings shall be installed within irrigated planting areas that are a minimum 6'x 6' in size; however, the required tree plantings may be installed within irrigated planting areas that are less than 6' x 6' in size if the Developer uses structural soils in an area at least 36 square feet in size. Shrub plantings required for vehicular surface areas may be relocated throughout the Development.

D. Signage

The Sign Criteria submitted with this Master Plan are hereby established for this Development. Further, signs shall be permitted within the Development pursuant to this Master Plan regardless of setbacks and parcel size, provided that all other applicable UDO provisions are met.

E. SHOD

A ten (10) foot high closed wall, proposed in Section 6.L. above, may be located on either private property or within the public right-of-way, subject to securing all necessary encroachment agreements and/or variances from the appropriate governing bodies when necessary. Between this wall and Interstate 440, and contingent upon a determination by the City of Raleigh Forestry Specialist that the plantings can be installed and survive within this given area, the Developer shall plant at least one (1) two-inch caliper tree per fifty (50) linear feet and at least four (4) shrubs per fifty (50) linear feet. The installation of this landscape material shall be contingent upon securing all necessary encroachment agreements from the appropriate governing bodies when necessary. The areas within Tracts R, T, V and W that replace the SHOD Yard along the 440 Beltline will contain a minimum twenty (20) foot landscape buffer with at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet.

Upon redevelopment of Tract N for any use other than a church use, the following plantings shall be required within the public right-of-way of Church at North Hills Street where adjacent to Tract N and the Interstate 440 right-of-way. The required plantings are at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet. These plantings shall be located solely adjacent to the Interstate 440 right-of-way and within the public right-of-way of Church at North Hills Street. The installation of this landscape material shall be (a) contingent upon securing all necessary encroachment agreements from the appropriate governing bodies, and (b) subject to the determination of the City of Raleigh Forestry Specialist or his designee that the required plantings can be installed and survive within the designated area. In order to satisfy the plantings required by this paragraph, the Developer may receive credit for the street plantings located on Tract N, and within the public right-of-way of Church at North Hills Street adjacent to Tract N.

8. AMENDMENTS AND REVISIONS

The Master Association or Declarant (during the Declarant Control Period) as set forth in the Master Declaration recorded in Book 12692, Page 209 of the Wake County Register of Deeds shall be authorized to unilaterally request an amendment or revision of the Master Plan and Exhibits thereto pursuant to this Paragraph 8.

OWNERS*

300 ST ALBANS DRIVE LLC
4500 DORR ST
TOLEDO OH 43615-4040
PIN: 1705-89-0396

4208 SIX FORKS ROAD LLC
KBS REALTY ADVISORS
PO BOX 28270
SANTA ANA CA 92799-8270
PIN: 1705-69-7712

ANDREWS, ALEX B HEIRS WACHOVIA BNK NA TR
U/W MABLE ANDREWS
PDS TAX SERVICE
PO BOX 13159
ARLINGTON TX 76094-0159
PIN: 1705-98-9505

BLACK SAPPHIRE C RALEIGH HOUSE 2014 INC
122 MARY ST GEORGE TOWN
PO BOX 709
GRAND CAYMAN KY1-1107
PIN: 1705-79-2562

CH REALTY V PARK & MARKET LLC
ASSET MGR - PARK & MARKET
3819 MAPLE AVE
DALLAS TX 75219-3913
PIN: 1705-79-0940

CHURCH OF THE APOSTLES OF RALEIGH
ATTN: PATRICK DOMINGUEZ
333 CHURCH AT NORTH HILLS ST
RALEIGH NC 27609-5177
PIN: 1705-89-5065

KANE CONCORD HOTEL EAST TWO LLC
11410 COMMON OAKS DR
RALEIGH NC 27614-7002
PIN: 1706-60-6148

MIDTOWN GREEN AT NORTH HILLS
CONDOMINIUM NHE TRACT H, LLC
KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

MIDTOWN GREEN REALTY COMPANY LLC
ATTN: ERIC D POLKOW
270 PARK AVE FL 7
NEW YORK NY 10017-7924
PIN: 1705-79-6668

MIDTOWN GREEN RETAIL OWNER LLC
KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

NHE MIDTOWN PARK OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-4632

NHE MIDTOWN PARK PARK LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-6540

NHE OVERLOOK PARK OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-69-5996

NHE PARK CENTRAL APARTMENTS LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-5347

NHE PARKING LLC
KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

NHE TRACT A RESIDENTIAL LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1706-60-8216

NORTH HILLS EAST MASTER DEVELOPER LLC
C/O KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PINs: 1705-69-5889, 1705-69-7809, 1705-79-0436, 1705-79-4136, 1705-79-8554, 1705-79-9808, 1705-89-4366, 1705-89-7196, 1705-99-1204

NORTH HILLS TOWER II LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1706-60-4182

ST ALBANS LLC
PO BOX 30546
RALEIGH NC 27622-0546
PIN: 1705-98-1738

PARK & MARKET AT NORTH HILLS OWNRS ASSOC
KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-0940

PARK & MARKET OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PINs: 1705-79-0940, 1705-79-0940, 1705-79-0940

SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-9075

_____

*Property Owners all c/o Kane Realty Corporation, c/o Greg Kuruc, 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609

KANE
REALTY CORPORATION

4321 Lassiter at North Hills Avenue
Suite 250, Raleigh, NC 27609
(919) 833-7755 | KaneRealtyCorp.com

To: Neighboring Property Owner

From: John Kane

Date: August 8, 2016

Re: Notice of meeting to discuss potential rezoning of property located on the east side of Six Forks Road, north of its intersection with I-440 Beltline, containing approximately 85 acres on Six Forks Road, and St. Alban's Drive, having Wake County Parcel Identification Numbers; 1705695889, 1705695996, 1705697712, 1705697809, 1705790436, 1705790940, 1705792562, 1705794136, 1705794632, 1705795347, 1705796540, 1705796668, 1705798554, 1705799075, 1705799808, 1705890396, 1705894366, 1705895065, 1705897196, 1705981738, 1705989505, 1705991204, 1706604182, 1706606148, and 1706608216

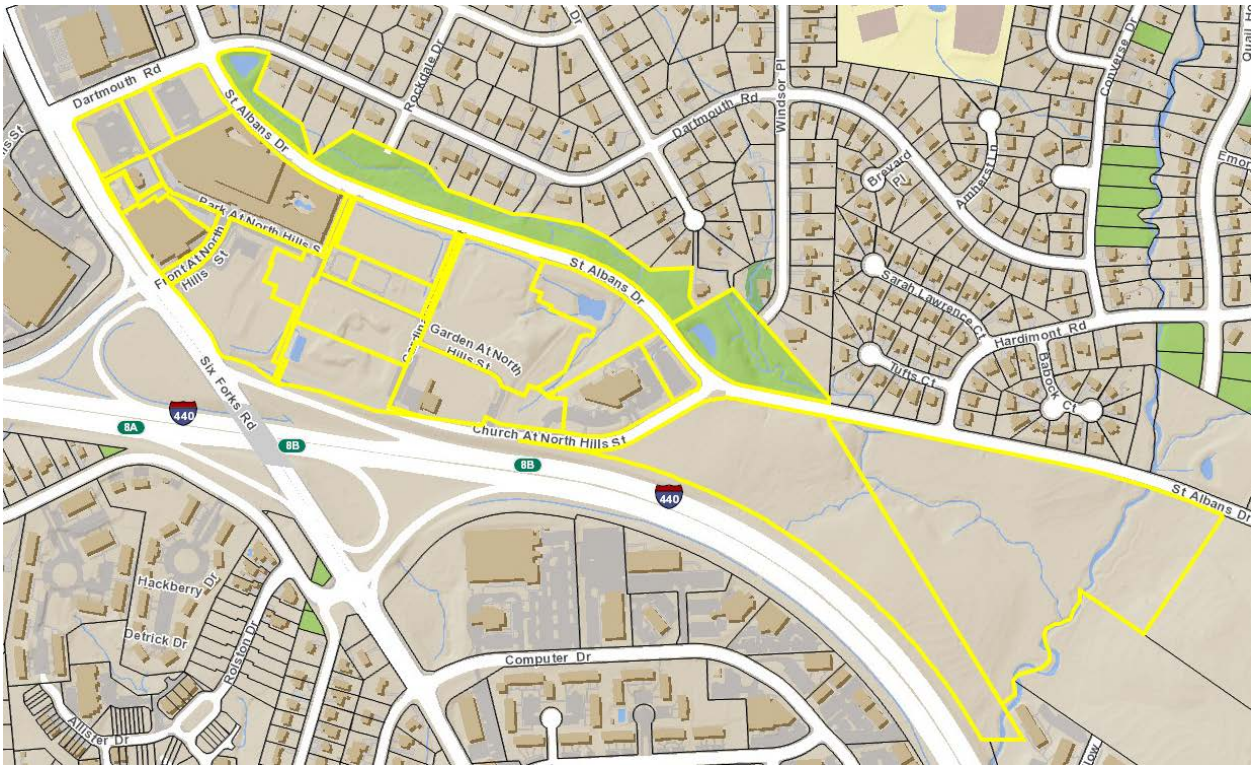
These parcels (the "Property") are outlined on the map on the back side of this notice.

You are cordially invited to attend a meeting to discuss the potential rezoning of the above-referenced properties. We have scheduled a meeting with surrounding property owners on Thursday, August 18, 2016, at 6:30 p.m. This meeting will be held at the Kane Realty Corporation office located at 4321 Lassiter at North Hills Avenue #250 in Raleigh, North Carolina 27609. (Located above Fink's Jewelers with entrance between Fleur and Apricot Lane).

Our company, Kane Realty, has developed and will continue to develop North Hills East. This area was originally rezoned with a master plan in 2006. The master plan was amended in 2009 to add additional property along St. Alban's Drive to the master plan. Kane Realty now proposes to add two more parcels located at 500 and 600 St. Alban's Drive to the existing master plan. The developer would like to develop these properties consistent with the existing North Hills East development with appropriate transitions to residential areas.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached by email at JKane@KaneRealtyCorp.com or by phone at (919) 719-5430.


Dartmouth Rd
St Albans Dr
Rockdale Dr
Dartmouth Rd
Windsor Pl
Brevard Pl
Amherst Ln
Converse Dr
Park At North Hills St
Front At North Hills St
St Albans Dr
Garden At North Hills St
Sarah Lawrence Ct
Hardimont Rd
Tufts Ct
Babcock Ct
Six Forks Rd
440
8A
8B
8B
440
Church At North Hills St
St Albans Dr
Hackberry Dr
Detrick Dr
Ralston Dr
Computer Dr
Allisrer Dr

Column1	Column2	Column3	Column4
Owner	Mail Address 1	Mail Address 2	Mail Address 3
300 ST ALBANS DRIVE LLC	4500 DORR ST	TOLEDO OH 43615-4040	
BANDY, JOHN K BANDY, ANNETTE D	512 TUFTS CT	RALEIGH NC 27609-6701	
BURNETTE, MICHAEL N HOWE, BARBARA	306 DARTMOUTH RD	RALEIGH NC 27609-5848	
CALHOUN, ANN L	4300 CAMELOT DR	RALEIGH NC 27609-5840	
CMLK PROPERTIES LLC	7320 SIX FORKS RD STE 220	RALEIGH NC 27615-7809	
CRABTREE, COREY REAGAN CRABTREE, TRACI RHYNE	4113 LAMBETH DR	RALEIGH NC 27609-5873	
CRAFT, WILLIAM D III CRAFT, LAUREN MICHELLE	4100 LAMBETH DR	RALEIGH NC 27609-5800	
DENNING, JOEL T DENNING, TONYA D	504 TUFTS CT	RALEIGH NC 27609-6701	
DRYDEN, PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT	4109 LAMBETH DR	RALEIGH NC 27609-5873	
FIRST CITIZEN BANK & TRUST COMPANY	PO BOX 27131	RALEIGH NC 27611-7131	
FORSYTHE, HALEY R	PO BOX 17922	RALEIGH NC 27619-7922	
GROVES, JAMES D GROVES, CAROL A	300 DARTMOUTH RD	RALEIGH NC 27609-5848	
HHH INVESTMENTS LLC	421 FAYETTEVILLE ST STE 1100	RALEIGH NC 27601-3000	
HOWE, APPOLONIA E	80 SHADDOX DR	NEW HILL NC 27562-8800	
HOWE, BARBARA A	314 DARTMOUTH RD	RALEIGH NC 27609-5848	
HOWELL, IRENE S	117 WALNUT CREEK DR	GOLDSBORO NC 27534-8979	
HUDSON, BLAKE HUDSON, JENNIFER	4104 LAMBETH DR	RALEIGH NC 27609-5800	
KANE CONCORD HOTEL EAST TWO LLC	11410 COMMON OAKS DR	RALEIGH NC 27614-7002	
KILGORE, MARILYN S	220 DARTMOUTH RD	RALEIGH NC 27609-5846	
KRALL, ALEXANDER C	4100 WINDSOR PL	RALEIGH NC 27609-5964	
LEVIN, MELVYN G LEVIN, ELAINE A	812 BABOCK CT	RALEIGH NC 27609-6630	
MARRIOTT, MATTHEW	520 TUFTS CT	RALEIGH NC 27609-6701	
MCMILLEN, ROBERT JAMES	3123 ETON RD	RALEIGH NC 27608-1113	
MCMINIS, BENNIE R MCMINIS, RUTH R	4104 WINDSOR PL	RALEIGH NC 27609-5964	
OLSEN, MARY ANN	144 SHELL BANK RD	NEWPORT NC 28570-9636	
PIGOTT, BARRY D	516 TUFTS CT	RALEIGH NC 27609-6701	
PROCTOR, JULIE ANNA	500 TUFTS CT	RALEIGH NC 27609-6701	
RADFORD, NICHOLAS T	832 BABOCK CT	RALEIGH NC 27609-6630	
RONNING, MATTHEW K RONNING, MARYANNE DRAKE	4117 LAMBETH DR	RALEIGH NC 27609-5873	
RONNING, MATTHEW K RONNING, MARYANNE DRAKE	105 DARTMOUTH RD	RALEIGH NC 27609-5843	
RUST, CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH RD	RALEIGH NC 27609-5846	
SAFRON, JACOB L SAFRON, BRAUNA J	828 BABOCK CT	RALEIGH NC 27609-6630	
SHAFFER, SUSAN JEANETTE GLOVER, SUSAN SHAFFER	PO BOX 1075	PRINCETON NC 27569-1075	
SHAMMAS, ABDALLAH B SHAMMAS, SHEREEN	206 DARTMOUTH RD	RALEIGH NC 27609-5846	
ST ALBANS LLC	PO BOX 30546	RALEIGH NC 27622-0546	
STARR, BRADLEY D STARR, CARLA E	4101 WINDSOR PL	RALEIGH NC 27609-5963	
THORNE, HAL ANDREW THORNE, ROBIN CAROL	824 BABOCK CT	RALEIGH NC 27609-6630	
THREE RENAISSANCE LLC	PO BOX 17566	RALEIGH NC 27619-7566	
TINGEN, GERALD A	820 BABOCK CT	RALEIGH NC 27609-6630	
TUCKER, ROBERT A TUCKER, CATHERINE H	600 HARDIMONT RD	RALEIGH NC 27609-6729	
TURNAGE, ELFRIEDA K TURNAGE, CLARENCE JR	4306 CAMELOT DR	RALEIGH NC 27609-5840	
WALL, CINDY PEARCE WALL, KENNETH B	808 BABOCK CT	RALEIGH NC 27609-6630	
WILLIAMS, JAMES PINCKNEY	1103 AVEBURY CT	RALEIGH NC 27609-3974	
WILLIAMS, PETER WILLIAMS, SARAH G	4105 LAMBETH DR	RALEIGH NC 27609-5873	
WJF PROPERTIES LLC	12900 TOWNFIELD DR	RALEIGH NC 27614-7944	
WOFFORD, WILLIAM LAWRENCE JR WOFFORD, KATHERINE BATCHELOR	816 BABOCK CT	RALEIGH NC 27609-6630	
WOODARD, WILDA O	130 DARTMOUTH RD	RALEIGH NC 27609-5844	
YOUNG, DIANE S	604 HARDIMONT RD	RALEIGH NC 27609-6729	
EDWARD KUANGYAO HUANG RVCBLE TRUST THE	EDWARD K HUANG TRUSTEE	1605 US 64 HWY W	APEX NC 27523-8992
ANDREWS, ALEX B HEIRS WACHOVIA BNK NA TR U/W MABLE ANDREWS	PDS TAX SERVICE	PO BOX 13159	ARLINGTON TX 76094-0159
WACHOVIA BNK NA TR U/W FOR MARTHA R ANDREWS WACHOVIA BNK NA TR U/W FOR MABEL ANDREWS	PDS TAX SERVICE	PO BOX 13159	ARLINGTON TX 76094-0159
AVONDALE RALEIGH LLC	FEDERAL CAPITAL PARTNERS	5425 WISCONSIN AVE STE 202	CHEVY CHASE MD 20815-3583
CH REALTY V PARK & MARKET LLC	ASSET MGR - PARK & MARKET	3819 MAPLE AVE	DALLAS TX 75219-3913
BLACK SAPPHIRE C RALEIGH HOUSE 2014 INC	122 MARY ST GEORGE TOWN	PO BOX 709	GRAND CAYMAN KY1-1107
MIDTOWN GREEN REALTY COMPANY LLC	ATTN: ERIC D POLKOW	270 PARK AVE FL 7	NEW YORK NY 10017-7924
CHURCH OF THE APOSTLES OF RALEIGH	ATTN: PATRICK DOMINGUEZ	333 CHURCH AT NORTH HILLS ST	RALEIGH NC 27609-5177
NHE MIDTOWN PARK OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782

NHE MIDTOWN PARK PARK LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NHE OVERLOOK PARK OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NHE PARK CENTRAL APARTMENTS LLC	4321 LASSITER AT NORTH HILLS AVE	STE 250	RALEIGH NC 27609-5782
NHE TRACT A RESIDENTIAL LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NORTH HILLS TOWER II LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
PARK & MARKET OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
SMNHC, LLC	4321 LASSITER AT NORTH HILLS AVE	STE 250	RALEIGH NC 27609-5782
FIRST CITIZENS B&T CO	RWN 17	PO BOX 27131	RALEIGH NC 27611-7131
MIDTOWN GREEN AT NORTH HILLS CONDOMINIUM NHE TRACT H, LLC	KANE REALTY CORPORATION	PO BOX 19107	RALEIGH NC 27619-9107
MIDTOWN GREEN RETAIL OWNER LLC	KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
NHE PARKING LLC	KANE REALTY CORPORATION	PO BOX 19107	RALEIGH NC 27619-9107
NORTH HILLS EAST MASTER DEVELOPER LLC	C/O KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
PARK & MARKET AT NORTH HILLS OWNRS ASSOC	KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
4208 SIX FORKS ROAD LLC	KBS REALTY ADVISORS	PO BOX 28270	SANTA ANA CA 92799-8270

Name	Address	Email
Will Hoffard	816 Babock Ct.	Will.Hoffard@BHHSYSU.com
James Groves	300 Dartmouth	jim@ibcainc.com
Jack & Barry Safron	828 Babock Ct	jbsafron@nc.rr.com
Ed & Maria Timberlake	521 Tufts Ct	edtimberlake@yahoo.com
Robert + Catherine Tucker	600 Hardimont Rd	cathyhtatbeach@gmail.com
Lee Hilts	333 Church at N. Hills Street	lee@apostles-raleigh.org
MELLELVIN	812 BABOCK CT.	levinmel@gmail.com
Ken Wall	808 Babock Ct	kenbwall@gmail.com

Name	Address	Email
* PAUL DRYDEN	4109 LAMBETH DR	PAULDRYDEN@GMAIL.COM
Mitch Brown	4030 Cardinal @ N. Hills	brown@kiscosl.com
Robert & Catherine Tucker	600 Hardimont Rd	Cathghtatbeach@gmail
BARBI HOWE	109, 306, 310, 314 DARTMOUTH	BARBIHOWE@BELLSOUTH.NET

North Hills East – Master Plan Amendment

Neighborhood Meeting: August 18, 2016, 6:30 PM
Kane Realty
4321 Lassiter at North Hills Avenue, #250, Raleigh, NC 27609

Meeting Summary:

Matters raised by people in attendance:

- Traffic

Attendees discussed traffic on Dartmouth Drive, Hardimont Road and St. Alban's Drive. Some residents have difficulty exiting their driveways during peak hours. In addition, there have been several incidents of speeding cars causing damage and endangering neighbors. The applicant suggested neighbors collectively decide on traffic calming measures for Dartmouth Drive and Hardimont Road for consideration by City, and applicant will support the request. Further, there was discussion of the intersection of Hardimont Road and St. Alban's Drive. Several attendees requested a signal that is well designed and does not cause light pollution in the neighborhood. There were also comments about the need for a turn lane from St. Alban's onto Hardimont Road.

In addition, there was discussion of a traffic impact analysis (TIA). The applicant stated there will be a TIA conducted in conjunction with the master plan amendment. The City is requesting that intersections be studied over a broad geographic range.

- Other Road improvements

The proposed master plan amendment includes the proposed extension of a new street along the I-440 Beltline. It will eventually connect with Navaho Drive and will relieve traffic from St. Alban's Drive.

- Crime

Attendees mentioned crime in the neighborhood and a lack of security. There was discussion about ways the City can enhance policing in the area, including raising issues through the CAC.

- Noise

There was discussion about noise emanating from the existing North Hills East, particularly during concerts. Others mentioned the benefits of the development because buildings can act as a sound barrier along I-440.

- Transitions/Height

The applicant discussed plans to transition building heights from I-44O to those structures along St. Alban's Drive, replicating transitions in the existing North Hills East master plan. There was discussion of the setbacks on St. Alban's and the amount of landscaping. An attendee inquired about potential building heights in the unfinished portion of existing North Hills East. The applicant stated that while a number of tracts allow a variety of heights, many of the existing buildings are well below their entitled heights.

- Transit

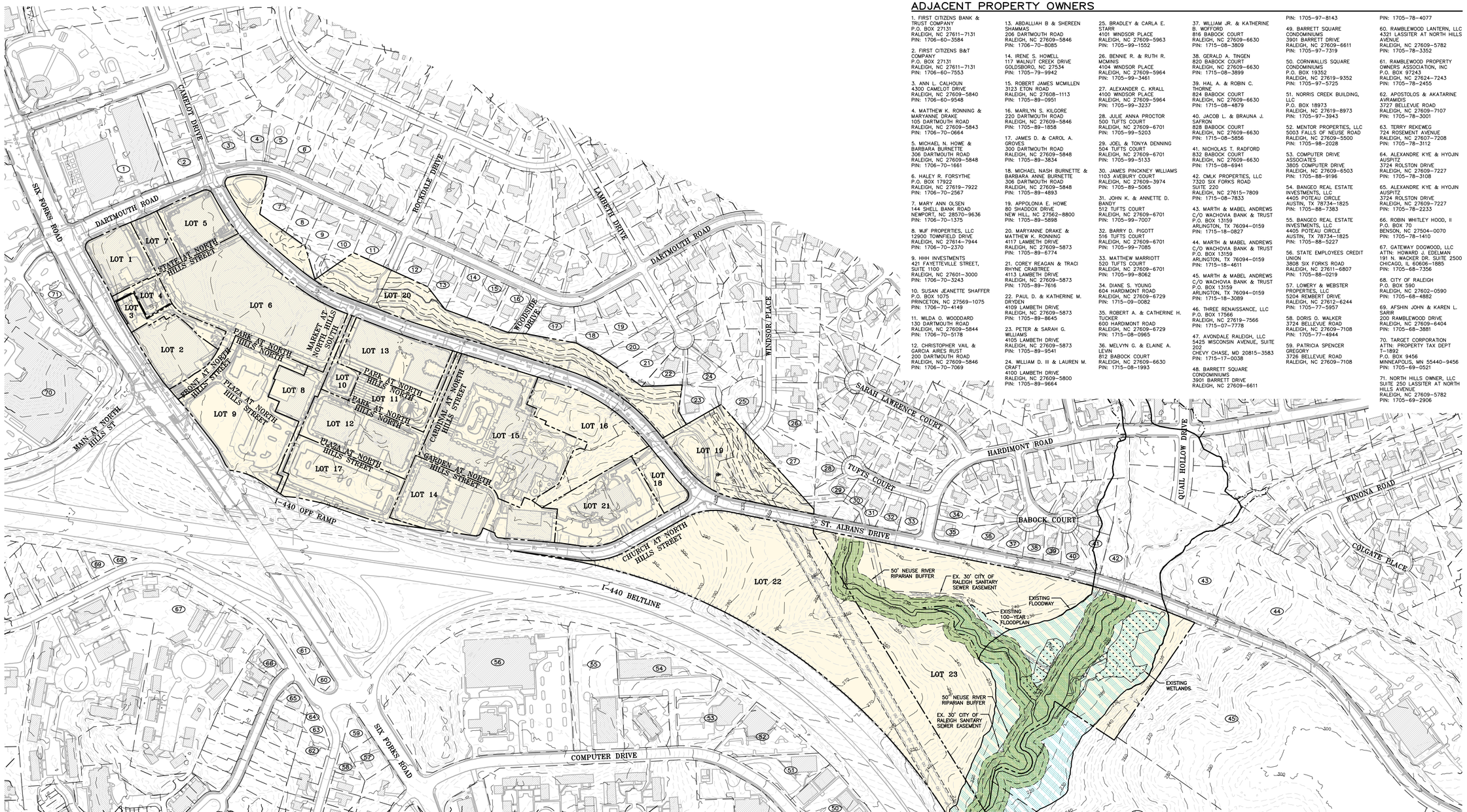
Some attendees asked about bus and other transit options for the Midtown area. The applicant mentioned the possibility of bus rapid transit to Downtown based on the new Wake County Transit plans. There was a request for better bus shelters on Wake Forest Road.

- Open Space

The applicant emphasized the substantial amount of open space, trails and natural area planned for the next phase of North Hills East. The plan shows substantial amounts of the area as open space. Also, the intent is to provide a number of walking and biking trails and other recreational amenities. There were questions about the future of the natural area north of St. Alban's Drive. The applicant stated that area would remain natural.

- Benefits of Existing Amenities

Some attendees noted the significant amenities afforded by living in proximity to North Hills East development in terms of retail, open space, entertainment and restaurants.



ADJACENT PROPERTY OWNERS

1. FIRST CITIZENS BANK & TRUST COMPANY
P.O. BOX 27131
RALEIGH, NC 27611-7131
PIN: 1706-60-3584

2. FIRST CITIZENS B&T COMPANY
P.O. BOX 27131
RALEIGH, NC 27611-7131
PIN: 1706-60-7553

3. ANN L. CALHOUN
4300 CAMELOT DRIVE
RALEIGH, NC 27609-5840
PIN: 1706-60-9548

4. MATTHEW K. RONNING & MARYANNE DRAKE
105 DARTMOUTH ROAD
RALEIGH, NC 27609-5843
PIN: 1706-70-0664

5. MICHAEL N. HOWE & BARBARA BURNETTE
306 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1706-70-1661

6. HALEY R. FORSYTHE
P.O. BOX 17922
RALEIGH, NC 27619-7922
PIN: 1706-70-2567

7. MARY ANN OLSEN
144 SHELL BANK ROAD
NEWPORT, NC 28570-9636
PIN: 1706-70-1375

8. WJF PROPERTIES, LLC
12900 TOWNFIELD DRIVE
RALEIGH, NC 27614-7944
PIN: 1706-70-2370

9. HHH INVESTMENTS
421 FAYETTEVILLE STREET, SUITE 1100
RALEIGH, NC 27601-3000
PIN: 1706-70-3243

10. SUSAN JEANETTE SHAFFER
P.O. BOX 1075
PRINCETON, NC 27569-1075
PIN: 1706-70-4149

11. WILDA O. WOODDARD
130 DARTMOUTH ROAD
RALEIGH, NC 27609-5844
PIN: 1706-70-5178

12. CHRISTOPHER VAIL & GARCIA AIRES RUST
200 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1706-70-7069

13. ABDALLIAH B & SHEREEN SHAMMAS
206 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1706-70-8085

14. IRENE S. HOWELL
117 WALNUT CREEK DRIVE
GOLDSBORO, NC 27534
PIN: 1705-79-9942

15. ROBERT JAMES MCMILLEN
3123 ETON ROAD
RALEIGH, NC 27608-1113
PIN: 1705-89-0951

16. MARILYN S. KILGORE
220 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1705-89-1858

17. JAMES D. & CAROL A. GROVES
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1705-89-3834

18. MICHAEL NASH BURNETTE & BARBARA ANNE BURNETTE
306 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1705-89-4893

19. APPOLONIA E. HOWE
80 SHADDOX DRIVE
NEW HILL, NC 27562-8800
PIN: 1705-89-5898

20. MARYANNE DRAKE & MATTHEW K. RONNING
4117 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-6774

21. COREY REAGAN & TRACI RHYNE CRABTREE
4113 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-7616

22. PAUL D. & KATHERINE M. DRYDEN
4109 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-8645

23. PETER & SARAH G. WILLIAMS
4105 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-9541

24. WILLIAM D. III & LAUREN M. CRAFT
4100 LAMBETH DRIVE
RALEIGH, NC 27609-5800
PIN: 1705-89-9664

25. BRADLEY & CARLA E. STARR
4101 WINDSOR PLACE
RALEIGH, NC 27609-5963
PIN: 1705-99-1552

26. BENNIE R. & RUTH R. MCMINIS
4104 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3461

27. ALEXANDER C. KRALL
4100 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3237

28. JULIE ANNA PROCTOR
500 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5203

29. JOEL & TONYA DENNING
504 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5133

30. JAMES PINCKNEY WILLIAMS
1103 AVEBURY COURT
RALEIGH, NC 27609-3974
PIN: 1705-89-5065

31. JOHN K. & ANNETTE D. BANDY
512 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7007

32. BARRY D. PIGOTT
516 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7085

33. MATTHEW MARRIOTT
520 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-8062

34. DIANE S. YOUNG
604 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-09-0082

35. ROBERT A. & CATHERINE H. TUCKER
600 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-08-0965

36. MELVYN G. & ELAINE A. LEVIN
812 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-1993

37. WILLIAM JR. & KATHERINE B. WOFFORD
816 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3809

38. GERALD A. TINGEN
820 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3899

39. HAL A. & ROBIN C. THORNE
824 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-4879

40. JACOB L. & BRAUNA J. SAFRON
828 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-5856

41. NICHOLAS T. RADFORD
832 BABOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-6941

42. CMLK PROPERTIES, LLC
7320 SIX FORKS ROAD
SUITE 220
RALEIGH, NC 27615-7809
PIN: 1715-08-7833

43. MARTH & MABEL ANDREWS C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-0827

44. MARTH & MABEL ANDREWS C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-4611

45. MARTH & MABEL ANDREWS C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-3089

46. THREE RENAISSANCE, LLC
P.O. BOX 17566
RALEIGH, NC 27619-7566
PIN: 1715-07-7778

47. AVONDALE RALEIGH, LLC
5425 WISCONSIN AVENUE, SUITE 202
CHEVY CHASE, MD 20815-3583
PIN: 1715-17-0038

48. BARRETT SQUARE CONDOMINIUMS
3901 BARRETT DRIVE
RALEIGH, NC 27609-6611
PIN: 1705-97-8143

49. BARRETT SQUARE CONDOMINIUMS
3901 BARRETT DRIVE
RALEIGH, NC 27609-6611
PIN: 1705-97-7319

50. CORNWALLIS SQUARE CONDOMINIUMS
P.O. BOX 19352
RALEIGH, NC 27619-9352
PIN: 1705-97-5725

51. NORRIS CREEK BUILDING, LLC
P.O. BOX 18973
RALEIGH, NC 27619-8973
PIN: 1705-97-3943

52. MENTOR PROPERTIES, LLC
5003 FALLS OF NEUSE ROAD
RALEIGH, NC 27609-5500
PIN: 1705-98-2028

53. COMPUTER DRIVE ASSOCIATES
3805 COMPUTER DRIVE
RALEIGH, NC 27609-6503
PIN: 1705-88-9196

54. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-7383

55. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-5227

56. STATE EMPLOYEES CREDIT UNION
3808 SIX FORKS ROAD
RALEIGH, NC 27611-6807
PIN: 1705-88-0219

57. LOWERY & WEBSTER PROPERTIES, LLC
5204 REMBERT DRIVE
RALEIGH, NC 27612-6244
PIN: 1705-77-5957

58. DORIS O. WALKER
3724 BELLEVUE ROAD
RALEIGH, NC 27609-7108
PIN: 1705-77-4944

59. PATRICIA SPENCER GREGORY
3726 BELLEVUE ROAD
RALEIGH, NC 27609-7108
PIN: 1705-78-4077

60. RAMBLEWOOD LANTERN, LLC
4321 LASSITER AT NORTH HILLS AVENUE
RALEIGH, NC 27609-5782
PIN: 1705-78-3352

61. RAMBLEWOOD PROPERTY OWNERS ASSOCIATION, INC
P.O. BOX 97243
RALEIGH, NC 27624-7243
PIN: 1705-78-2455

62. APOSTOLOS & AKATARINE AVRAMIDIS
3727 BELLEVUE ROAD
RALEIGH, NC 27609-7107
PIN: 1705-78-3001

63. TERRY REKEWEG
724 ROSEMENT AVENUE
RALEIGH, NC 27607-7208
PIN: 1705-78-3112

64. ALEXANDRE KYE & HYOJIN AUSPITZ
3724 ROLSTON DRIVE
RALEIGH, NC 27609-7227
PIN: 1705-78-3108

65. ALEXANDRE KYE & HYOJIN AUSPITZ
3724 ROLSTON DRIVE
RALEIGH, NC 27609-7227
PIN: 1705-78-2233

66. ROBIN WHITLEY HOOD, II
P.O. BOX 70
BENSON, NC 27504-0070
PIN: 1705-78-1410

67. GATEWAY DOGWOOD, LLC
ATTN: HOWARD J. EDELMAN
191 N. WACKER DR. SUITE 2500
CHICAGO, IL 60606-1885
PIN: 1705-68-7356

68. CITY OF RALEIGH
P.O. BOX 590
RALEIGH, NC 27602-0590
PIN: 1705-68-4882

69. AFSHIN JOHN & KAREN L. SARIR
200 RAMBLEWOOD DRIVE
RALEIGH, NC 27609-6404
PIN: 1705-68-3681

70. TARGET CORPORATION
ATTN: PROPERTY TAX DEPT T-1892
P.O. BOX 9456
MINNEAPOLIS, MN 55440-9456
PIN: 1705-69-0521

71. NORTH HILLS OWNER, LLC
SUITE 250 LASSITER AT NORTH HILLS AVENUE
RALEIGH, NC 27609-5782
PIN: 1705-69-2906

PROPERTY OWNERS

LOT 1
NORTH HILLS TOWER II, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1706-60-4182
ACREAGE: 1.28 AC
ZONING: PD

LOT 2
4208 SIX FORKS ROAD, LLC
P.O. BOX 28270
SANTA ANA, CA 92799-8270
PIN: 1705-69-7712
ACREAGE: 1.49 AC
ZONING: PD

LOT 3
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-69-7809
ACREAGE: 0.67 AC
ZONING: PD

LOT 4
NHE OVERLOOK PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-69-5996
ACREAGE: 0.44 AC
ZONING: PD

LOT 5
NHE TRACT A RESIDENTIAL, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1706-60-8216
ACREAGE: 1.38 AC
ZONING: PD

LOT 6
PARK & MARKET AT NORTH HILLS ASSOC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-0940
ACREAGE: 5.85 AC
ZONING: PD

LOT 7
KANE CONCORD HOTEL EAST TWO, LLC
11410 COMMON OAKS DRIVE
RALEIGH, NC 27614-7002
PIN: 1706-60-6148
ACREAGE: 0.69 AC
ZONING: PD

LOT 8
BLACK SAPPHIRE C RALEIGH HOUSE 2014, INC
122 MARY STREET
GEORGETOWN GRAND CAYMAN KY1-1107
PIN: 1705-79-2562
ACREAGE: 1.15 AC
ZONING: PD

LOT 9
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-0436
ACREAGE: 4.18 AC
ZONING: PD

LOT 10
NHE MIDTOWN PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-4632
ACREAGE: 0.48 AC
ZONING: PD

LOT 11
NHE MIDTOWN PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-6540
ACREAGE: 0.97 AC
ZONING: PD

LOT 12
NHE PARK CENTRAL APTS. LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-5347
ACREAGE: 2.65 AC
ZONING: PD

LOT 13
MIDTOWN GREEN AT N.H. CONDOMINIUM NHE TRACT H, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-6668
ACREAGE: 2.21 AC
ZONING: PD

LOT 14
SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-9075
ACREAGE: 3.29 AC
ZONING: PD

LOT 15
300 ST. ALBANS DRIVE, LLC
4500 DORR STREET
TOLEDO, OH 43615-4040
PIN: 1705-89-0396
ACREAGE: 5.91 AC
ZONING: PD

LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-4366
ACREAGE: 2.78 AC
ZONING: PD

LOT 17
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-4136
ACREAGE: 2.65 AC
ZONING: PD

LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-7196
ACREAGE: 0.72 AC
ZONING: PD

LOT 19
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-99-1204
ACREAGE: 3.07 AC
ZONING: PD

LOT 20
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-9808
ACREAGE: 5.95 AC
ZONING: PD

LOT 21
CHURCH OF THE APOSTLES OF RALEIGH
333 CHURCH AT NORTH HILLS STREET
RALEIGH, NC 27609-5177
PIN: 1705-89-5065
ACREAGE: 2.60 AC
ZONING: PD

LOT 22
ST. ALBANS, LLC
P.O. BOX 30546
RALEIGH, NC 27622-0546
PIN: 1705-98-1738
ACREAGE: 13.35 AC
ZONING: OX-3-GR

LOT 23
MABLE ANDREWS & ALEX B. ANDREWS HEIRS C/O WACHOVIA BANK
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1705-98-9505
ACREAGE: 20.41 AC
ZONING: OX-3-GR

LEGEND

- 100-YEAR FLOODPLAIN
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No. C-0293
(800) 733-5646 • McAdamsCo.com

REVISIONS:
1.

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-XC1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=200'
DATE:	09-01-2016
SHEET NO.	P-1

McADAMS

X:\Projects\KAN\KAN-16010\Land\PD-Master Plan\Current Drawings\KAN16010-PD-XC1.dwg, 9/1/2016 9:02:30 AM, Gross, Matt

Maximum Density per Use Chart	
Use	Density
Office (Including Institution/Civic/Service)	2,014,479 SF
Commercial/Retail	450,000 SF
Hotel	1,100 Rooms
Residential	3,150 Units

Residential Density Allocation Table

Tract	Acreage	Default Density (Units)	Transferred Density (Units)	Accepted Density (Units)	Donor Tract	Density after Transfer (Units)
A	1.19	48	48			0
B	1.09	44				44
C	2.75	110	110			0
D	2.35	94		58	A (48 Units) C (10 Units)	152
E	5.32	213				213
F	7.00	280				280
G	2.40	96				96
H	0.98	39				39
I	1.50	60		20	C (20 Units)	80
J	1.95	78		100	C (80 Units) P (20 Units)	178
K	2.07	83				83
L	9.09	364				364
M	5.95	238				238
N	3.10	124				124
O	0.72	29				29
P	3.07	123	20			103
Q	1.69	68				0
R	4.16	166				0
S	1.42	57				0
T	1.88	75				0
U	3.54	142				0
V	5.98	239				0
W	9.51	380				0
TOTAL	78.71	3,150	178	178		2,021

NOTE 1: Units represented in the table are not intended to limit the permitted density set forth in the Master Plan, and any conflict among provisions shall be interpreted to allow more, rather than less density.

NOTE 2: An updated table showing the then current allocation of residential density will be submitted with each site plan containing residential use.

NOTE 3: Transferred Density, Accepted Density, Donor Tracts, and Density after Transfer are subject to change per Section 8.B.6 of the Master Plan.

Maximum Height and Use Chart

Tract	Acreage	Height from lowest FFE	Height per City Code		Retail sf	Residential Dwelling Units	Office sf	Lodging Units	Congregate Care Units	Church sf
A	1.19	285	300	I	70,000	–	350,000	250	–	–
				II	70,000	500	–	250	–	–
				III	70,000	250	200,000	250	–	–
B	1.09	250	260		50,000	200	–	200	–	–
C	2.75	285	305		40,000	100	300,000	–	–	–
D	2.35	250	270		50,000	400	–	–	–	–
E	5.32	340	365	I	100,000	350	500,000	325	–	–
				II	100,000	1,800	–	325	–	–
				III	100,000	800	300,000	325	–	–
F	7.00	285	295	I	70,000	900	–	325	–	–
				II	70,000	–	350,000	325	–	–
				III	70,000	600	250,000	325	–	–
G	2.40	285	350	I	20,000	750	–	325	–	–
				II	20,000	–	350,000	325	–	–
				III	20,000	300	250,000	325	–	–
H	0.98	95	100		10,000	100	–	–	–	–
I	1.50	95	100		10,000	100	–	–	–	–
J	1.95	95	100		80,000	150	–	–	–	–
K	2.07	95	105		50,000	325	–	325	–	–
L	9.09	195	225	I	20,000	0	–	–	350	–
				II	50,000	1,500	–	–	–	–
				III	50,000	–	–	–	1,500	–
M	5.95	30	35		–	–	–	–	–	–
N	3.10	75	85	I	–	–	75,000	–	–	–
				II	–	–	–	–	–	100,000
				III	10,000	100	–	–	–	–
O	0.72	100	115	I	25,000	–	100,000	–	–	–
				II	25,000	–	–	–	–	100,000
				III	25,000	100	–	–	–	–
				IV	25,000	–	–	225	–	–
P	3.07	35	45		–	–	–	–	–	–
Q	1.69	90	105		15,000	200 (75)*	–	225	–	–
R	4.16	150	165	I	50,000	500 (100)*	–	300	–	–
				II	25,000	500 (100)*	200,000	300	–	–
				III	–	500 (100)*	500,000	300	–	–
S	1.42	75	90		5,000	200 (50)*	–	–	200	–
T	1.88	250	265	I	–	525	400,000	225	–	–
				II	20,000	350	400,000	225	–	–
				III	45,000	275	400,000	225	–	–
U	3.54	75	90		15,000	300 (75)*	–	–	250	–
V	5.98	250	265	I	–	600	425,000	200	–	–
				II	10,000	400	425,000	200	–	–
				III	50,000	275	425,000	200	–	–
W	9.51	35	50		–	–	–	–	–	–

(#)* – Indicates the maximum number of Townhome units allowed within the subject Tract.

GENERAL NOTES

1. Heights cannot shift between tracts. Height will be measured by the Code, and the FFE height is for illustrative purposes only.

2. Overall development intensity will be limited by the TIA submitted with this masterplan.

3. Tracts A, E, F, G, L, N, O, R, T, and V can independently change from one option to another (i. e. – Tract E can be changed to scenario II while Tract F stays in scenario I).

4. Subject to the other provisions of this Master Plan, Developer reserves the right to construct exclusively retail buildings in the development.

5. Tract and Lot sizes and configurations are subject to change in accordance with the Master Plan.

6. All residential, recreational, institution/civic/services, office, and commercial land uses (as those terms are utilized in the UDO) will be permitted within the Development.

7. The following building types shall be allowed within the Development; Townhouse, Apartment, General building, Mixed–Use building, Civic building, and Open Lot.

8. There shall be no minimum or maximum lot area or lot widths required within the Development.

9. All minimum building and parking setbacks shall be 0 feet for all Tracts or Lots within the Development.

10. There shall be a build–to of 0–100 feet along Church at North Hills Street Extension. Within this build–to the building width with shall be 50% (min).

11. There shall be no minimum ground floor elevation required by building type within the Development.

12. The minimum ground floor story height shall be 9 feet for general use and mixed use buildings.

13. The minimum upper story height shall be 9 feet for general use and mixed use buildings.

14. The minimum ground story transparency shall be 20 percent for townhomes, apartments, general use, and mixed use buildings.

15. The minimum upper story transparency shall be 15 percent for townhomes, apartments, general use, and mixed use buildings.

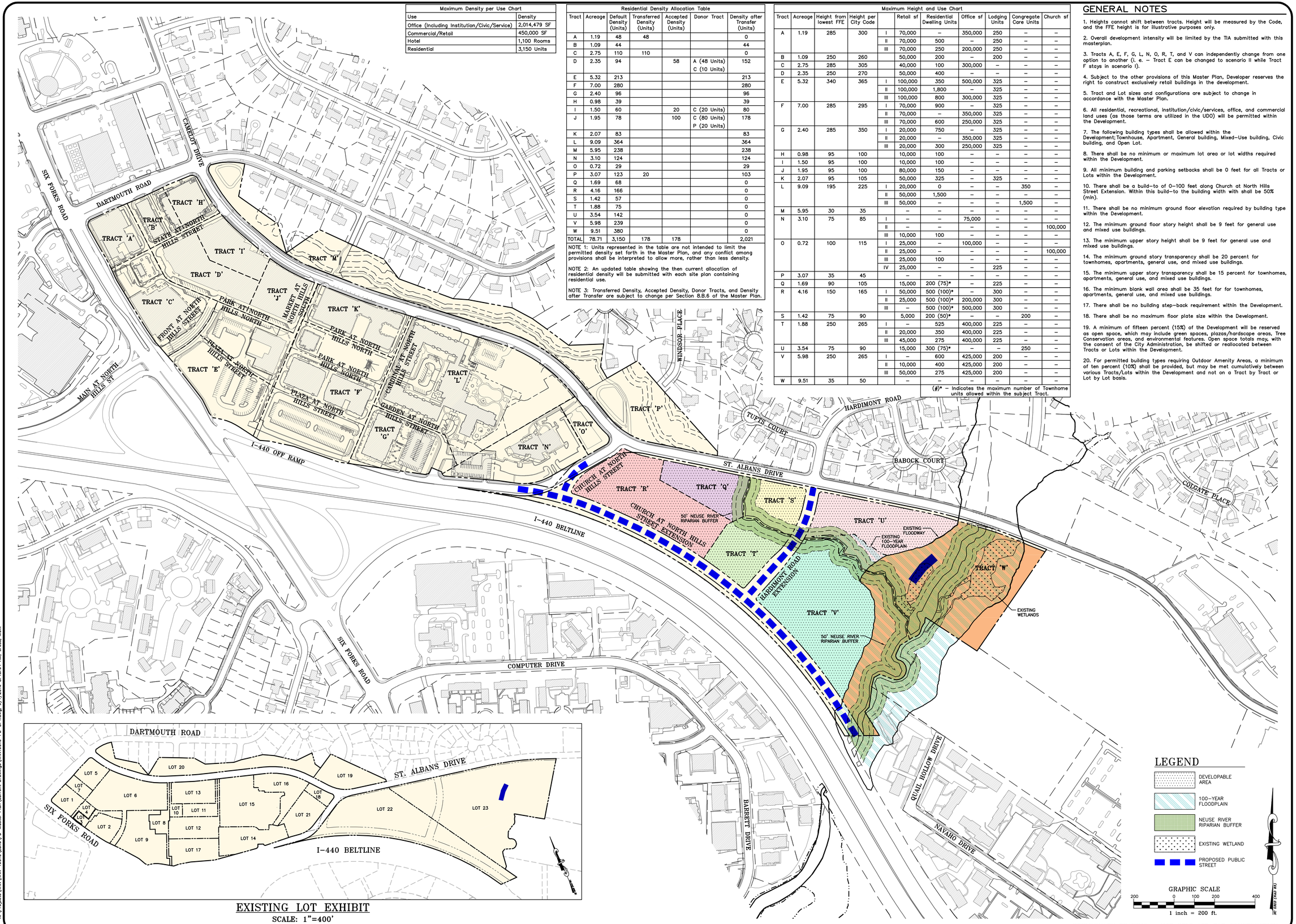
16. The minimum blank wall area shall be 35 feet for for townhomes, apartments, general use, and mixed use buildings.

17. There shall be no building step–back requirement within the Development.

18. There shall be no maximum floor plate size within the Development.

19. A minimum of fifteen percent (15%) of the Development will be reserved as open space, which may include green spaces, plazas/hardscape areas, Tree Conservation areas, and environmental features. Open space totals may, with the consent of the City Administration, be shifted or reallocated between Tracts or Lots within the Development.

20. For permitted building types requiring Outdoor Amenity Areas, a minimum of ten percent (10%) shall be provided, but may be met cumulatively between various Tracts/Lots within the Development and not on a Tract by Tract or Lot by Lot basis.



EXISTING LOT EXHIBIT

SCALE: 1"=400'

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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NORTH HILLS EAST

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

OVERALL DEVELOPMENT PLAN

PROJECT NO.	KAN–16010
FILENAME:	KAN16010–PD–DP1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=200'
DATE:	09–01–2016
SHEET NO.	P-2

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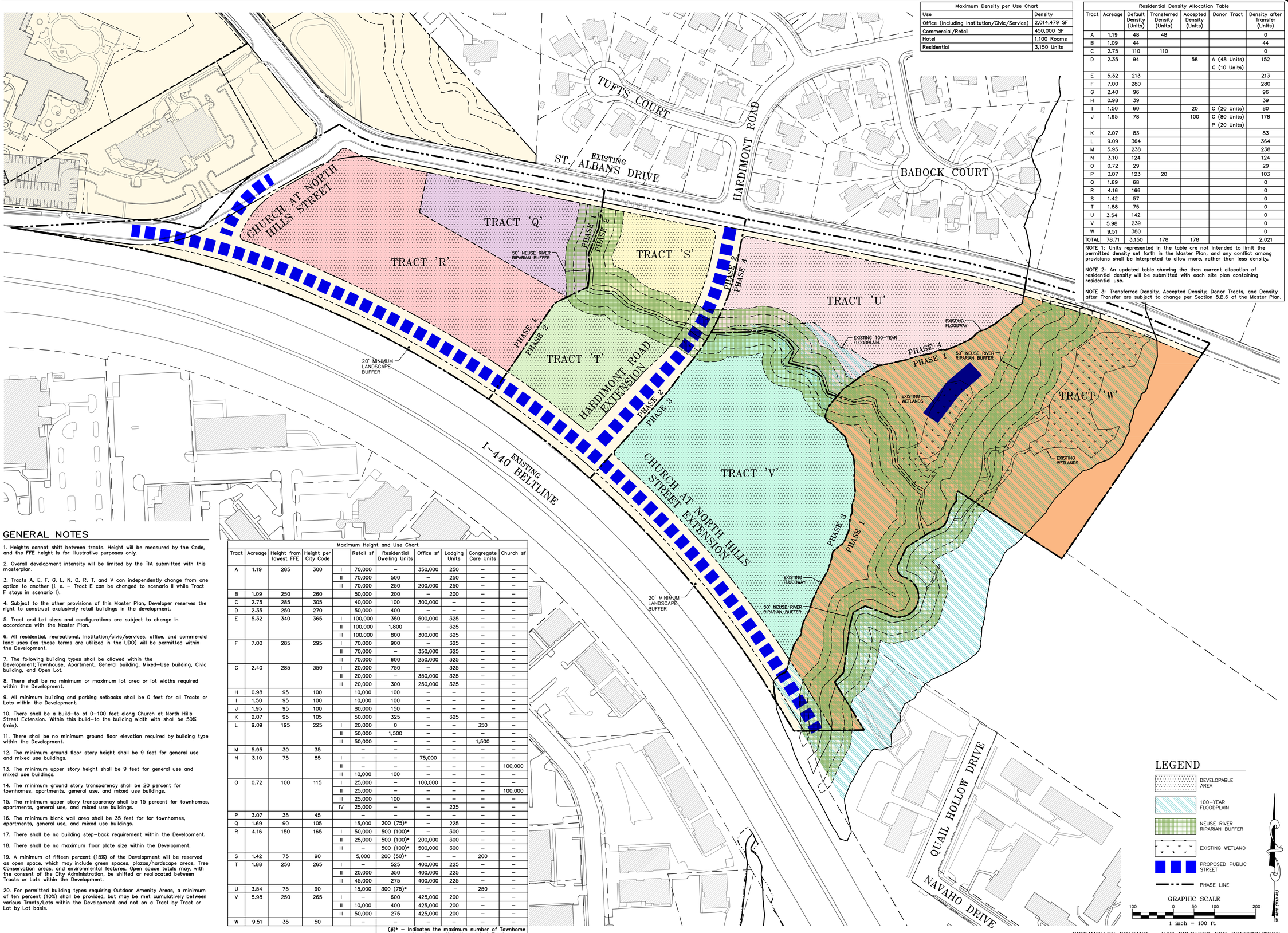

Maximum Density per Use Chart	
Use	Density
Office (Including Institution/Civic/Service)	2,014,479 SF
Commercial/Retail	450,000 SF
Hotel	1,100 Rooms
Residential	3,150 Units

Residential Density Allocation Table						
Tract	Acreage	Default Density (Units)	Transferred Density (Units)	Accepted Density (Units)	Donor Tract	Density after Transfer (Units)
A	1.19	48	48			0
B	1.09	44				44
C	2.75	110	110			0
D	2.35	94		58	A (48 Units) C (10 Units)	152
E	5.32	213				213
F	7.00	280				280
G	2.40	96				96
H	0.98	39				39
I	1.50	60		20	C (20 Units)	80
J	1.95	78		100	C (80 Units) P (20 Units)	178
K	2.07	83				83
L	9.09	364				364
M	5.95	238				238
N	3.10	124				124
O	0.72	29				29
P	3.07	123	20			103
Q	1.69	68				0
R	4.16	166				0
S	1.42	57				0
T	1.88	75				0
U	3.54	142				0
V	5.98	239				0
W	9.51	380				0
TOTAL	78.71	3,150	178	178		2,021

NOTE 1: Units represented in the table are not intended to limit the permitted density set forth in the Master Plan, and any conflict among provisions shall be interpreted to allow more, rather than less density.

NOTE 2: An updated table showing the then current allocation of residential density will be submitted with each site plan containing residential use.

NOTE 3: Transferred Density, Accepted Density, Donor Tracts, and Density after Transfer are subject to change per Section 8.B.6 of the Master Plan.

GENERAL NOTES

1. Heights cannot shift between tracts. Height will be measured by the Code, and the FFE height is for illustrative purposes only.

2. Overall development intensity will be limited by the TIA submitted with this masterplan.

3. Tracts A, E, F, G, L, N, O, R, T, and V can independently change from one option to another (i. e. – Tract E can be changed to scenario II while Tract F stays in scenario I).

4. Subject to the other provisions of this Master Plan, Developer reserves the right to construct exclusively retail buildings in the development.

5. Tract and Lot sizes and configurations are subject to change in accordance with the Master Plan.

6. All residential, recreational, institution/civic/services, office, and commercial land uses (as those terms are utilized in the UDO) will be permitted within the Development.

7. The following building types shall be allowed within the Development; Townhouse, Apartment, General building, Mixed–Use building, Civic building, and Open Lot.

8. There shall be no minimum or maximum lot area or lot widths required within the Development.

9. All minimum building and parking setbacks shall be 0 feet for all Tracts or Lots within the Development.

10. There shall be a build–to of 0–100 feet along Church at North Hills Street Extension. Within this build–to the building width with shall be 50% (min).

11. There shall be no minimum ground floor elevation required by building type within the Development.

12. The minimum ground floor story height shall be 9 feet for general use and mixed use buildings.

13. The minimum upper story height shall be 9 feet for general use and mixed use buildings.

14. The minimum ground story transparency shall be 20 percent for townhomes, apartments, general use, and mixed use buildings.

15. The minimum upper story transparency shall be 15 percent for townhomes, apartments, general use, and mixed use buildings.

16. The minimum blank wall area shall be 35 feet for for townhomes, apartments, general use, and mixed use buildings.

17. There shall be no building step–back requirement within the Development.

18. There shall be no maximum floor plate size within the Development.

19. A minimum of fifteen percent (15%) of the Development will be reserved as open space, which may include green spaces, plazas/hardscape areas, Tree Conservation areas, and environmental features. Open space totals may, with the consent of the City Administration, be shifted or reallocated between Tracts or Lots within the Development.

20. For permitted building types requiring Outdoor Amenity Areas, a minimum of ten percent (10%) shall be provided, but may be met cumulatively between various Tracts/Lots within the Development and not on a Tract by Tract or Lot by Lot basis.

Maximum Height and Use Chart										
Tract	Acreage	Height from lowest FFE	Height per City Code		Retail sf	Residential Dwelling Units	Office sf	Lodging Units	Congregate Care Units	Church sf
A	1.19	285	300	I	70,000	–	350,000	250	–	–
				II	70,000	500	–	250	–	–
				III	70,000	250	200,000	250	–	–
B	1.09	250	260		50,000	200	–	200	–	–
C	2.75	285	305		40,000	100	300,000	–	–	–
D	2.35	250	270		50,000	400	–	–	–	–
E	5.32	340	365	I	100,000	350	500,000	325	–	–
				II	100,000	1,800	–	325	–	–
				III	100,000	800	300,000	325	–	–
F	7.00	285	295	I	70,000	900	–	325	–	–
				II	70,000	–	350,000	325	–	–
				III	70,000	600	250,000	325	–	–
G	2.40	285	350	I	20,000	750	–	325	–	–
				II	20,000	–	350,000	325	–	–
				III	20,000	300	250,000	325	–	–
H	0.98	95	100		10,000	100	–	–	–	–
I	1.50	95	100		10,000	100	–	–	–	–
J	1.95	95	100		80,000	150	–	–	–	–
K	2.07	95	105		50,000	325	–	325	–	–
L	9.09	195	225	I	20,000	0	–	–	350	–
				II	50,000	1,500	–	–	–	–
				III	50,000	–	–	–	1,500	–
M	5.95	30	35		–	–	–	–	–	–
N	3.10	75	85	I	–	–	75,000	–	–	–
				II	–	–	–	–	–	100,000
				III	10,000	100	–	–	–	–
O	0.72	100	115	I	25,000	–	100,000	–	–	–
				II	25,000	–	–	–	–	100,000
				III	25,000	100	–	–	–	–
				IV	25,000	–	–	225	–	–
P	3.07	35	45		–	–	–	–	–	–
Q	1.69	90	105		15,000	200 (75)*	–	225	–	–
R	4.16	150	165	I	50,000	500 (100)*	–	300	–	–
				II	25,000	500 (100)*	200,000	300	–	–
				III	–	500 (100)*	500,000	300	–	–
S	1.42	75	90		5,000	200 (50)*	–	–	200	–
T	1.88	250	265	I	–	525	400,000	225	–	–
				II	20,000	350	400,000	225	–	–
				III	45,000	275	400,000	225	–	–
U	3.54	75	90		15,000	300 (75)*	–	–	250	–
V	5.98	250	265	I	–	600	425,000	200	–	–
				II	10,000	400	425,000	200	–	–
				III	50,000	275	425,000	200	–	–
W	9.51	35	50		–	–	–	–	–	–

(#)* – Indicates the maximum number of Townhome units allowed within the subject Tract.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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NORTH HILLS EAST
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

DEVELOPMENT PLAN

PROJECT NO.	KAN–16010
FILENAME:	KAN16010–PD–DP2
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09–01–2016
SHEET NO.	P-3

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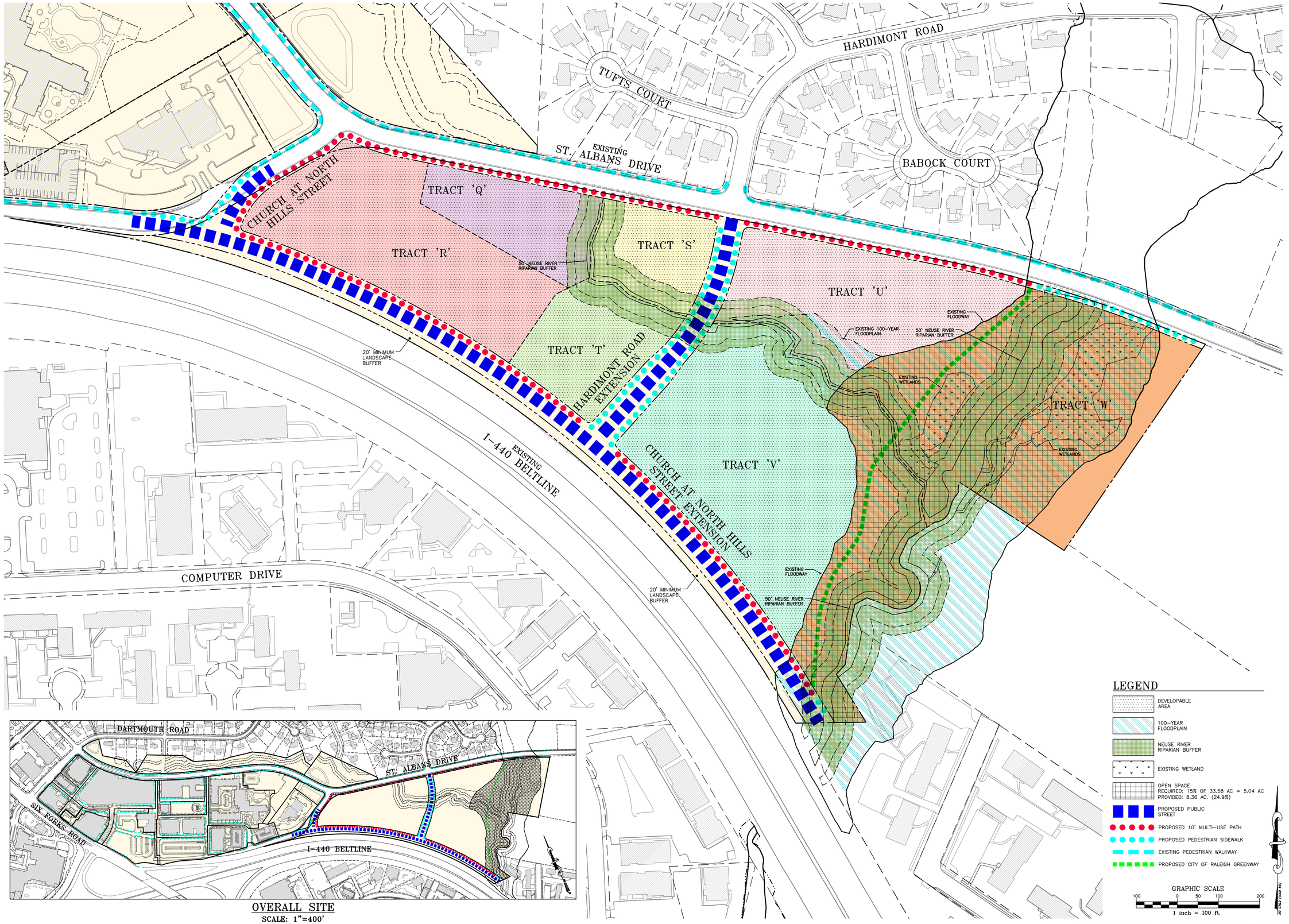

OVERALL SITE
SCALE: 1"=400'

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
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NORTH HILLS EAST

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-PED1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-5

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