



# Willow Run South Neighborhood Built Environmental Characteristics Study

Neighborhood Information Meeting  
April 25, 2019

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# Agenda

**7:30 p.m.**

- Introduction to NCODs
- NCOD Process
  - *Step 1: Petition*
  - *Step 2: Study*
  - *Step 3: Public Hearing/ Text Change*
  - *Step 4: Rezoning*
- Willow Run South Findings

**8:00 p.m.**

- Next Steps/Options to Consider
- Q&A with Staff

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# What are **Neighborhood Conservation Overlay Districts**?

- A zoning tool used to identify and conserve the character of a neighborhood.
- Usually more restrictive than the current zoning.
- Additional development standards for an identified neighborhood.

# How is an **NCOD** created?

- ✓ Step 1: Citizens petition to City Council requesting a neighborhood study (March 5, 2019)
- ✓ Step 2: Built Environmental Characteristics Study
  - Study examines the predominant character of the neighborhood, presented to Willow Run South property owners (April 25, 2019) & City Council (TBD)





# How is an **NCOD** created?

Predominant Character is defined by the zoning code as representing greater than 75% of the lots.

This means:

- Out of 38 Total Lots, 75% would be 29 total homes



# How is an **NCOD** created?

## Step 3: Text Change

- If the NCOD is authorized a change to the zoning ordinance may be proposed, and goes through an additional public process.

## Step 4: Rezoning

- To apply the new zoning, a petition must be submitted to the City to start the rezoning process.





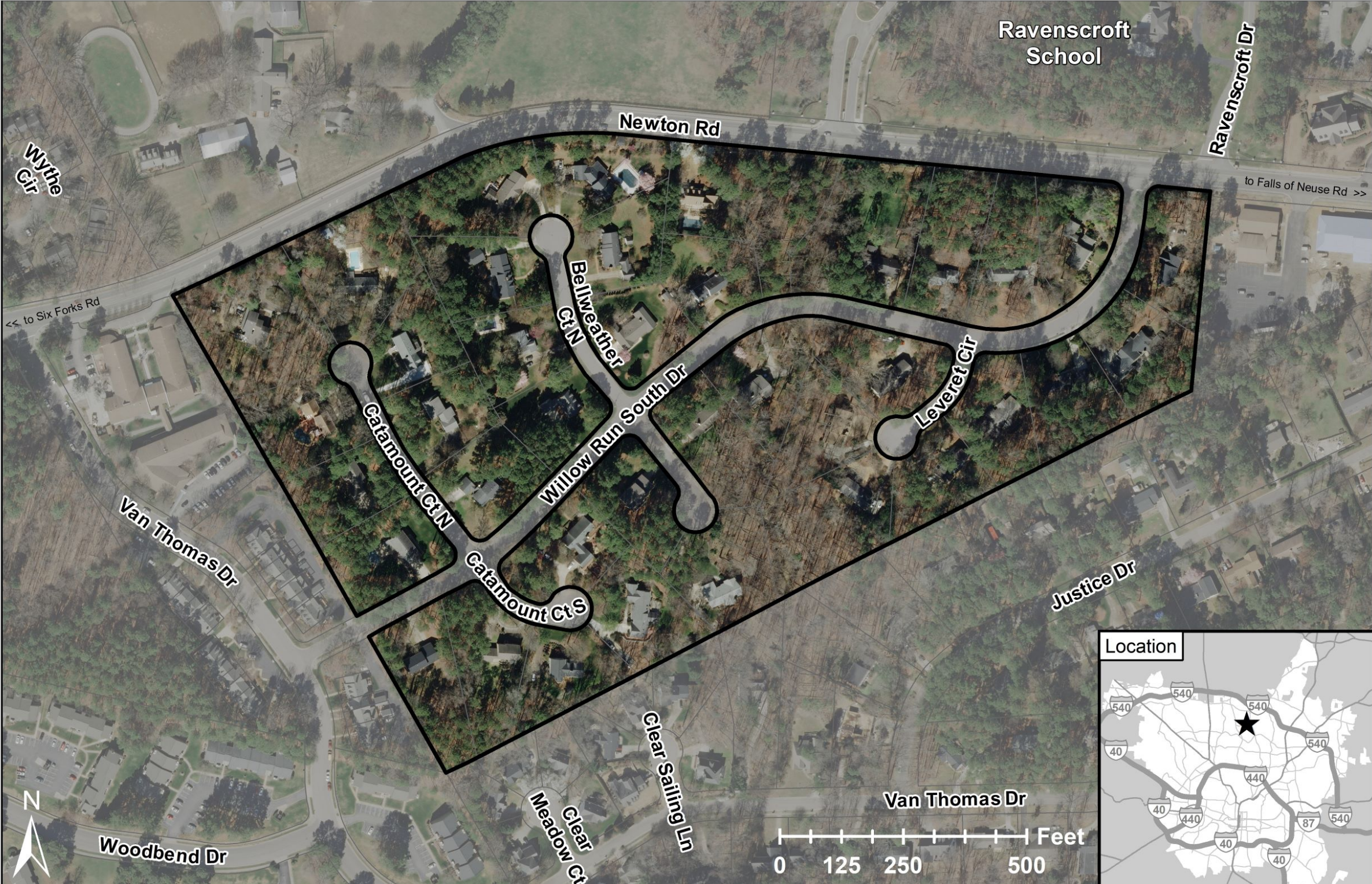
# What does the study look at?



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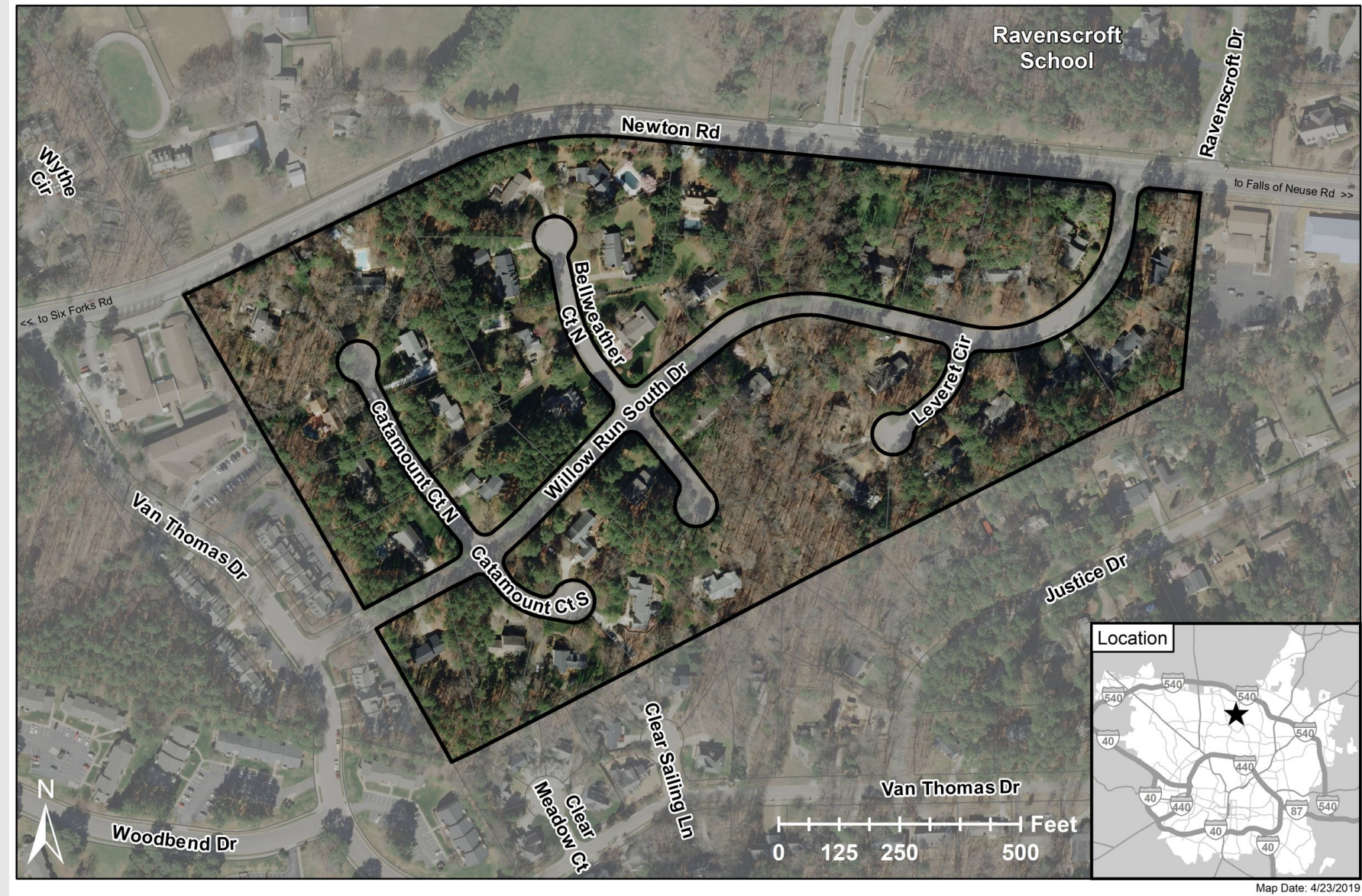
# Willow Run South





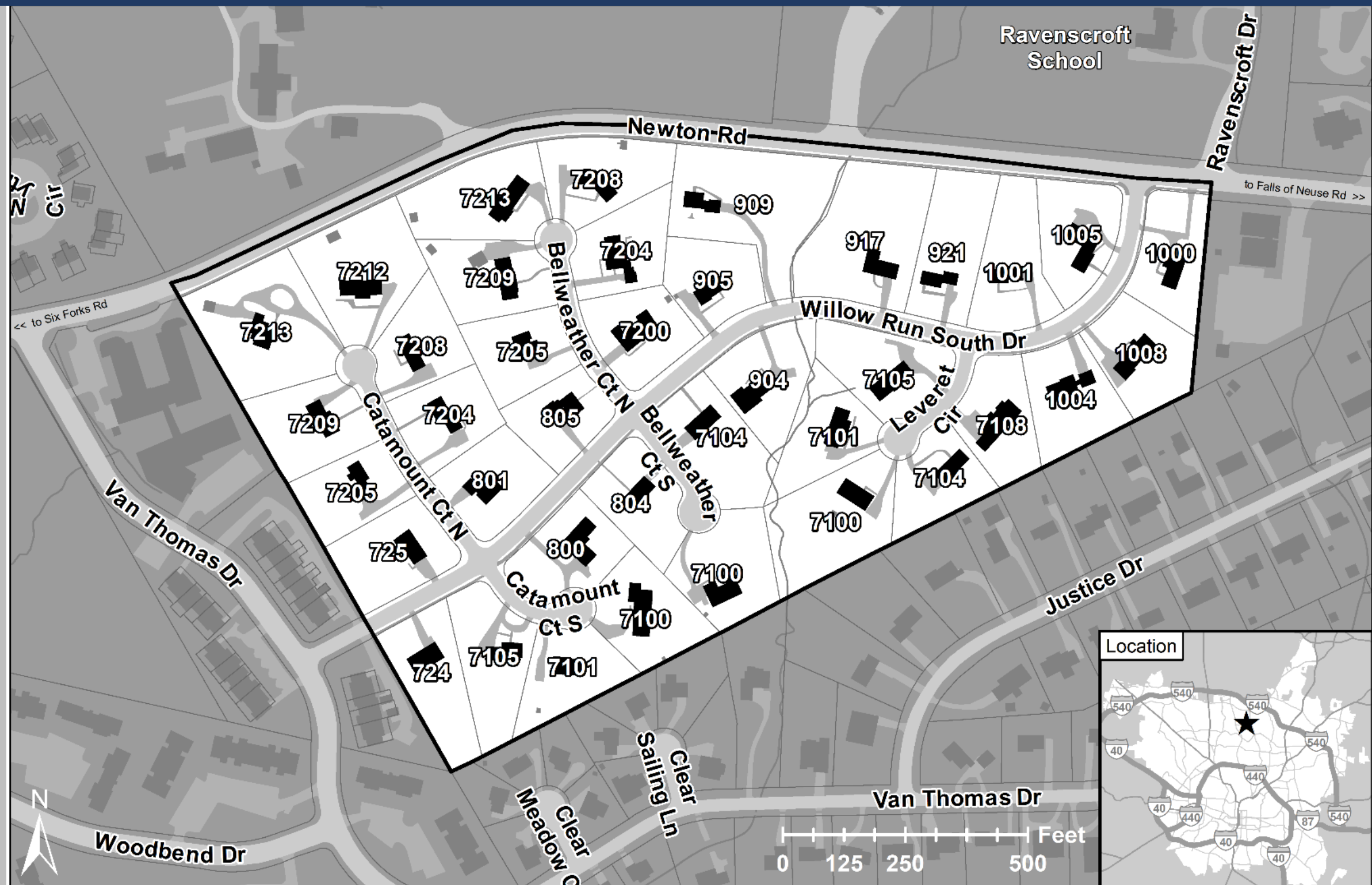
# Willow Run South

- 33 acres
- 38 parcels
- All lots developed; 1- and 2-story traditional and split-level ranch houses built between 1975 and 1988
- Predominant characteristic represents more than 75% of the parcels; 29 of 38 parcels





# Willow Run South





# Built Characteristic – Lot Size



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# Built Characteristic – Setbacks & Dwelling Distance



**Dwelling  
Distance**

**Rear**

**Front**

**Side**

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# Built Characteristic – Corner Lot Standards

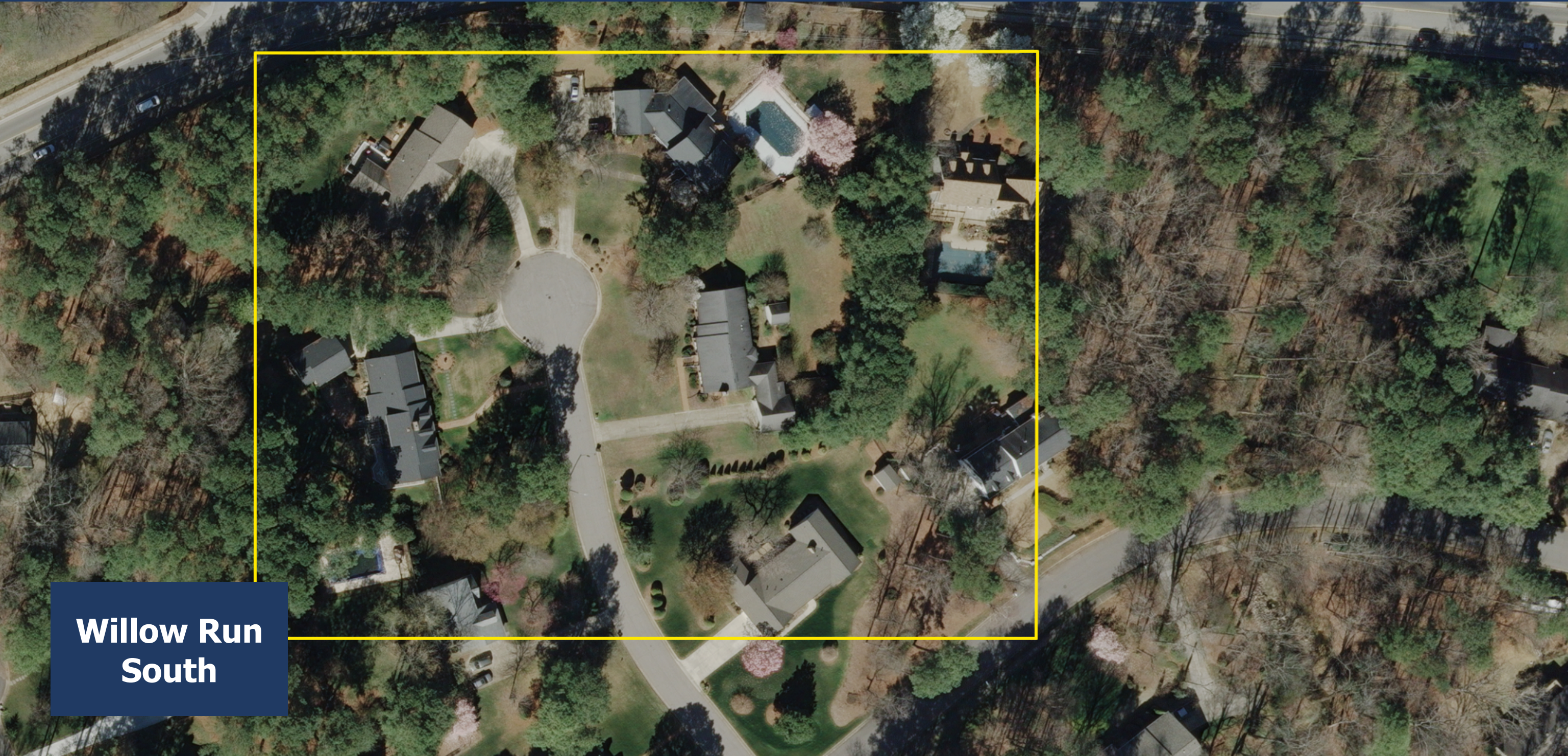


UDO Sec 1.5.4.B.

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# Built Characteristic – Density



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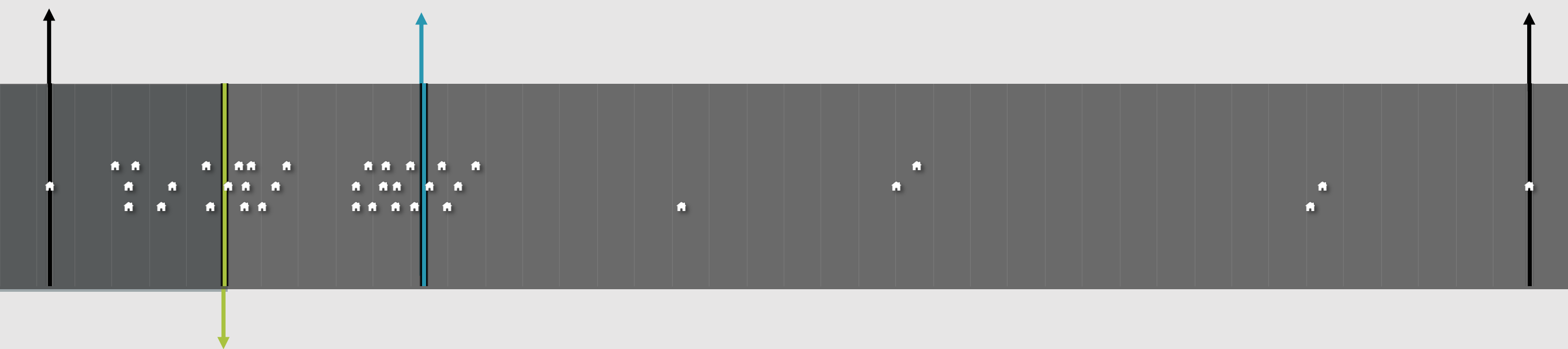


# Study Findings – Lot Size

Smallest Value  
**28,331 SqFt**  
**0.65 Acres**

Average  
**38,360 SqFt**  
**0.88 Acres**

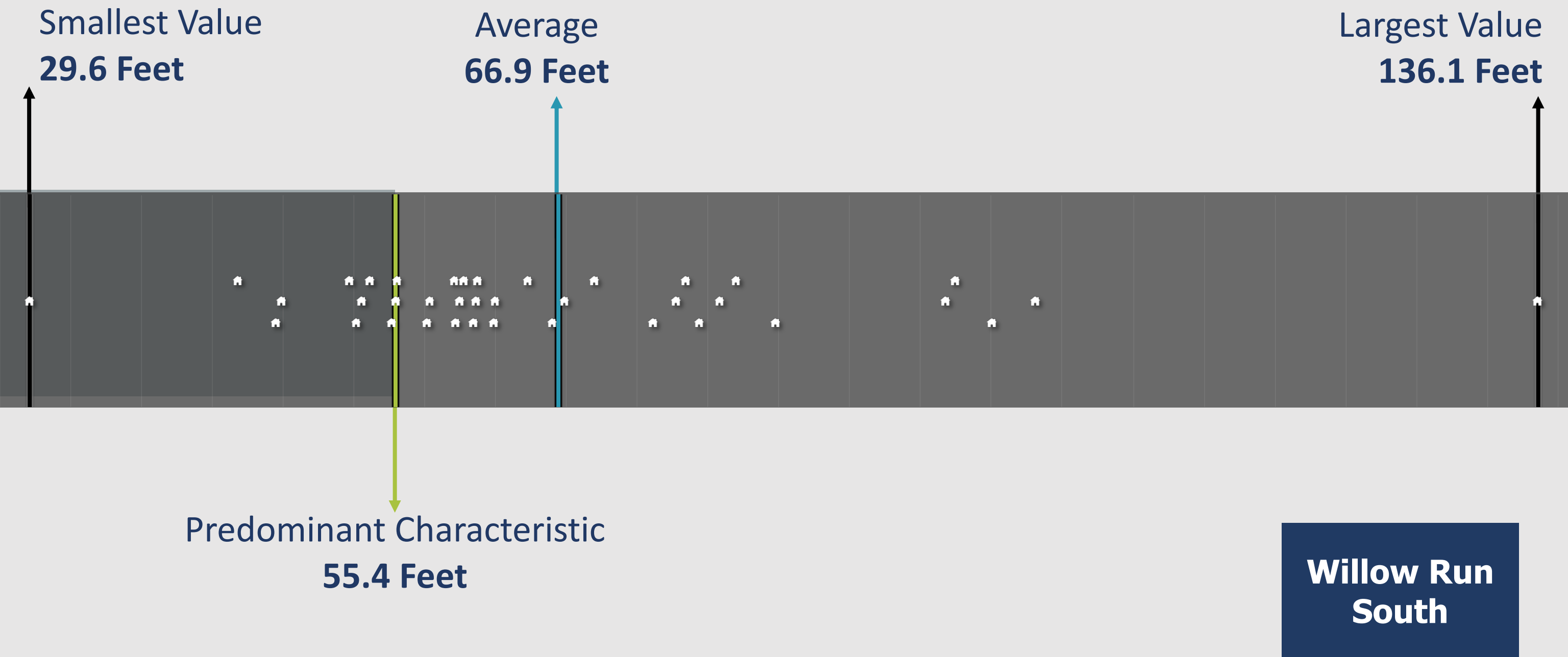
Largest Value  
**67,981 SqFt**  
**1.56 Acres**



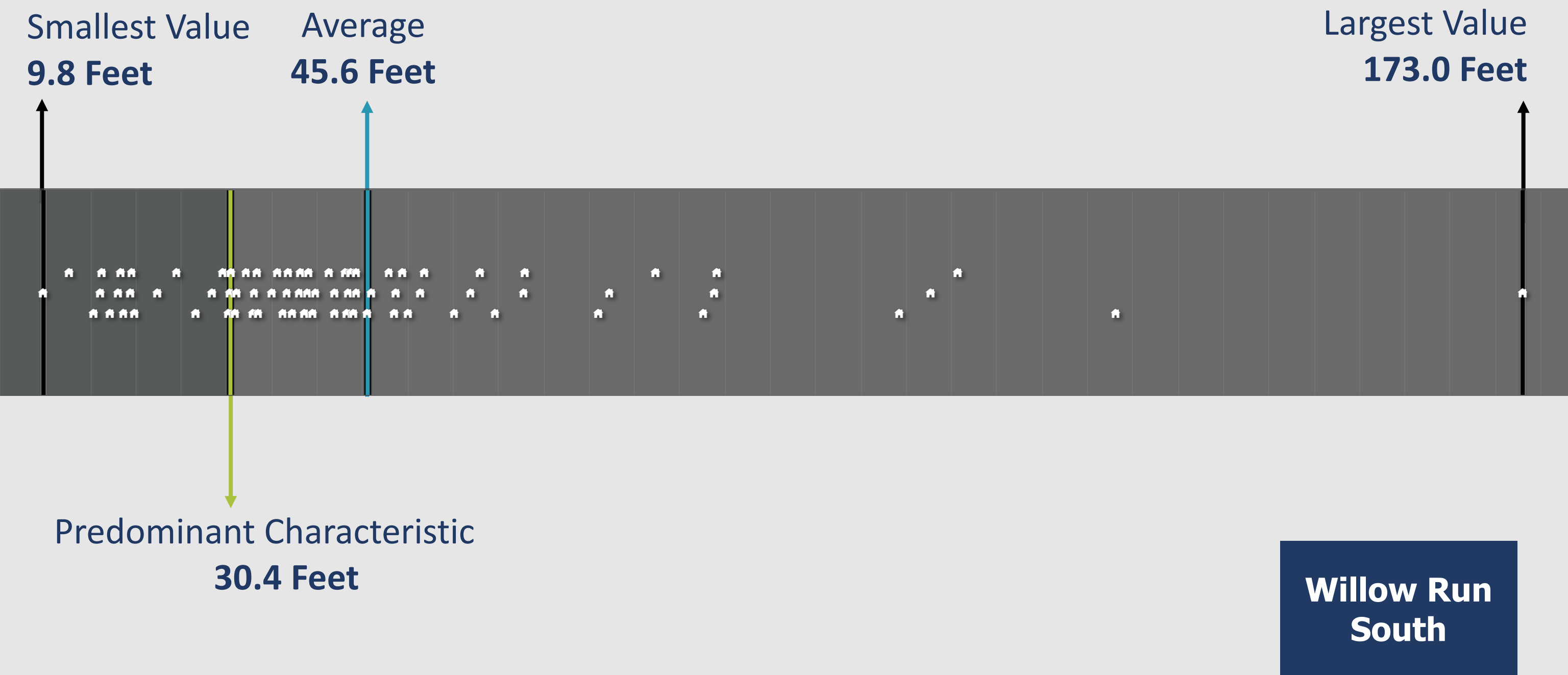
Predominant Characteristic  
**33,018.4 SqFt**  
**0.76 Acres**

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# Study Findings – Front Setback



# Study Findings – Side Setback

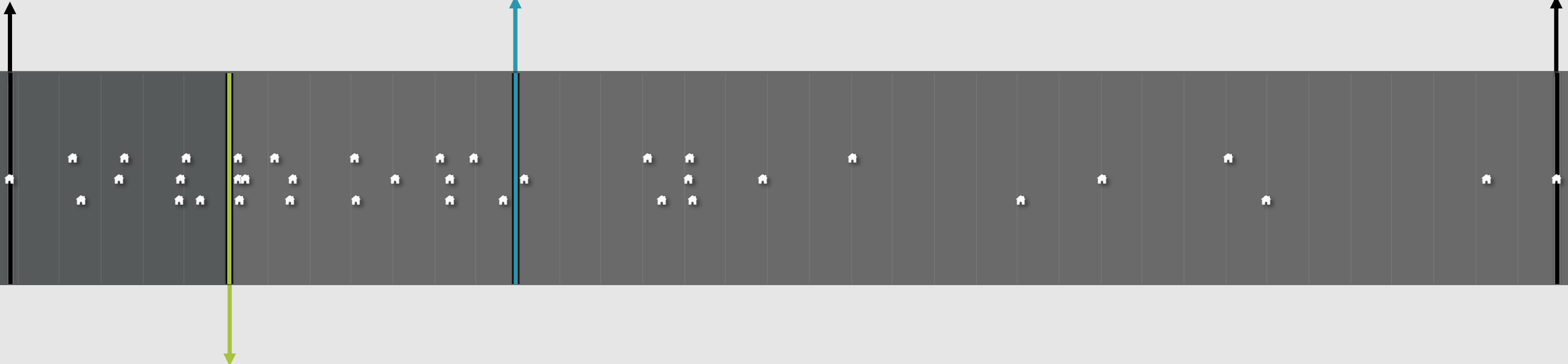


# Study Findings – Rear Setback

Smallest Value  
**29.1 Feet**

Average  
**89.8 Feet**

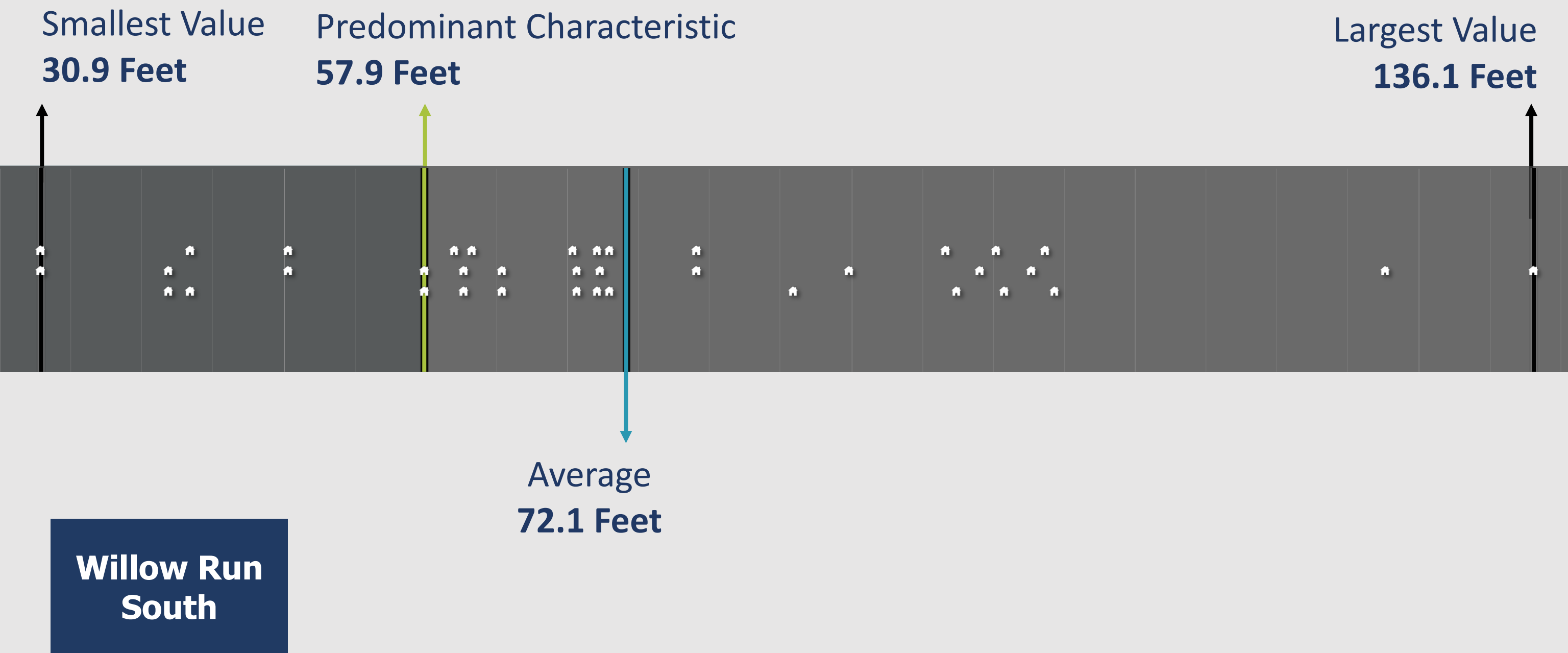
Largest Value  
**214.8 Feet**



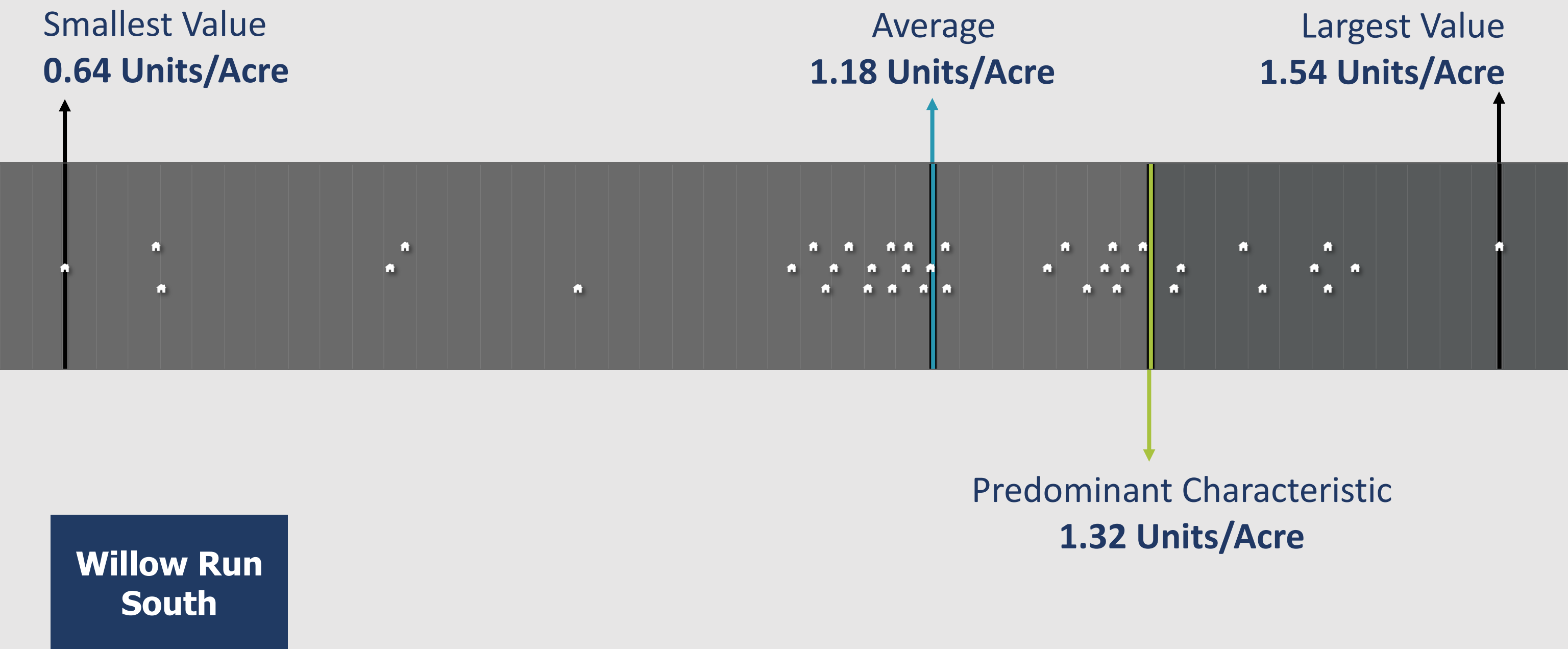
Predominant Characteristic  
**55.4 Feet**

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# Study Findings – Dwelling Distance



# Study Findings – Density





# Study Findings – Corner Lots

Characteristic	Predominant Value	Smallest Value	Average	Largest Value
Lot Size	33,454 SqFt 0.77 Acres	13,305 SqFt 0.31 Acres	28,338 SqFt 0.65 Acres	39,288 SqFt 0.9 Acres
Front Setback	47.1 Ft	29.6 Ft	56.04 Ft	78.3 Ft
Side Setback	36.75 Ft	16.2 Ft	48.24 Ft	128.2 Ft
Rear Setback	44.0 Ft	29.1 Ft	85.93 Ft	160.3 Ft
Density	1.3 u/ac	1.1 u/ac	1.26 u/ac	1.54 u/ac



# Study Findings – Summary

Characteristic	Predominant Value	Smallest Value	Average	Largest Value
Lot Size	33,018 SqFt 0.76 Acres	28,338 SqFt 0.65 Acres	21,439 SqFt 0.49 Acres	30,496 SqFt 0.7 Acres
Front Setback	55.4 Ft	29.6 Ft	53.8 Ft	69.1 Ft
Side Setback	30.4 Ft	9.8 Ft	45.6 Ft	173.0 Ft
Rear Setback	55.4 Ft	29.1 Ft	89.8 Ft	214.8 Ft
Dwelling Distance	57.9 Ft	30.9 Ft	72.1 Ft	136.1 Ft
Density	1.32 u/ac	0.64 u/ac	1.18 u/ac	1.54 u/ac



# Study Findings – Comparison to Current & Other Residential Zoning Districts

Characteristic		Current Zoning (Residential-4) Standard	Residential-2 Standard	Residential-1 Standard	Predominant Value
Lot Size	Minimum Standards	10,000 SqFt 0.23 Acres	20,000 SqFt 0.46 Acres	40,000 SqFt 0.92 Acres	33,018 SqFt 0.76 Acres
Front Setback		20 Ft	20 Ft	20 Ft	55.4 Ft
Side Setback		10 Ft	10 Ft	15 Ft	30.4 Ft
Rear Setback		30 Ft	30 Ft	30 Ft	55.4 Ft
Dwelling Distance		Not Regulated in Code			57.9 Ft
Density (Maximum)		4 u/a	2 u/a	1 u/a	1.32 u/ac



# Step 3: Text Change

- Staff will present the study findings to City Council. All interested property owners are encouraged to attend.
- Presentation to be scheduled for a forthcoming City Council meeting, date to be determined.
- At this meeting, City Council can then decide whether or not to authorize a text change.
- If authorized, a property owner may then submit an application for a text change to begin step 3.





# Step 3: Text Change

- Your input as residents will help guide this process, and determine the exact neighborhood characteristics to be incorporated.
- The text change process includes review and recommendation by the Text Change Committee of the Planning Commission, and approval by City Council.
- If approved, the text will amend our current code as a custom zoning district for the area.



# Step 4: Rezoning

- If the text change is adopted;
  - A rezoning petition must be submitted to the City, triggering the rezoning process to apply the newly adopted NCOD to the zoning map.
  - At least 51% of property owners must sign rezoning petition.
- City Council may direct the City to be the applicant or ask the neighbors to serve as the applicant.
- This process also requires a public hearing, and Planning Commission review.
- New regulations will then be applied to the area adopted.



# Alternative to NCOD: Rezone to R-2

## **Rezone to Residential-2 (R-2)**

- A petition for rezoning could be a more direct route to achieving the neighborhood's goal.
- No Text Change required, so this process would be eliminated altogether.
- Approval of Residential-2 zoning would institute R-2 standards immediately.
- All 38 lots would conform to the R-2 standard, however 6 lots would still be potentially subdividable





# Alternative to NCOD: Infill Regulation Changes

## **New Infill Rules Under Consideration**

- The City Council Growth & Natural Resources Committee is considering Residential Infill Compatibility standards to address Infill Subdivisions and Lot Recombinations
- Potential rules stem from recent NCOD petitions where subdivision of lots was a major concern
- No timeline established for GNR Committee review
- Revisions have potential to address subdivision issues city-wide







# Questions?

Project webpage on [www.raleighnc.gov](http://www.raleighnc.gov)  
(search Willow Run South NCOD)

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