

CITY OF RALEIGH

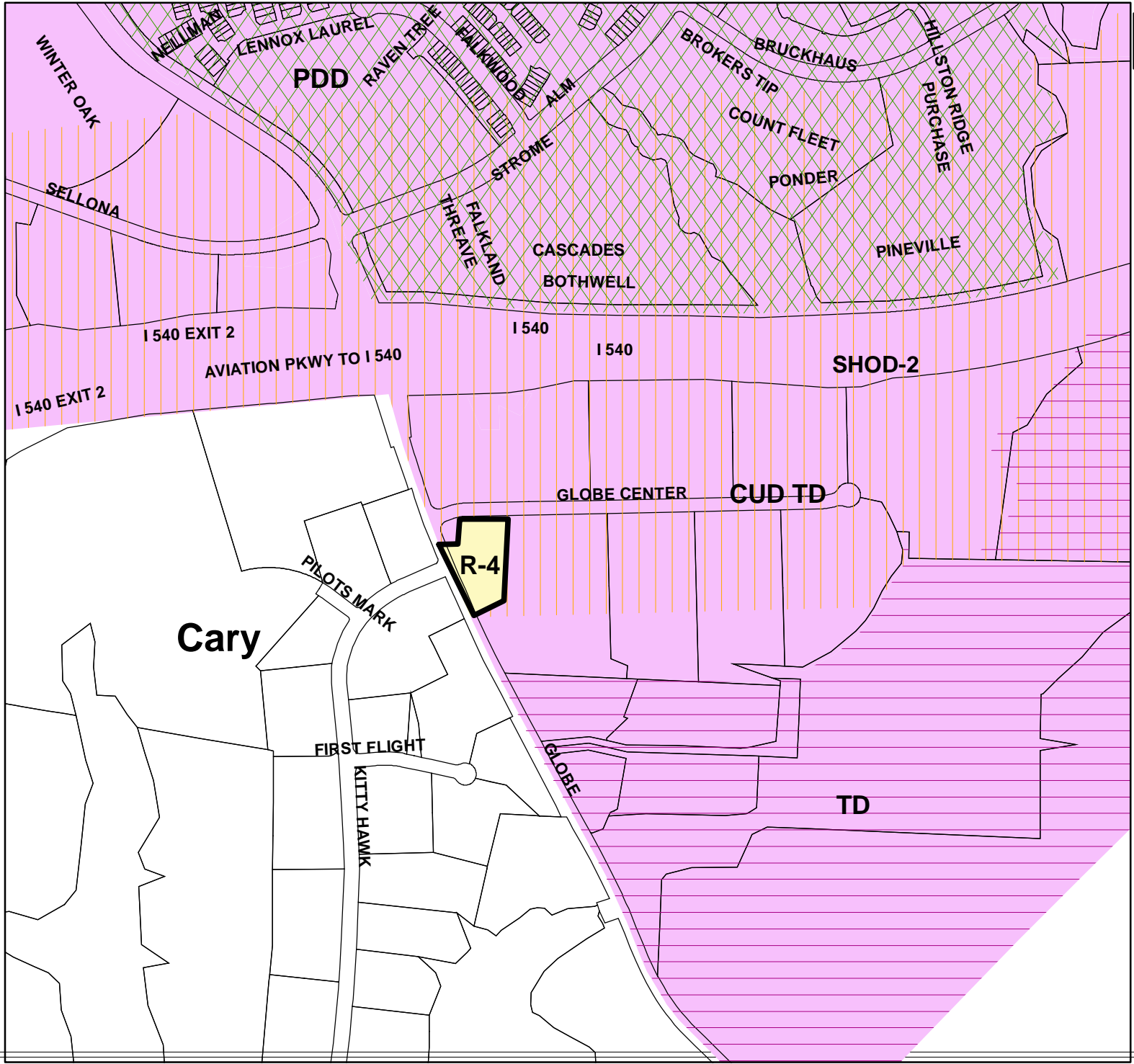
Z-26-09

**R-4
to
I-2 CUD**

2.00 acres

Public Hearing
April 21, 2009
(August 19, 2009)

430
Feet





Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):

City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.

Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

The property has not heretofore been subject to the zoning regulations of the City of Raleigh.

3. That the requested zoning change is or will be in accordance with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - 1) to lessen congestion in the streets;
 - 2) to provide adequate light and air;
 - 3) to prevent the overcrowding of land;
 - 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - 5) to regulate in accordance with a comprehensive plan;
 - 6) to avoid spot zoning; and
 - 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

Please check boxes where appropriate



THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate.

Signature(s)

Please type or print name(s) clearly:

Eric M. Braun, Attorney for the Petitioner

Michael Birch, Attorney for the Petitioner

Date:

12/18/08

EXHIBIT B. Request for Zoning Change

Office Use Only	
Petition No.	<u>Z - . 2 6 - 0 9</u>
Date Filed:	<u>12.19.08</u>
Filing Fee:	<u>pd 1028. * by CLK# 1078</u>

Please use this form only – form may be photocopied. Please type or print

See instructions, page 6

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	<u>Globe Road Partners, LLC</u>	<u>7101 Creedmoor Road Suite 142 Raleigh, NC 27613</u>	

2) Property Owner(s):	<u>Globe Road Partners, LLC</u>	<u>7101 Creedmoor Road Suite 142 Raleigh, NC 27613</u>	
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3) Contact Person(s):	<u>Eric M. Braun and Michael Birch K&L Gates, LLP</u>	<u>4350 Lassiter at North Hills Avenue, Suite 300 Raleigh, NC 27609</u>	<u>(919) 743-7315 (919) 743-7314 eric.braun@klgates.com michael.birch@klgates.c om</u>
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4) Property Description: Wake County Property Identification Number(s) (PIN): 0757-89-7685

Please provide surveys if proposed zoning boundary lines do not follow property lines.

General Street Location (nearest street intersections): Southeast quadrant of the
intersection of Globe Road and Globe Center Drive

5) Area of Subject Property (acres): 2.00 acres

6) Current Zoning District(s)

Classification: Residential-4

Include Overlay District(s), if Applicable

7) Proposed Zoning District

Classification: Industrial-2 Conditional Use

Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.

Exhibit B-1

List of Adjacent Property Owners

<u>Name and Address</u>	<u>PIN</u>
Globe Center Drive Investors, LLC c/o UBS Realty Investors, LLC P.O. Box 130156 Carlsbad, CA 92013-0156	0758-80-8178
Globe Center Drive Investors, LLC c/o UBS Realty Investors, LLC P.O. Box 130156 Carlsbad, CA 92013-0156	0757-99-1428
Alfredo F. & Fatima Yarur P.O. Box 30399 Raleigh, NC 27622-0399	0757-89-3799
Ryder NC Properties, LLC P.O. Box 1388 N. Wilkesboro, NC 28659-1388	0757-89-3296
Shirley L. & Kelly S. Lipscomb 5929 Farm Pond Road Apex, NC 27523-7578	0757-88-6911

Office Use Only
Petition No. <u>26-09</u>
Date Filed: _____

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only – form may be photocopied – please type or print.

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state which District Plan area the subject property is located within and the recommended land use for this property:

The subject property is located within the Umstead District Plan. According to the recommended urban form map for this district, the subject property is located within a regional intensity area. A regional intensity area should contain the highest concentration of intense development.

B. Please state whether the subject property is located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

The subject property is located within the Triangle Regional Center Plan. The plan notes that the growth potential for this area is very high. The subject property is located within an area designated "mixed use: residential/employment" by the regional plan's urban form map.

This plan recognizes that the majority of the land within the regional center is zoned Thoroughfare District, and that a large portion of that land zoned TD is subject to the Airport Assemblage conditional use zoning case, Z-65-96. The plan also notes that there are small, independently-owned out-parcels within the Airport Assemblage that are zoned Residential-4. The subject property is such a parcel.

The Airport Assemblage case provides a chart allocating acreage for a given land use to a particular area. The land surrounding the subject property is within Area D. A primary land use for this area is industrial.

C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies?

The proposed map amendment is consistent with the Comprehensive Plan. According to the Umstead District Plan and the Triangle Regional Center Plan, the subject property is located within a regional intensity area, for which intense land uses are recommend. Intense land uses are permitted by the Industrial-2 district.

The proposed map amendment is also consistent with the Airport Assemblage case, which governs land uses to the north, east, and south of the subject property. The Thoroughfare District zoning classification and zoning conditions approved through Z-65-96 promote intense industrial development around the subject property. Similar intense development is permitted by the proposed Industrial-2 zoning classification for the subject property.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

The subject property is surrounded by industrial uses, specifically warehouses, distribution centers, and a trucking terminal.

The subject property is located near the intersection of Globe Road and Kitty Hawk Drive, two minor thoroughfares. The subject property is accessible from Interstate 540, a primary arterial, by way of Aviation Parkway and Brier Creek Parkway, two secondary arterials.

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

The subject property is surrounded to the north, east, and south by land zoned Thoroughfare District Conditional Use, most of which also is zoned with Special Highway Overlay District-2. Most of this land is developed with conventional warehouses and surface parking lots.

The subject property is bounded to the west, across Globe Road, by Cary's planning jurisdiction. This property is zoned Office/Research and Development district (ORD) and General Commercial (GC). These districts permit a wide range of uses, including light manufacturing and flex-space. This land is developed with warehouses and surface parking lots.

C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area

The proposed zoning map amendment is compatible with the intense, industrial character of the surrounding area. The subject property is surrounded by property zoned for and developed for the type of land uses permitted by the proposed map amendment. The proposed map amendment permits the subject property to be developed in a manner consistent with the surrounding land uses and built environment.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The proposed map amendment benefits the landowner by permitting development of the property at its highest and best use, consistent with the surrounding built environment and land uses. The subject property is currently vacant, but surrounded by warehouses and other industrial uses that are not permitted under the subject property's current zoning. The proposed map amendment would benefit the landowner by permitting it the same development rights enjoyed by surrounding property owners.

B. For the immediate neighbors:

The proposed map amendment benefits the immediate neighbors by providing for a consistent development pattern. Most land uses permitted under the current Residential-4 zoning are incompatible with the surrounding industrial uses.

C. For the surrounding community:

The proposed map amendment benefits the surrounding community by permitting development consistent with nearby uses. Also, the proposed map amendment benefits the surrounding community by providing additional land for the intense uses recommended for this area by the Comprehensive Plan. Finally, development of this vacant tract for uses permitted in the proposed zoning district will benefit the surrounding community by enhancing the City's tax base.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

No. The rezoning of this property does not provide a significant benefit which is not available to the surrounding properties. Rather, the proposed map amendment would grant the subject property similar development rights currently available to the surrounding properties. The surrounding properties may develop with intense, industrial uses; however, the subject property is zoned for low density residential uses.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The proposed map amendment is reasonable and in the public interest because of the subject property's location and the surrounding zoning districts and land uses. The subject property is located at the intersection of two minor thoroughfares, and is accessible from Interstate 540, Aviation Parkway, and Brier Creek Parkway. Also, the Raleigh-Durham International Airport is in the immediate area. The subject property is surrounded by land that is zoned for and developed as industrial uses.

V. Recommended items of discussion (where applicable).

- a. An error by the City Council in establishing the current zoning classification of the property.

This recommended item of discussion is not applicable.

- b. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

The zoning classifications and land uses in the surrounding area have become more intense and industrial since the subject property was last zoned such that the current Residential-4 zoning classification could not properly be applied to it now were it being zoned for the first time.

The subject property is surrounded by land zoned for industrial uses (Thoroughfare District, Office/Research and Development). The subject property is surrounded by land developed with industrial uses, including warehouses, distribution centers, and a trucking terminal. The Comprehensive Plan designates this area for the highest concentration of intense development. The subject property's current zoning classification, Residential-4, does not permit any of the uses that exist in the immediate area or that are recommended by the Comprehensive Plan. Therefore, the subject property could not properly be zoned Residential-4 if it were being zoned for the first time.

- c. The public need for additional land to be zoned to the classification requested.**

This recommended item of discussion is not applicable.

- d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.**

This recommended item of discussion is not applicable.

VI. Other arguments on behalf of the map amendment requested.

The Petitioner does not have any other arguments on behalf of the map amendment at this time.



Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-26-09 Conditional Use; Globe Road

General Location: Globe Road, east side, south of its intersection with Globe Center Drive

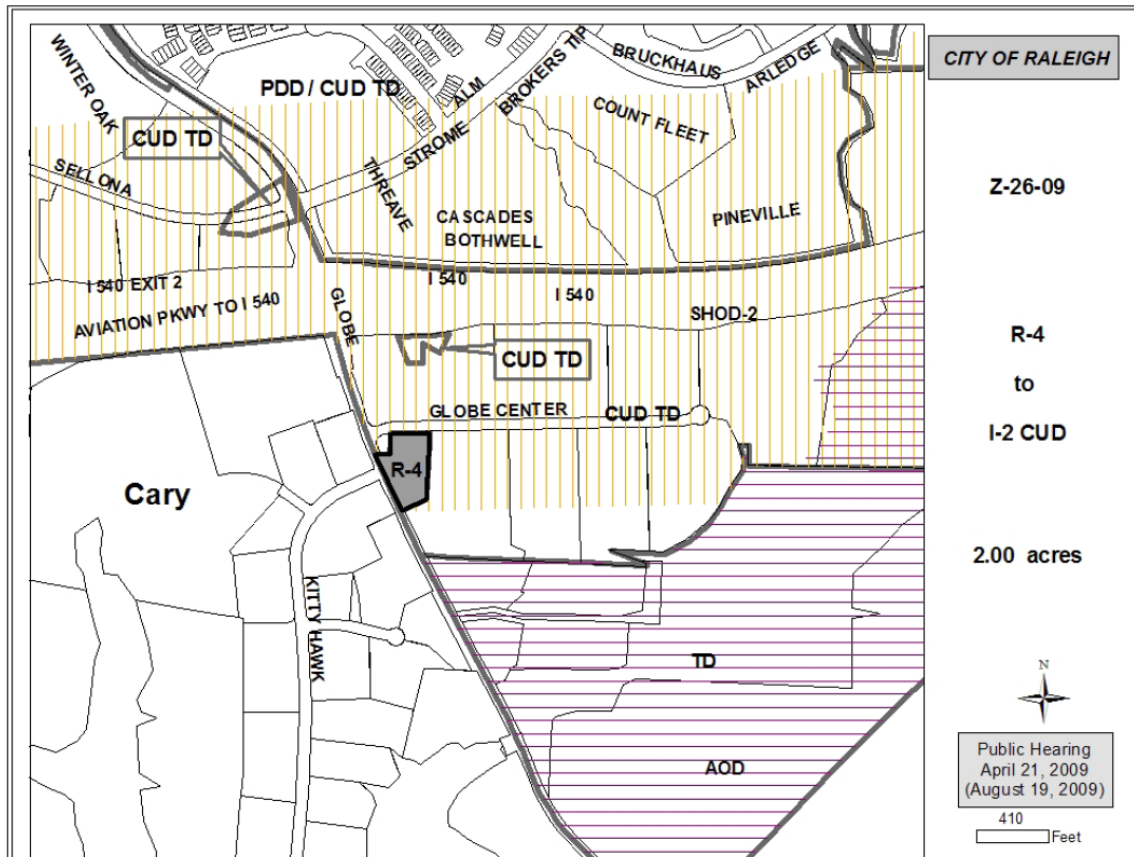
**Planning District
/ CAC:** Umstead / Northwest

Request: Petition for Rezoning from Residential-4 to Industrial-2 Conditional Use District.

**Comprehensive Plan
Consistency:** This request is consistent with the Comprehensive Plan.

**Valid Protest
Petition (VSPP):** None.

Recommendation: The Planning Commission finds that this request is consistent with the Comprehensive Plan and recommends that this request be approved in accordance with zoning conditions dated May 4, 2009.



CASE FILE: Z-26-09 Conditional Use; Globe Road

LOCATION: This site is located on the east side of Globe Road, south of its intersection with Globe Center Drive.

REQUEST: This request is to rezone approximately 2.0 acres, currently zoned Residential-4. The proposal is to rezone the property to Industrial-2 Conditional Use District.

COMPREHENSIVE PLAN CONSISTENCY: This request is consistent with the Comprehensive Plan.

RECOMMENDATION: The Planning Commission finds that this request is consistent with the Comprehensive Plan and recommends that this request be approved in accordance with zoning conditions dated May 4, 2009.

FINDINGS AND REASONS:

- (1) The request is consistent with the Comprehensive Plan. The site is located within a Regional Intensity Area, at the edge of a larger area of "Mixed Use: Employment/ Residential." The plan defines Employment Areas as being "Office and industrial areas that have a high concentration of jobs, but lack the retail and the clustering of intensity associated with focus areas."
- (2) The request is compatible with existing land uses in the adjacent area.
- (3) The applicant has provided zoning conditions which prohibit certain uses (including those prohibited in the Thoroughfare District, which is the zoning of the adjacent parcels within the City), and set r/w reimbursement rate.
- (4) Being consistent and compatible, and in seeking to mitigate potential impacts, the request can be considered reasonable and in the public interest.

To PC: April 28, 2009
Case History: April 28, 2009 (recommended approval)

To CC: May 19, 2009 **City Council Status:** _____

Staff Coordinator: Doug Hill

Motion: Smith
Second: Fleming
In Favor: Butler, Chambliss, Fleming, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
Opposed:
Excused:

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

Signatures: (Planning Dir.) _____ (PC Chair) _____

Date: _____ Date: 5/13/09



Zoning Staff Report: Z-26-09 Conditional Use

LOCATION: This site is located on the east side of Globe Road, south of its intersection with Globe Center Drive.

AREA OF REQUEST: 2.00 acres

PROPERTY OWNER: Globe Road Partners LLC

CONTACT PERSON: Eric M. Braun, 743-7315
Michael Birch, 743-7314

PLANNING COMMISSION RECOMMENDATION DEADLINE: August 19, 2009

ZONING:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Residential-4	Industrial-2 CUD
	<u>Current Overlay District</u>	<u>Proposed Overlay District</u>
	n/a	n/a
ALLOWABLE DWELLING UNITS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	8 dwelling units	0 dwelling units
ALLOWABLE OFFICE SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	None permitted	No maximum limitation
ALLOWABLE RETAIL SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	None permitted	No maximum limitation
ALLOWABLE GROUND SIGNS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Tract ID sign	High profile (Area = 100 sq. ft.; Height = 15 feet)

ZONING HISTORY: This property has been zoned Residential-4 since the mid-1980s.

SURROUNDING ZONING: NORTH: TD CUD (Z-95-96: Airport Assemblage Conditional Use Plan—Area D), with SHOD-2

Conditions:

1. Petitioner's property to be divided into four (4) areas (A, B, C & D) as shown upon map entitled "Eastern Airline Property Conditional Use Plan" dated March 15, 1996, last revised May 20, 1996 (the "Conditional Use Plan") incorporated herein by reference with land use by area as specified upon Exhibit C-1 attached hereto and incorporated herein by reference.
2. Allowed Land Uses are as specified upon Exhibit C-2 attached hereto and incorporated herein by reference shall apply to the Petitioner's property.
3. General Conditions as specified in Exhibit C-3 attached hereto and incorporated herein by reference shall apply to the Petitioner's property.
4. The Conditional Use Plan notes set forth in Exhibit C-4 attached hereto and incorporated herein by reference shall apply to Petitioner's property.
5. The Conditional Use Plan as set forth in Exhibit C-5 attached hereto and incorporated herein by reference shall apply to Petitioner's property.
6. The Conceptual Roads and Utility Plan as set forth in Exhibit C-6 attached hereto and incorporated herein by reference shall apply to Petitioner's property.

[Z-65-96 Exhibits: See Zoning File]

SOUTH: TD CUD (Z-95-96: Airport Assemblage—Area D), with SHOD-2
 EAST: TD CUD (Z-95-96: Airport Assemblage—Area D), with SHOD-2
 WEST: Town of Cary: northwest: ORD (Office/ Research and Development);
 southwest: GC (General Commercial)

LAND USE: Vacant; wooded

**SURROUNDING
LAND USE:**

NORTH: Bulk distribution and warehousing
 SOUTH: Bulk distribution and warehousing
 EAST: Bulk distribution and warehousing
 WEST: Warehouse; truck terminal

**DESIGNATED
HISTORIC
RESOURCES:**

None on site; none within 100 feet of site.

EXHIBIT C AND D ANALYSIS:

**COMPREHENSIVE
PLAN SUMMARY
TABLE:**

In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City's adopted Comprehensive Plan the following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	Umstead
Urban Form	Regional Intensity Area/ Community Focus Area
Specific Area Plan	Triangle Regional Center Plan
Guidelines	None

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).

This proposal is consistent with the Comprehensive Plan. The Umstead District Plan shows this site to be within the Triangle Regional Center, and more specifically a Regional Intensity Area. The Plan defines the latter as "areas that contain the highest concentrations of intense development." The Triangle Regional Center specifies the site as being on the edge of an area of "Mixed Use: Employment/ Residential," a designation which applies to nearly all of the greater Brier Creek development. The Comprehensive Plan does not provide a specific definition of this term, but categorically defines Employment Areas as being "Office and industrial areas that have a high concentration of jobs, but lack the retail and the clustering of intensity associated with focus areas."

2. Compatibility of the proposed rezoning with the property and surrounding area.

The subject property is the sole area of R-4 zoning within its immediate vicinity. The uses associated with the current zoning are not compatible with existing area land uses, or character. The majority of the Brier Creek area is zoned Thoroughfare District, a zoning designation allowing for great diversity of development. However, no residential uses are located in the immediate area (i.e., south of I-540), which abuts the noise contours of Raleigh-Durham International Airport. The adjoining parcels primarily contain large-footprint, one- and two-story tall buildings. Uses permitted under the proposed zoning are compatible with existing adjoining land uses (e.g., warehousing, truck terminals, and bulk distribution).

3. Public benefits of the proposed rezoning

Rezoning would permit use of the site in a manner consistent both with existing surrounding uses, and those designated by the Comprehensive Plan.

4. Detriments of the proposed rezoning

Most Industrial-2 properties are concentrated downtown, given the fact that that zoning designation carries no minimum required setbacks. Properties on the west side of Globe Road, which are within the jurisdiction of the Town of Cary, have minimum setbacks of thirty feet. Development on the east side of Globe Road, which is within the City of Raleigh's jurisdiction, is required to have a fifty-foot setback, with a maximum height of 50 feet allowed at the setback line, and one foot of additional height for every two feet of additional setback. The Industrial-2 zoning proposed for the subject property would permit buildings 50 feet tall at the street right-of-way, with one foot of additional height permitted for every one foot of additional setback.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

TRANSPORTATION: Globe Road is classified as a minor thoroughfare and exists as a 3-lane curb and gutter section with sidewalk on one side within a 60-foot right-of-way. City standards call for Globe Road to be constructed as a multi-lane facility with a 53-foot back-to-back curb and gutter section with sidewalks on both sides with an 80-foot right-of-way. Globe Center Drive is classified as a collector street and is constructed to City standards with a 41-foot back-to-back curb and gutter section with sidewalk on one side within a 60-foot right-of-way. Neither NCDOT nor the City have any projects currently scheduled in the vicinity of this case.

TRANSIT: Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

HYDROLOGY: FLOODPLAIN: No
 DRAINAGE BASIN: Little Brier Ck.
 STORMWATER MANAGEMENT: Compliance with Pt. 10 Ch. 9.

PUBLIC UTILITIES:

	Maximum Demand of Current Zoning	Maximum Demand of Proposed Zoning
Water	Approx. <u>4,000</u> gpd	Approx. <u>15,000</u> gpd
Waste Water	Approx. <u>4,000</u> gpd	Approx. <u>15,000</u> gpd

The proposed rezoning could add approximately 11,000 gpd to the wastewater and water treatment systems of the City. There are existing water mains in place which could serve the rezoning site. Sanitary sewer extensions will be required to be installed by the petitioner to serve the rezoning site.

PARKS AND RECREATION:

This property is not adjacent to any greenway corridors. This property will not affect the park level of service of the area.

WAKE COUNTY PUBLIC SCHOOLS:

As residential uses are prohibited in Industrial-2 zoning districts, the proposed rezoning would result in a net reduction of potential students by 5. The impact on base school enrollment may be summarized as follows:

School name	Current enrollment	Current Capacity	Future Enrollment	Future Capacity
Brier Creek	636	91.9%	633	91.5%
West Cary	1,161	113.5%	1,160	113.4%
Panther Creek	1,496	90.0%	1,495	89.9%

IMPACTS SUMMARY: No significant impacts noted.

OPTIONAL ITEMS OF DISCUSSION

- 1. An error by the City Council in establishing the current zoning classification of the property.**

N/A

- 2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not be properly applied to it now were it being zoned for the first time.**

The applicant notes that surrounding land uses have become “more intense and industrial since the property was last zoned,” adding that the present zoning could not be properly applied were it being zoned for the first time.” Staff concurs. Residential-4, low-density zoning is inconsistent with the site’s location in a Regional Intensity Area.

TOWN OF CARY: Properties on the west side of Globe Road, immediately opposite the subject property, are within the jurisdiction of the Town of Cary. Information on the rezoning proposal was forwarded to Cary Planning Department staff; staff had no issues regarding the case.

**APPEARANCE
COMMISSION:**

This request is not subject to Appearance Commission review.

**CITIZENS'
ADVISORY COUNCIL:**

DISTRICT: Umstead
CAC CONTACT PERSON: Jay M. Gudeman, 789-9884

SUMMARY OF ISSUES:

COMPREHENSIVE PLAN / COMPATIBILITY / ADVERSE IMPACTS:

1. Outstanding issue

- The proposed rezoning would permit development of lesser setback and greater height than those of the surrounding properties.

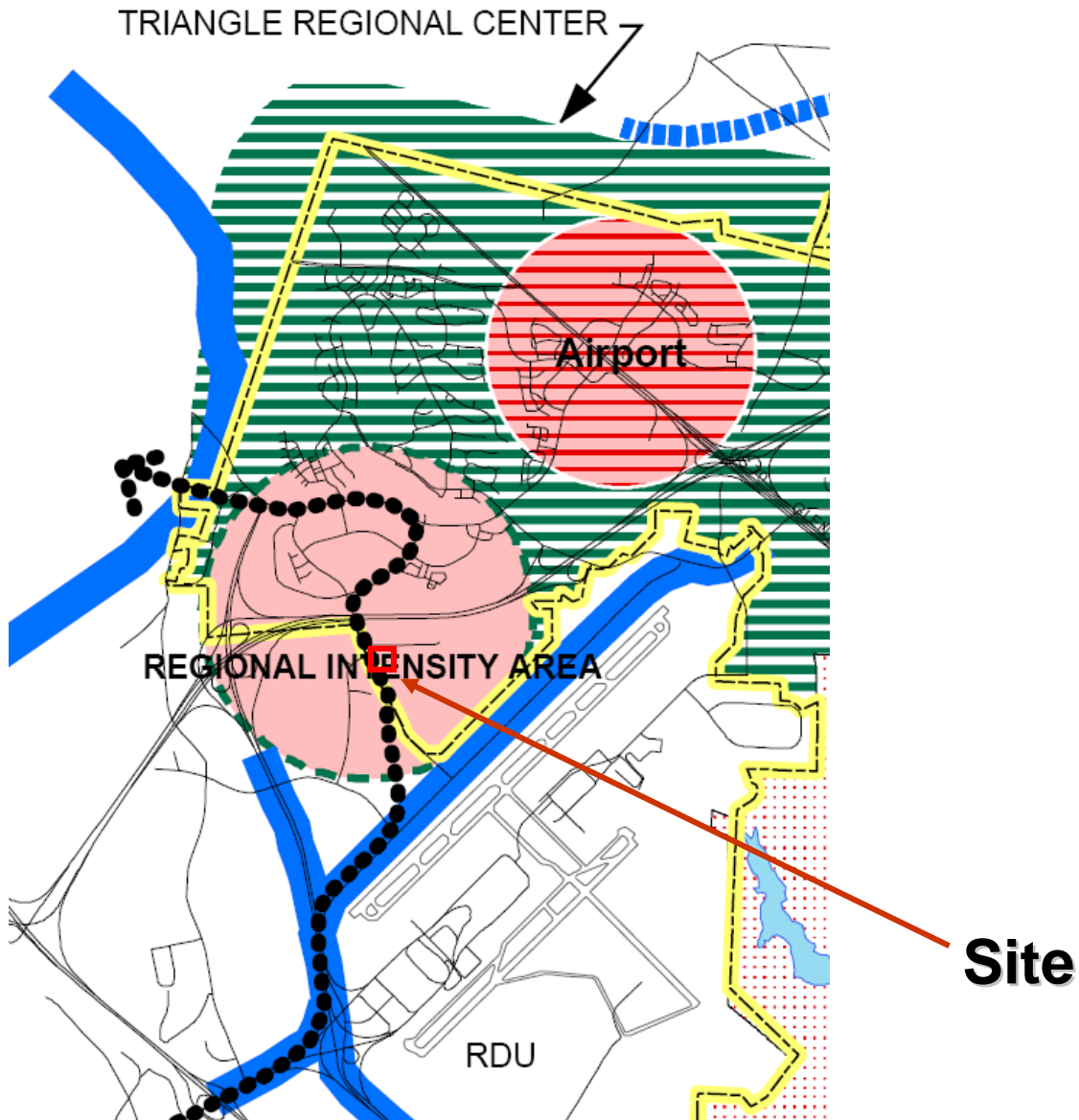
2. Suggested condition

- Building height and setbacks shall conform to Thoroughfare District standards.

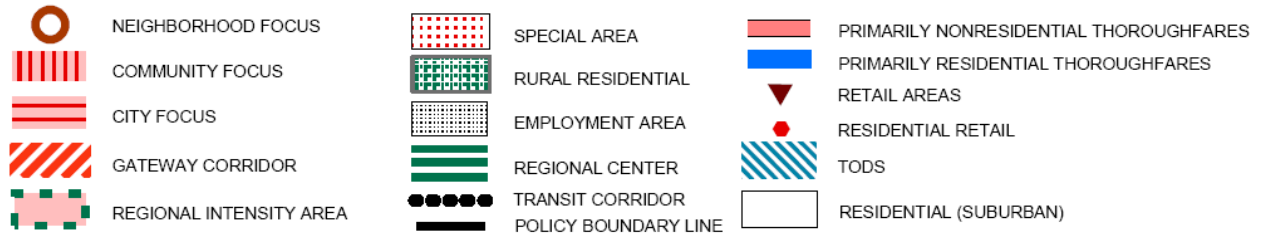
TRANSIT:

1. Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

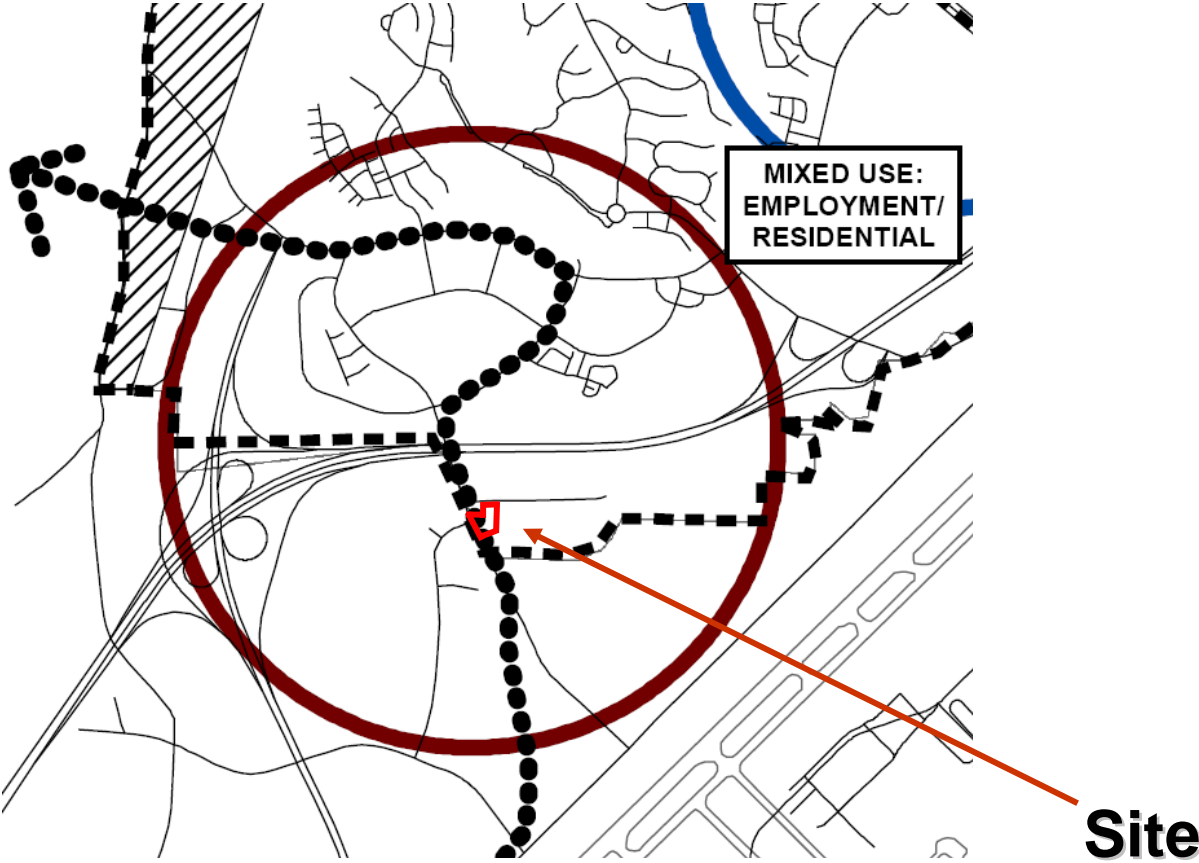
Urban Form— Umstead District Plan



Recommended Urban Form - Umstead District



Urban Form— Triangle Regional Center Plan



Triangle Regional Center Plan

