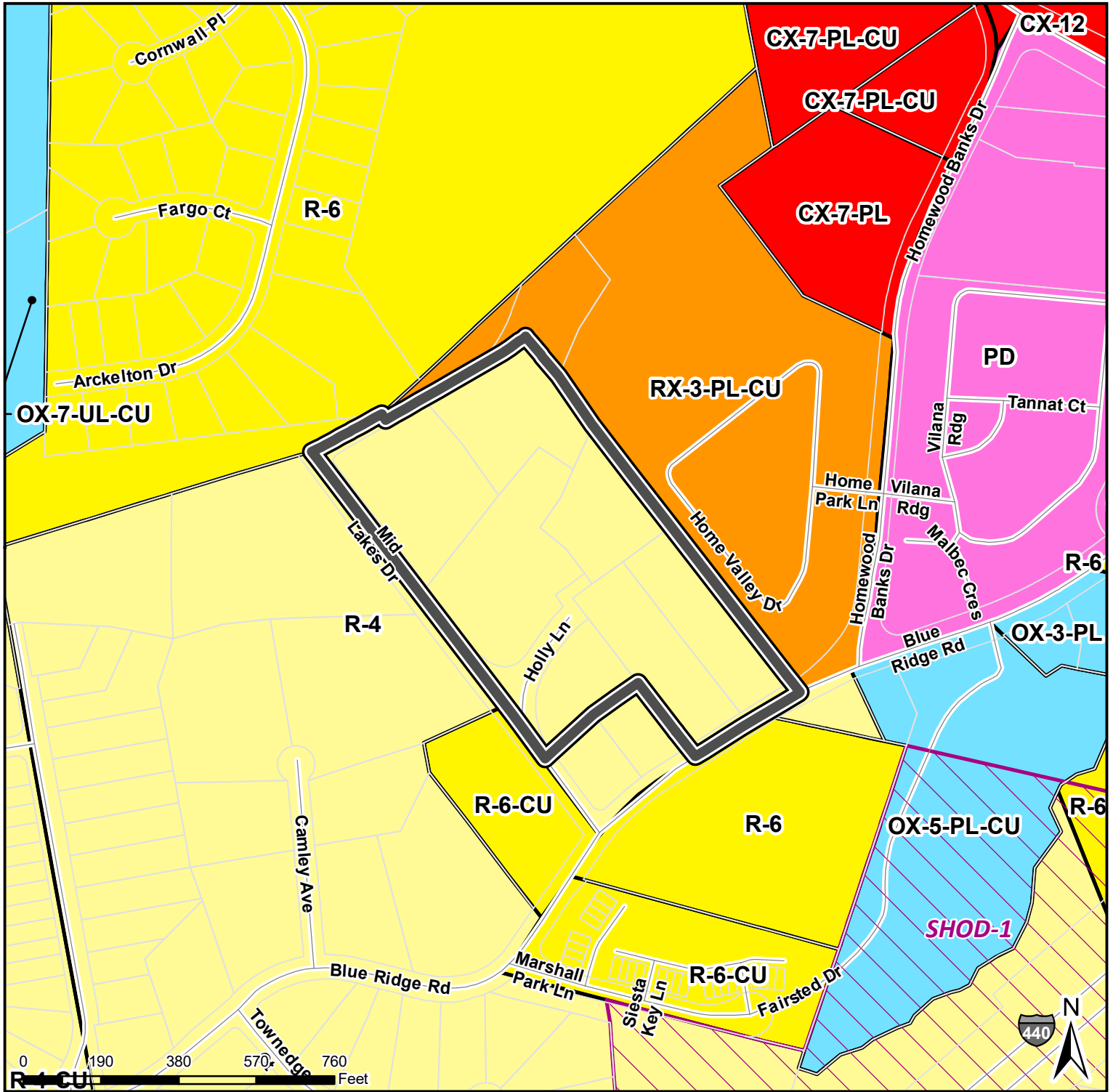


# Existing Zoning

# Z-1-2019



<b>Property</b>	0 Mid Lakes Dr, 0 & 3803 Holly Ln, 3909 & 3915 Blue Ridge Rd
<b>Size</b>	12.4 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	R-10-CU





Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director  
Ira Mabel AICP, Planner II

COPY: City Clerk

DEPARTMENT: City Planning

DATE: May 22 18, 2019

SUBJECT: City Council agenda item for June 4, 2019 –  
Rezoning Public Hearing Z-1-19

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On May 21, 2019, City Council authorized the public hearing for the following item:

**Z-1-19 Holly Lane & Mid Lakes Drive**, approximately 12.4 acres on the north side of Blue Ridge Road south of its intersection with Homewood Banks Drive, approximately 1/3 of a mile south of the Crabtree Valley Mall, at [3 unassigned Holly Lane addresses, 3803 Holly Lane, 0 Mid Lakes Drive, 3909 Blue Ridge Road, and 3915 Blue Ridge Road.](#)

**Current Zoning:** Residential-4 (R-4).

**Requested Zoning:** Residential-10-Conditional Use (R-10-CU).

Signed zoning conditions provided on May 17, 2019 limit density to 7 units per acre; prohibit apartments, boarding houses, and daycare; require a landscape buffer and screening of lighting for two nearby single-family homes; require at least 30% of the site be set aside as open space; require the dedication of a greenway easement with pedestrian access; and require necessary street improvements to occur as part of the first phase of development.

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (6-0).

The Northwest CAC voted in favor of the case on April 9, 2019 (11-0-3).

Attached are the Planning Commission Certified Recommendation (including Staff Report and Traffic Study Worksheet), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11907

***CASE INFORMATION: Z-1-19 HOLLY LANE & MID LAKES DRIVE***

<b>Location</b>	<p>On the north side of Blue Ridge Road south of its intersection with Homewood Banks Drive, approximately 1/3 of a mile south of the Crabtree Valley Mall</p> <p>Address: 3 unassigned Holly Lane addresses, 3803 Holly Lane, 0 Mid Lakes Drive, 3909 Blue Ridge Road, and 3915 Blue Ridge Road</p> <p>PINs: 0795386748, 0795388982, 0795388580, 0795481606, 0795480255, 0795482342, 0795483460</p> <p><a href="#">iMaps</a>, <a href="#">Google Maps</a>, <a href="#">Directions from City Hall</a></p>
<b>Current Zoning</b>	R-4
<b>Requested Zoning</b>	R-10-CU
<b>Area of Request</b>	12.4 acres
<b>Corporate Limits</b>	The subject site is within the city's ETJ and contiguous to corporate limits. Annexation is not required for rezoning but is likely required to achieve the requested density.
<b>Property Owner</b>	Mark Bensen Carol & Michael Grajek Glenn White
<b>Applicant</b>	David Brown / WithersRavenel
<b>Citizens Advisory Council (CAC)</b>	Northwest CAC Christina Jones, coll_christina@yahoo.com
<b>PC Recommendation Deadline</b>	May 29, 2019

***SUMMARY OF PROPOSED CONDITIONS***

- |   |
|---|
| <ol style="list-style-type: none"> <li>1. Density shall be no greater than 7 units/acre.</li> <li>2. The following uses shall be prohibited: apartments; boarding house; daycare.</li> <li>3. A minimum 10-foot landscape buffer, consisting of 4 shade trees and 4 understory trees per linear foot, shall be planted adjacent to 3901 and 3905 Blue Ridge Road.</li> <li>5. Pole-mounted outdoor lighting shall be directed away from 3901 and 3905 Blue Ridge Road.</li> <li>6. In addition to tree conservation area and amenity area required by the UDO, an additional 10% of the site shall be set aside as TCA, amenity area, or open space.</li> <li>7. A greenway easement shall be dedicated and connected to public sidewalk or internal pedestrian network.</li> </ol> |
|---|

8. UDO-required street improvements for Holly Lane, Mid Lakes Drive, and Stony Crest Road shall be satisfied as part of the first phase of development for all rights-of-way that abut property subject to this rezoning. However, this condition shall not apply to those portions of public right-of-way identified on Exhibit A.

**COMPREHENSIVE PLAN GUIDANCE**

<b>Future Land Use</b>	Low Density Residential; Public Parks & Open Space
<b>Urban Form</b>	N/A
<b>Consistent Policies</b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 3.2—Location of Growth Policy LU 3.4—Infrastructure Concurrency Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 8.10—Infill Development Policy H 1.8—Zoning for Housing Policy PR 3.8—Pedestrian Links to Greenways
<b>Inconsistent Policies</b>	Policy LU 8.5—Conservation of Single-Family Neighborhoods Policy EP 2.5—Protection of Water Features

**FUTURE LAND USE MAP CONSISTENCY**

The rezoning case is  **Consistent**  **Inconsistent** with the Future Land Use Map.

**COMPREHENSIVE PLAN CONSISTENCY**

The rezoning case is  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

**PUBLIC MEETINGS**

Neighborhood Meeting	CAC	Planning Commission	City Council
10/29/2018 12 attendees	3/12/19 4/9/19: 11 (Y) – 0 (N) – 3 (A)	2/28/19 3/28/19 4/23/19 5/14/19	5/21/19



**PLANNING COMMISSION RECOMMENDATION**

- The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	The request is reasonable and in the public interest because it will provide greater housing choice and, by increasing supply, improve housing affordability near a mixed-use center with convenient pedestrian access to retail and transit.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Geary; Second: Jeffreys In Favor: Geary, Hicks, Jeffreys, Mann, Novak, Swink. Opposed: None.

**ATTACHMENTS**

1. Staff report
2. Rezoning Application
3. Original conditions

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

\_\_\_\_\_  
Planning Director 5/14/19

\_\_\_\_\_  
Planning Commission Chair 5/14/19

Staff Coordinator: Ira Mabel: (919) 996-2652; [Ira.Mabel@raleighnc.gov](mailto:Ira.Mabel@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-1-19

## Conditional Use District

### OVERVIEW

The request is to rezone approximately 12.4 acres from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Proposed zoning conditions cap density at 7 units per acre; prohibit apartments, boarding houses, and daycare; require a landscape buffer for the two R-4 parcels with detached dwellings at Blue Ridge Road and Holly Lane that are not included in the request; require pole-mounted lighting to be directed away from those same two parcels; require at least 30% of the site be set aside as open space; require a greenway easement connected to the public sidewalk or internal pedestrian network; and require necessary street improvements to occur as part of the first phase of development.

The subject site consists of seven parcels near the intersection of Blue Ridge Road and Homewood Banks Drive. There are currently three detached houses on the site, two with driveway access from Blue Ridge Road only, the third with access from both Mid Lakes Drive and Holly Lane. The site is outside of the city's corporate limits, but within a 40-acre pocket of ETJ completely surrounded by incorporated parcels and therefore contiguous with city limits.

To the north of the site is residential development – single-family homes in the Crabtree Woods subdivision and 78 multi-family units in the Pinnacle Apartments at Crabtree. To the east is Crabtree Lakeside Residences, currently under construction and approved for 221 apartments (SR-28-17, Z-18-16). To the west are single-family homes outside of the city zoned R-4 on large lots of at least one acre, and an 8-unit condominium building that is within the city zoned R-6-CU. To the south across Blue Ridge Road is the Hillcrest Raleigh short-term rehabilitation facility and the two parcels that were the subject of rezoning Z-27-18, approved by City Council on January 8, 2019.

The rezoning site generally slopes from Blue Ridge Road downward toward the north and the former location of a man-made pond at the rear of the site. The 12-unit building in the Pinnacle Apartments complex closest to the rezoning site was destroyed by a fire in April of 2016, which damaged the pond's damming mechanism; it has since been drained. The pond directly upstream on the Crabtree Lake Residences property is controlled by a private property owner who can raise or lower the pond's water level at their discretion. The entire stream network is subject to Neuse Buffer Rules (15A NCAC 02B .0233), requiring riparian buffers extending 50 feet from any edge of water or top of bank. This includes the remaining nearby ponds as well as whatever reestablished stream course is eventually depicted on an updated soil survey map prepared by the Natural Resources Conservation Service of the USDA or updated topographic map prepared by the USGS, as defined by state law.

The rezoning site is heavily wooded and well screened by vegetation from both Blue Ridge Road and Holly Lane. A 75-foot greenway easement at the rear of the Crabtree Lake Residences property that centers on a 30-foot sewer easement terminates at site. This

greenway easement and pedestrian connection to it was required by a condition included in the rezoning of Crabtree Lake Residences (Z-18-16).

Other multi-family uses in the area include the Marq at Crabtree, consisting of 293 apartments, and the 360-unit Marshall Park multi-family development. The general area has relatively intense commercial uses along Glenwood Avenue, anchored by Crabtree Valley Mall. Uses transition to somewhat less intense moving southward, from office and multi-family to ultimately single-family neighborhoods. I-440 creates a strong neighborhood boundary in the southeast.

The subject site is mostly designated as Low Density Residential on the Future Land Use Map, as are the nearby unincorporated parcels to the west. The Crabtree Lakeside Residences to the northeast and Hillcrest Raleigh to the south across Blue Ridge Road are designated as Moderate Density Residential. The Pinnacle Apartments to the north are Regional Mixed Use; Crabtree Woods is Medium Density Residential. This combination of future land use designations represents a wide range of anticipated residential intensity envisioned as appropriate in the area.

The site also has a corridor designated as Public Parks & Open Space on the Future Land Use Map that roughly follows the stream network and former pond. Crabtree Creek and its other tributaries in the area, such as House Creek, are also all designated as Public Parks & Open Space.

The Urban Form Map shows a City Growth Center adjacent to but not including the subject site. Similarly, Blue Ridge Road is an Urban Thoroughfare north of but not inclusive of the site's frontage.

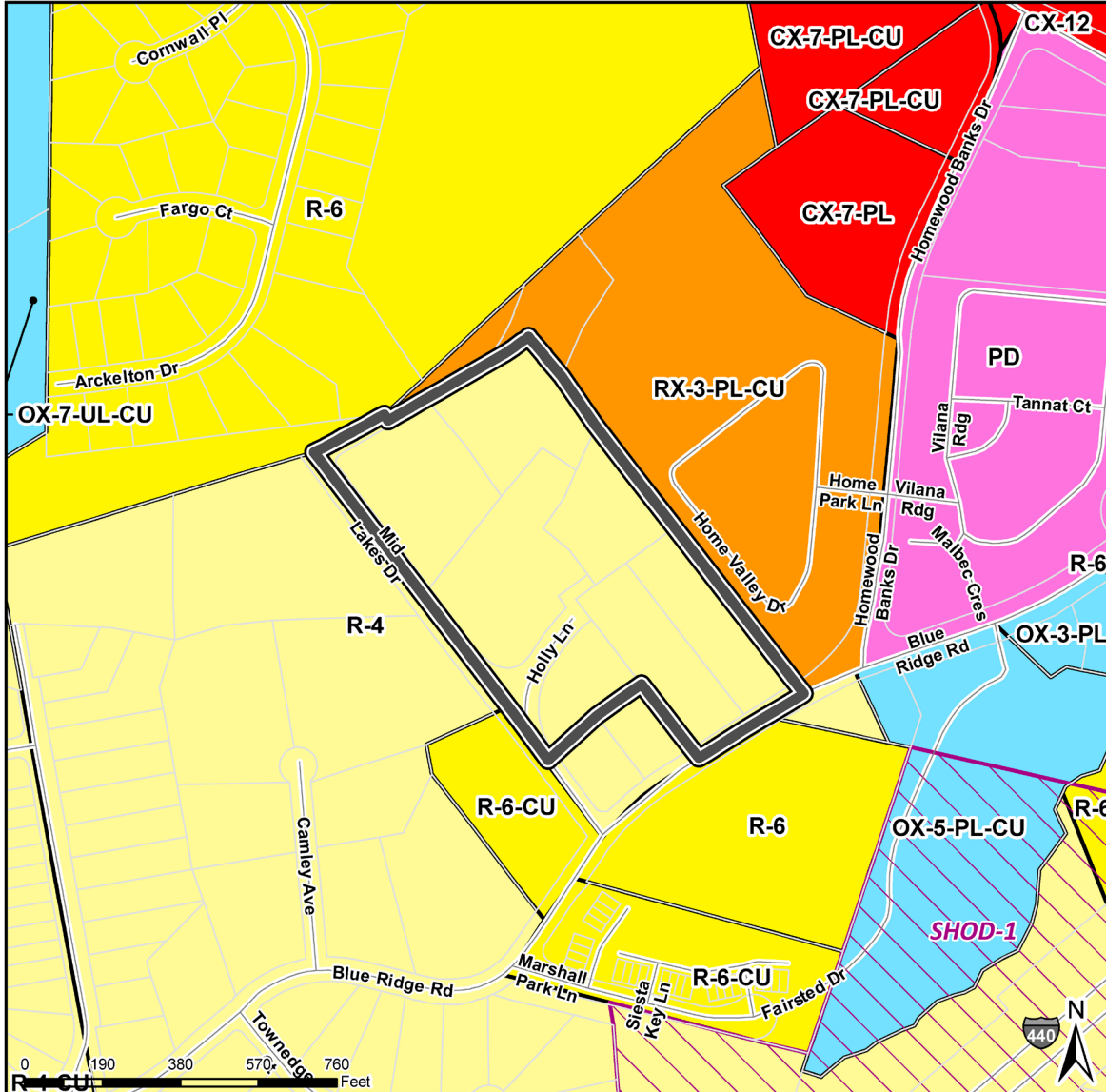
The site is adjacent to, but not included in, the boundaries of the Crabtree Area Plan.

### *OUTSTANDING ISSUES*

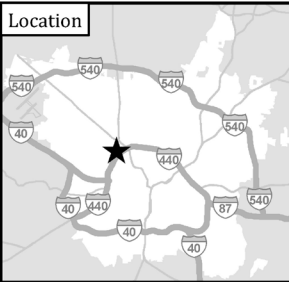
<b>Outstanding Issues</b>	1. None.	<b>Suggested Mitigation</b>	1. None.
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# Existing Zoning

# Z-1-2019



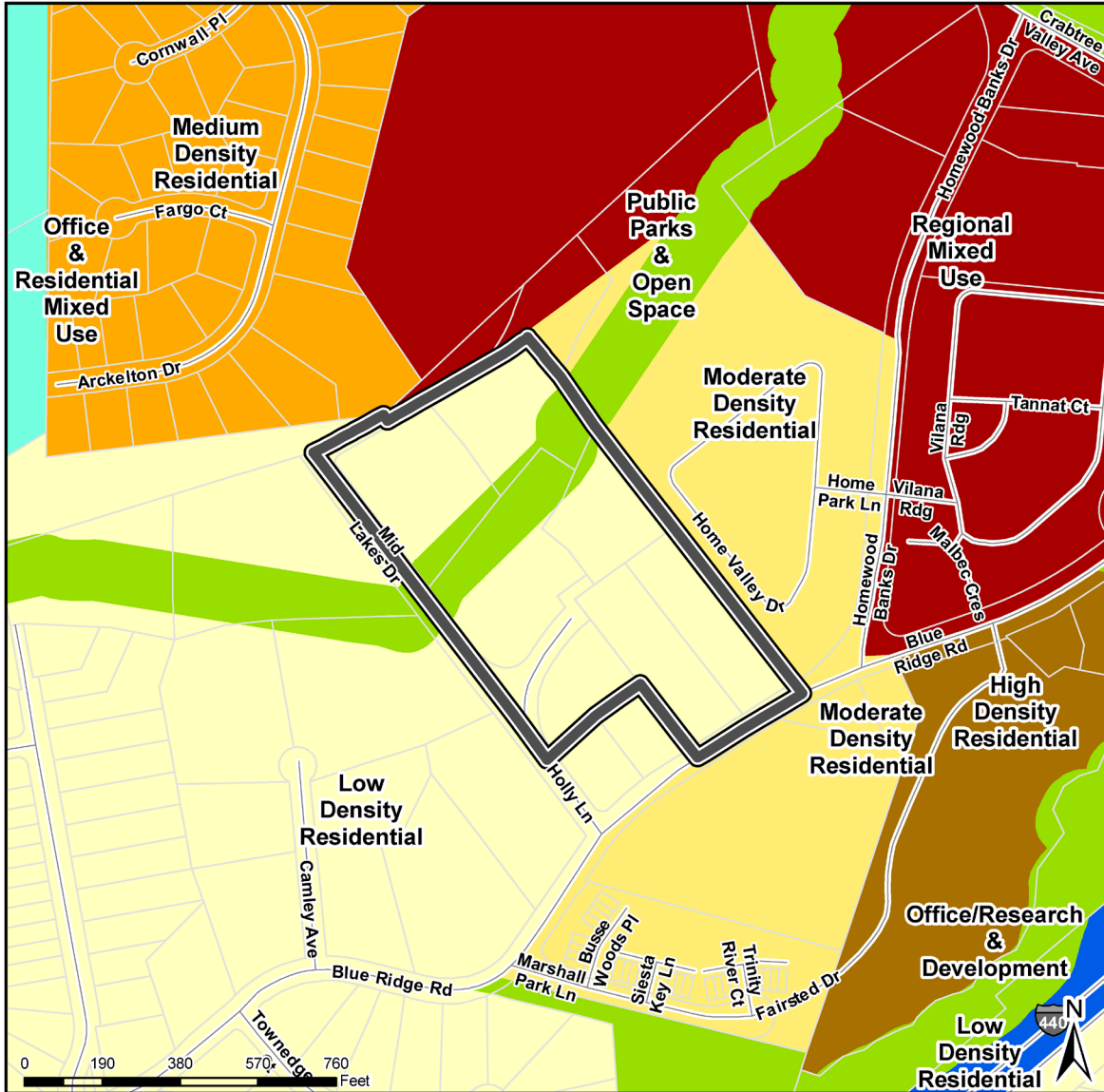
<b>Property</b>	0 Mid Lakes Dr; 0 & 3803 Holly Ln, 3909 & 3915 Blue Ridge Rd
<b>Size</b>	12.4 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	R-10-CU



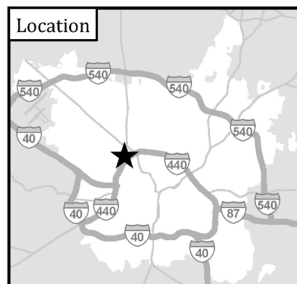
Map by Raleigh Department of City Planning (littlek); 1/9/2019

# Future Land Use

Z-1-2019



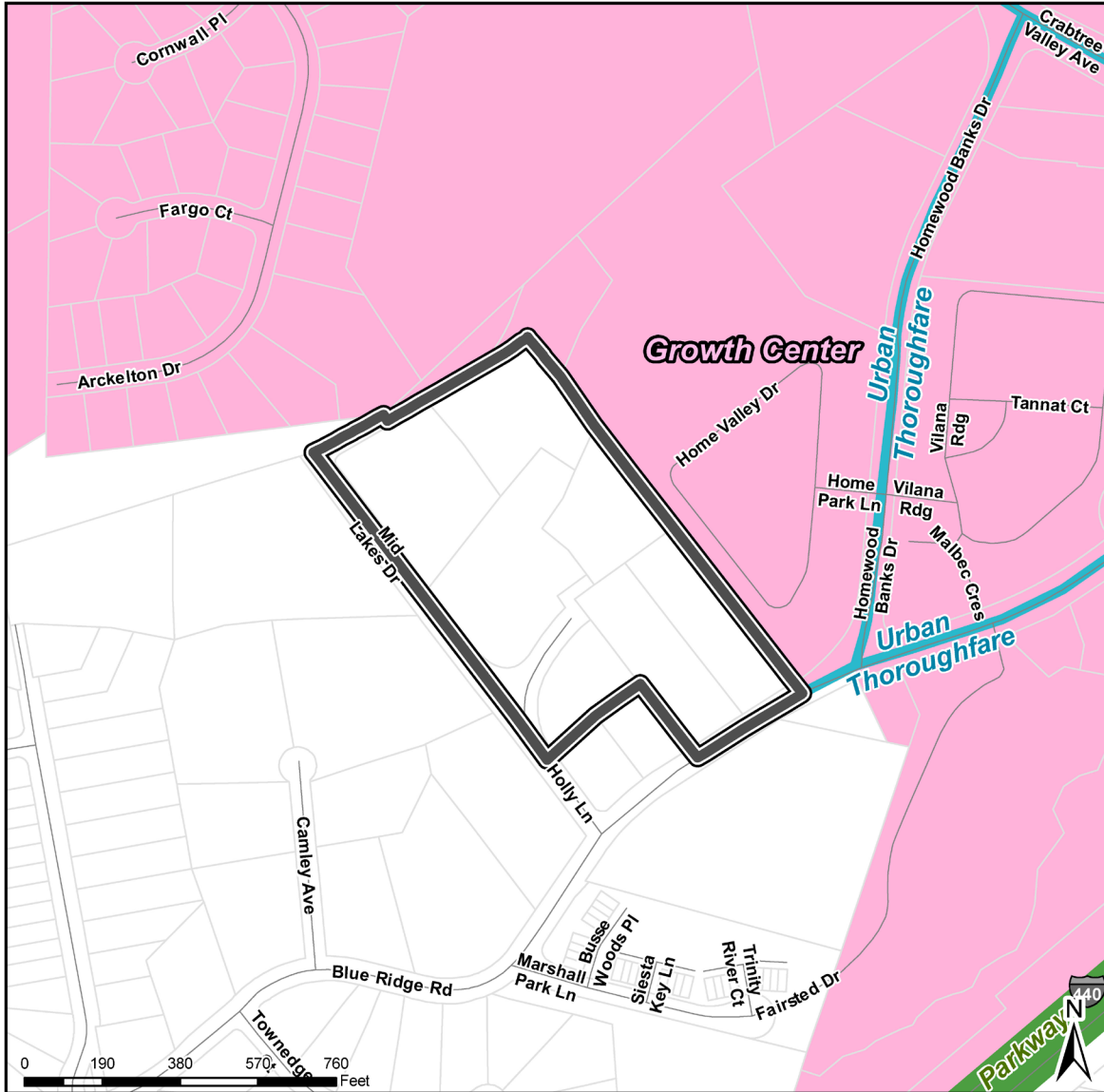
<b>Property</b>	0 Mid Lakes Dr; 0 & 3803 Holly Ln, 3909 & 3915 Blue Ridge Rd
<b>Size</b>	12.4 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	R-10-CU



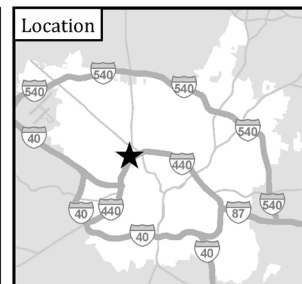
Map by Raleigh Department of City Planning (littlek): 1/9/2019

# Urban Form

# Z-1-2019



<b>Property</b>	0 Mid Lakes Dr; 0 & 3803 Holly Ln, 3909 & 3915 Blue Ridge Rd
<b>Size</b>	12.4 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	R-10-CU



Map by Raleigh Department of City Planning (littlek): 1/9/2019

# COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply and diversity of housing opportunities for all segments of the population. The rezoning request would allow townhouses, which are generally more affordable housing options than single-family homes, increasing the choice of housing types and prices in the area. The request, which includes a condition limiting density to 7 units per acre, would also permit up to 86 dwelling units on the site, a 76% increase over the existing entitlement.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses; providing desirable spaces and places to live, work, and play; and development in areas where infrastructure is already in place. An increase in residential density in close proximity to the retail, employment, and transit options available in Crabtree Valley Mall and nearby fulfills these goals.

The request is consistent with the **Coordinating Land Use and Transportation** vision theme. This theme envisions higher density residential and mixed-use development to support new local and regional public transit services. The subject site is approximately ½ miles from Crabtree Valley Mall which currently serves as a hub for seven GoRaleigh bus lines.

The request is not inconsistent with any of the other vision theme statements.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

The subject site is identified primarily as Low Density Residential, which suggests single-family detached homes up to 6 units per acre. However, smaller lots and townhouses are described as appropriate for this land use category if they are part of a conservation development, which requires 40% of the site to be dedicated to open space and allows up to 10 units per acre.

Proposed conditions limit the potential density of the site to 7 units per acre, and require at least 30% of the site remain as a combination of tree conservation area, outdoor amenity area, and open space as defined by UDO section 2.5.4.

Although the Public Parks & Opens Space FLUM category on the site is not referenced directly in the request, the Neuse Buffer Rules still apply to the stream network. The state has yet to approve a new mapped location where riparian buffers will be required, but it is highly unlikely that the area designated as Public Parks & Opens Space will be developable.

Overall, the request is consistent with the recommendations of the Future Land Use Map.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use is provisionally designated on the Future Land Use Map on the subject site in the case of a Conservation Development, and can be established without altering the character of the area. Achieving this would require reserving a significant percentage of the site as open space and restricting the development of the portion designated as Public Parks & Open Space, which has been accomplished via proposed conditions and state law, respectively.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Community facilities and streets appear to be sufficient to serve the proposed use.

### *Future Land Use*

**Future Land Use designation:** Low Density Residential and Public Parks & Open Space

**The rezoning request is**

**Consistent** with the Future Land Use Map.

**Inconsistent**

The Future Land Use Map designation of Low Density Residential calls for a maximum of six dwelling units per acre. Smaller lots and more intense building types are only appropriate when significant open space is set aside. The offered conditions limit density to seven units per acre and set aside a total of 30% of the site for open space.

The FLUM designation of Public Parks & Open Space applies to permanent open space intended for recreational or resource conservation uses. Because the stream is still subject to Neuse Buffer Rules (15A NCAC 02B .0233), and the offered conditions restrict the development of at least one-third of the site, the area designated as Public Parks & Open Space is highly unlikely to be developed.



## Urban Form

**Urban Form designation:** None

**The rezoning request is**

- Not applicable** (no Urban Form designation)
- Consistent** with the Urban Form Map.
- Inconsistent**

## Compatibility

**The proposed rezoning is**

- Compatible** with the property and surrounding area.
- Incompatible.**

The request is compatible with the property and the surrounding area. Nearby zoning districts abutting the site include R-4, R-6, and RX-3, with both single-family and multi-family building types. The requested density and building types are not out of character. In addition, the proposed condition of a landscape buffer at the rear of 3901 and 3905 Blue Ridge Road will provide a transition between the remaining detached homes and any new multi-family development.

## Public Benefits of the Proposed Rezoning

- The request could provide greater housing choice and, by increasing supply, improve housing affordability.
- The request would provide greater housing choices near a mixed-use center with convenient pedestrian access to retail and transit.
- The request will facilitate infill development that is compatible with the surrounding neighborhood character.
- The redevelopment and presumed annexation of the site will eliminate an island of unincorporated land and isolated Wake County service area.

## Detriments of the Proposed Rezoning

- None.

## Policy Guidance

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

### **Policy LU 1.2—Future Land Use Map and Zoning Consistency**

*The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The request is consistent with the Future Land Use Map designation of Low Density Residential, which envisions smaller lots and more intense building types only as appropriate when significant open space is set aside. The offered conditions limit density to seven units per acre and set aside a substantial percentage of the site for open space.
- The request is consistent with the FLUM designation of Public Parks & Open Space, which applies to permanent open space intended for recreational or resource conservation uses. Although the offered conditions do not expressly restrict the development of the portion of the site designated as Public Parks & Open Space, the area is still subject to Neuse Buffer Rules and eligible to be included in the open space setaside described in the proposed condition.

### **Policy LU 2.2—Compact Development**

*New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.*

- The proposed development will permit a higher intensity residential use than what is currently allowed that is proximate and contiguous to other high intensity residential and commercial uses. This is efficient for both the provision of public services and the operation of the transportation network.

### **Policy LU 3.2—Location of Growth**

*The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.*

### **Policy LU 3.4—Infrastructure Concurrency**

*The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.*

- The subject site is within Raleigh's Extraterritorial Planning Jurisdiction (ETJ), inside an unincorporated county island/enclave and contiguous with existing corporate limits on its northern, eastern, and southern sides, and partially on its western side. Public water and sewer are adjacent to the site. The developer of the site will be

responsible for any extensions and improvements required to serve future development.

**Policy LU 5.4—Density Transitions**

*Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.*

- Redevelopment under the requested zoning would create a transition zone of moderate density between the multiple multi-family developments to the north and east and the remaining detached dwellings to the west.

**Policy LU 5.6—Buffering Requirements**

*New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.*

- Neighborhood transition yards apply only when mixed-use districts abut residential districts, which would not occur with this request. However, a proposed condition requires a 10-foot landscaped yard adjacent to the two detached dwellings remaining on the block.

**Policy LU 8.10—Infill Development**

*Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.*

- The 7-parcel site currently contains three dwelling units, for an effective density of 0.25 units/acre in an area otherwise characterized with density of 4 units/acre up to 14 units/acre. The site’s current state represents gaps in the built environment, the street grid, and the greenway network. New development and the associated required public improvements would improve local connectivity and fill in existing neighborhood character.

**Policy H 1.8—Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.*

- Rezoning from R-4 to R-10-CU relaxes the dimensional standards of the UDO and allows for the townhouse building type, which will provide increased housing choice and variety.

**Policy PR 3.8—Pedestrian Links to Greenways**

*Improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.*

- The request contains a requirement to connect the public sidewalk or the site’s internal pedestrian network to a dedicated greenway easement.

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

**Policy LU 8.5—Conservation of Single-Family Neighborhoods**

*Protect and conserve the City’s single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.*

- Approval of this request would rezone a very low density single-family neighborhood for the stated purpose of constructing townhouses, potentially increasing the residential density on the site by 1.75 times.

**Policy EP 2.5—Protection of Water Features**

*Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management and ecological, visual, and recreational benefits.*

- The former pond at the rear of the site was part of a stream network that is subject to the state’s Neuse River Buffer Rules, requiring 50-foot riparian buffers from every bank. Although those rules still apply, it is unclear how and where they will apply on the remnant wetland as the stream and vegetation reestablish themselves. No matter the outcome of any remapping, there will likely be less protected land in the future than there is today.

# IMPACT ANALYSIS

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None.

## Parks and Recreation

This site is located adjacent to or includes a portion of the Crabtree Creek Trib. D greenway corridor. This corridor requires the dedication of a 75-foot wide greenway easement extending from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1B).

The adjacent property at 5510 Homewood Banks Dr. offered the following condition through Z-18-16: "Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a greenway easement, in a location to be determined during site plan or subdivision review, shall be deeded to the City and recorded in the Wake County Registry. The development of the Property shall link its internal pedestrian network to the proposed greenway easement." A similar condition included in this request would maintain consistency and public access to the greenway corridor.

The nearest existing park access is provided by Glen Eden Park (0.9 miles) and Lt. Col. George F. Marshall Memorial Park (0.6 miles). The nearest existing greenway trail access is provided by House Creek Trail (0.3 miles). Park access level of service in this area is graded a B letter grade. This area is not considered a high priority for park land acquisition.

**Impact Identified:** None.

## Public Utilities

The proposed rezoning would add approximately 53,750 gpd to the wastewater collection and water distribution systems of the city. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit and constructed prior to release of a Certificate of Occupancy

Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the developer.

	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	30,625 gpd	53,750 gpd
Waste Water	30,625 gpd	53,750 gpd

**Impact Identified:** None.

## Stormwater

Because the site has over 400 linear feet of watercourse frontage, a 100-year flood evaluation will be required at the time of future subdivision or site plan submittal. There is an existing pond located offsite directly upstream that is controlled by a private property owner who can raise or lower the pond water surface elevation at their discretion. All future analysis will have to consider this when evaluating for downstream stormwater impacts.

Floodplain	Soils; watercourse/wetlands; non-FEMA
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2
Overlay District	None

**Impact Identified:** There are Neuse Buffers and Wetlands present on site, and any impacts will require NC DEQ and Army Corps of Engineers approval.

## Transit

The nearest transit stop is located directly southeast of the site on Blue Ridge Road between Holly Lane and Homewood Banks Drive, where GoRaleigh Route 27 stops every 30 minutes during weekday peak hours. The site is also about a half mile from the Crabtree Valley Mall, which serves as a hub for several GoRaleigh routes.

The Wake Transit Plan envisions Crabtree Valley Mall and UNC Rex Hospital as being part of the proposed frequent network of bus services – routes which operate roughly every 15 minutes up to 18 hours per day 7 days per week. Final route alignments and implementation timelines are still under development by the plan’s consultant team.

**Impact Identified:** None.

## Transportation

Area Plans: The Z-1-19 site is located near the edge of the Crabtree Area Plan and within the 2011 Crabtree Valley Transportation Study area. The Crabtree Area Plan includes policies for increased pedestrian circulation around the Crabtree Valley Mall, and connectivity to economic activity centers. The plan goal is for a walkable urban community with enhanced transit services and pedestrian amenities. The plan specifies that interconnectivity should be encouraged wherever feasible. The Crabtree Valley Transportation study assessed current and future transportation conditions. The study recommends initial bicycle and pedestrian improvements, including but not limited to sidewalk completion on Blue Ridge Road, Edwards Mill Road and Leadmine Road, which in conjunction with other area plan and capital projects, improve bicycle, pedestrian and transit access.

Other Projects in the Area: The subject site is located adjacent to the Blue Ridge Road Widening Project, a Capital Improvement Program Project. The project is currently in design. The project will include curb and gutter, sidewalks, and bicycle lanes on both sides of the road and is expected to increase multi-modal access along the corridor.

Existing and Planned Streets: The site is northeast of Mid Lakes Drive and Holly Lane; both streets are on public rights-of-way and privately maintained. It is south of Stony Crest Road, an unimproved public right-of-way. A portion of the site fronts Blue Ridge Road, a 2-lane divided avenue maintained by NCDOT. UDO section 8.5.1.B requires that these streets be brought up to city standards when development occurs.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet. The current block, encompassed by Blue Ridge Road, Homewood Banks Drive, Edward Mills Road, Parklake Avenue, and Glen Eden Drive has a perimeter of approximately 12,600 feet. There are several stub streets that may be connected in the future to reduce the block perimeter. Holly Lane, Mid Lakes Drive and Stony Crest Road are dead ends that exceeds the 300 ft dead end maximum for R-10 districts.

*Pedestrian Facilities:* There are no sidewalks along the site frontages. There have been no pedestrian crashes near the site in the last 5 years. Z-1-19 is within a half mile of the Crabtree Creek and House Creek greenway trails. As mentioned, the CIP Blue Ridge Road project will add sidewalks in this location.

A greenway trail is planned through the northern portion of the site. This trail would connect the Crabtree Creek Trail to developments served by Parklake Ave and Laurel Hills Park. Efforts should be made to align greenway and bike and pedestrian path easements on the Z-1-19 site with adjacent easements already in existence. See Parks, Recreation, and Cultural Resources Comments for more information.

*Bicycle Facilities:* There are no existing bicycle facilities surrounding the Z-1-19. The Long-Term Bike Plan calls for protected bikeways on Blue Ridge Road. The CIP Project will add bicycle lanes on Blue Ridge Road along the site frontage. Z-1-19 is within a half mile of the Crabtree Creek and House Creek greenway trails. There was one bicycle crash with injury in 2007, at the intersection of Blue Ridge Road and Homewood Banks Drive.

Please refer to the comment about greenway trails in the Pedestrian Facilities section, as it applies to bicycling as well.

*Access:* Access to the subject property may be via Mid Lakes Drive, Holly Lane, Blue Ridge Road, and other public streets constructed as a part of a development plan.

*TIA Determination:* Approval of case Z-1-19 will increase trip generation by less than the trigger for requiring a TIA. There were no disabling injuries or fatal crashes at nearby intersections, within a half mile from the subject site in the last 3 years. There are no other site context concerns that trigger the requirement for a TIA. A traffic study is not required for case Z-1-19.

**Impact Identified:** None.

### *Urban Forestry*

The proposed conditions require planting in a specified area that may be established as tree conservation. If this location is indeed established as tree conservation area, the plantings described would not be allowed per UDO Section 9.1.6. Language in the conditions that would not require planting if the area mentioned is established as tree conservation area could eliminate this issue.

**Impact Identified:** None.



### Impacts Summary

The potential impacts identified above have been addressed through zoning conditions. No other significant impacts have been identified.

### Mitigation of Impacts

No mitigation of impacts is necessary.

## CONCLUSION

This request is to rezone approximately 12.4 acres from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Proposed zoning conditions cap residential density at 7 units per acre, require at least 30% of the site remain as open space, and require all necessary right-of-way improvements to occur during the first phase of development. The request would allow the construction of townhouses on the site where they are only provisionally considered by the Future Land Use Map alongside the dedication of significant open space. Apartments would not be permitted.

The request is **consistent** with the Future Land Use Map and **consistent** with Comprehensive Plan overall.

The request is **consistent** with Comprehensive Plan policies regarding infill development, compact growth, housing variety, buffering and density transitions, and greenway access. The request is **inconsistent** with Comprehensive Plan policies regarding waterbody protection and conservation of single-family neighborhoods.

The request would support the Vision Themes of *Expanding Housing Choices*, *Managing our Growth*, and *Coordinating Land Use and Transportation*. Development under the proposal is unlikely to adversely affect the community.

### *CASE TIMELINE*

Date	Action	Notes
1/8/19	Submitted application	Request was evaluated as inconsistent with the FLUM and Comprehensive Plan overall
2/18/19	Submitted revised conditions	Request was re-evaluated as consistent with both the FLUM and Comprehensive Plan overall
2/28/19	Planning Commission Committee of the Whole	
3/18/19	Submitted revised conditions	
3/28/19	Planning Commission Committee of the Whole	Referred to Planning Commission without recommendation
4/23/19	Planning Commission	
5/3/19	Submitted revised conditions	
5/14/19	Planning Commission	Recommended approval
5/21/19	City Council	First appearance

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-6	R-6	RX-3-PL	R-4, R-6
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Low Density Residential; Public Parks & Open Space	Medium Density Residential; Regional Mixed Use	Moderate Density Residential	Moderate Density Residential	Low Density Residential
Current Land Use	Detached dwellings	Apartments; Detached dwellings	Rest home	Apartments (under construction)	Detached dwellings
Urban Form	N/A	City Growth Center	N/A	City Growth Center; Urban Thoroughfare	N/A

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	12.4	12.4
Setbacks:	(detached)	(townhouse)
Front	20'	10'
Side	15'	0' or 6'
Rear	30'	20'
Residential Density:	3.95	6.94
Max. # of Residential Units	49	86
Max. Gross Building SF	107,800	189,200
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.20	0.35

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

**Z-1-19 Trips Generated**

Z-1-19 Existing Land Use	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
Vacant/Single Family Residential	28	2	3
Z-1-19 Current Zoning Entitlements	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
Single Family Residential	463	36	49
Z-1-19 Proposed Zoning Maximums	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
Townhomes/Multi-Family Residential	812	64	85
Z-1-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
	<b>349</b>	<b>27</b>	<b>37</b>

AM Peak Hour Peak Direction Trips (vph)	Percent of AM Trips in Peak Direction	PM Peak Direction Trips (vph)	Percent of PM Trips in Peak Direction
21	75%	23	63%

**Z-1-19 Traffic Study Worksheet**

7.1.3.B Trip Generation		Meets Conditions? (Y/N)	
A	Peak Hour Trips ≥ 150 veh/hr	No	
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips ≥ 3,000 veh/day	No	
E	Enrollment increases at public or private schools	NA	Not Applicable
7.1.3.C Site Context		Meets Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [Volume-to-capacity ratio ≥ 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map [Major street - boulevard or avenue with 4 or more lanes]	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
7.1.3.D Miscellaneous Applications		Meets Conditions? (Y/N)	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	

Traffic Study Required: **No**  
Reason: No triggers met

Completed By: JR  
Date: 1/29/2019

Checked By: TH  
Date: 2/19/2019

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number	<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted	
Existing Zoning                                  Proposed Zoning	

**Narrative of Zoning Conditions Offered**

1.
2.
3.
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10.

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Owner/Agent Signature \_\_\_\_\_ Print Name \_\_\_\_\_

SLOPE EASEMENT

ROW NOT SUBJECT TO CONDITION #8

LOT 5 MARKWOOD SUBD

3915 BLUE RIDGE ROAD

3909 BLUE RIDGE ROAD

EASEMENT OR ROW NOT SUBJECT TO CONDITION #8

ROW NOT SUBJECT TO CONDITION #8

LOT 7 MARKWOOD SUBD

LOT 4 MARKWOOD SUBD

LOT 3 MARKWOOD SUBD

MARKWOOD SUBD  
30' ROW DEDICATION  
BM 1959/PG 248

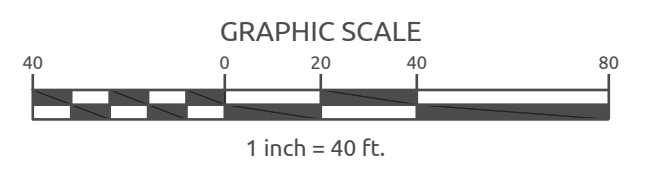
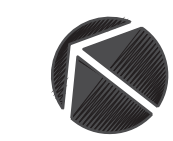
MID LAKES DRIVE

HOLLY LANE

BLUE RIDGE ROAD

STONY CREST ROAD

CAMLEY HILLS SUBD  
30' ROW DEDICATION  
BM 1977/PG 408



Z-1-19: EXHIBIT A 05/10/2019



137 S Wilmington Street | Suite 200 | Raleigh, NC 27601  
t. 919.469.3340 | license #: C-0832 | withersravenel.com

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number <b>Z-1-19</b>		<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Date Submitted <b>May 13, 2019</b>		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>R-10-CU</b>	

**Narrative of Zoning Conditions Offered**

1. Density shall be no greater than seven (7) dwelling units/acre.
2. The following land uses shall be prohibited: Apartment; Boarding House; Daycare
3. A minimum ten foot (10') depth landscape buffer shall be provided adjacent to the following parcels: 3901 Blue Ridge Road (DB11867/Page2291) & 3905 Blue Ridge Road (DB15000/Page1669). In the event this buffer is used as Tree Conservation Area for the site, this buffer shall remain in its natural vegetated state so as to count toward the required TCA.
4. Should the landscape buffer referenced in Condition #3 be installed, the plantings shall consist of a minimum of four (4) Shade Tree/100 LF and four (4) Under-Story Tree/100 LF.
5. Pole-mounted outdoor lighting on the site, if any, shall be directed away from these two (2) parcels: 3901 Blue Ridge Road (DB11867/Page2291) & 3905 Blue Ridge Road (DB15000/Page1669).
6. The project will meet the UDO for providing Tree Conservation Area (10% of site) and Amenity Area (10% of site). In addition to these requirements, an additional ten percent (10%) of land area comprised of at least one of the following land uses shall be provided: Tree Conservation Area, Amenity Area, or Open Space. The additional 10% land area shall be comprised of a single use or a combination. If Open Space is utilized to meet the land area above UDO requirements, the additional Open Space need not comply with the dimensional standards required for Open Space in the UDO. Only the "Allowed Uses" described in UDO 2.5.4 will be provided in the additional open area provided.
7. Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a greenway easement, in a location to be determined during site plan or subdivision review, shall be deeded to the City and recorded in the Wake County Registry. The development of the Property shall link its internal pedestrian network to the proposed greenway easement via public right-of-way sidewalk access or an internal linkage. The greenway connector shall be subject to approval by other jurisdictional authorities, including but not limited to the State of North Carolina and the US Army Corps of Engineers.
8. For any development of the property that requires a preliminary subdivision plan or site plan, the obligations imposed by the UDO related to street improvements for Holly Lane, Mid Lakes Drive and Stony Crest Road shall be satisfied as part of the first phase of development, and this shall apply to those portions of Holly Lane, Mid Lakes Drive and Stony Crest Road that abut property subject to this rezoning ordinance even if a portion of such property is not included within the preliminary subdivision plan or site plan. However, this condition shall not apply to those portions of public right-of-way identified on Exhibit A.
9. 

RECEIVED

 MAY 16 2019
- 10.

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Owner/Agent Signature *Carol A. Grajek* Print Name CAROL A. GRAJEK  
*Michael A. Grajek* MICHAEL A. GRAJEK

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number <b>Z-1-19</b>	<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
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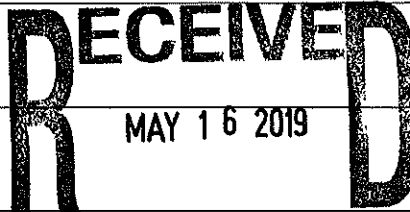
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BY:

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Owner/Agent Signature H. Glenn White                      Print Name H. Glenn White

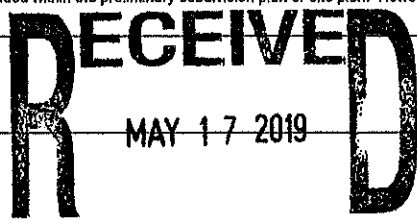


**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number <b>Z-1-19</b>	<b>OFFICE USE ONLY</b>
Date Submitted <b>May 13, 2019</b>	
Existing Zoning <b>R-4</b> Proposed Zoning <b>R-10-CU</b>	

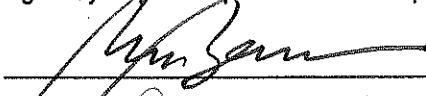

**Narrative of Zoning Conditions Offered**

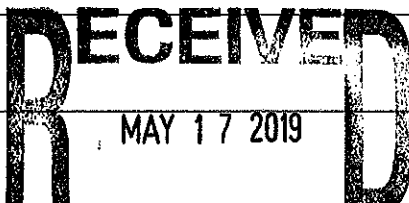
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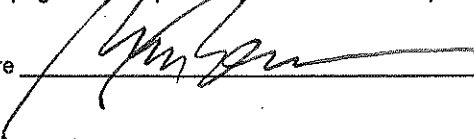
BY: \_\_\_\_\_

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Owner/Agent Signature  Print Name MARK V. BENSEN  
 Christopher V. Bensen, MD

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number <b>Z-1-19</b>	OFFICE USE ONLY Transaction # Rezoning Case #	
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Owner/Agent Signature  BY: MARK V. BENSEN Print Name MARK V. BENSEN

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

## REZONING REQUEST

<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	Frontage	
Proposed Zoning Base District	R-10	Height	Frontage	Overlay(s) _____
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
Pre-submittal/Sketch Plan 569671	Due Diligence Session 496591			

## GENERAL INFORMATION

Date	01/02/2019	Date Amended (1)		Date Amended (2)	
Property Address 3 unassigned Holly Lane addresses, 0 Mid Lakes Drive, 3803 Holly Lane, 3909 Blue Ridge Road, and 3915 Blue Ridge Road					
Property PIN	0795386748, 0795388982, 0795388580, 0795481606, 0795480255, 0795482342, 0795483460	Deed Reference (book/page)	004642/00841, 004627/00024, 004627/00022, 004177/00108, 17294/2190		
Nearest Intersection Holly Lane & Blue Ridge Road					
Property Size (acres)	12.4 acres total	(For PD Applications Only) Total Units	Total Square Feet		
Property Owner/Address		Phone	Mark: 919-740-4536	Fax	N/A
Mark Bensen:3803 Holly Lane Raleigh, NC 27612			Carol: 919-539-1045		
Carol & Michael Grajek:3909 Blue Ridge Rd Raleigh, NC			Glen: 919-630-7997		
Glenn White:3915 Blue Ridge Rd Raleigh, NC		Email	mvp@bensen.net		
			carolhum1@gmail.com		
			whiteiii.hglenn@gmail.com		
Project Contact Person/Address		Phone	919-610-7696		Fax 919-467-6008
David Brown / WithersRavenel					
137 S Wilmington St Suite 200		Email	dbrown@withersravenel.com		
Raleigh NC 27601					
Owner/Agent Signature <i>H. S. White</i>		Email	whiteiii.hglenn@gmail.com		

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

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	Frontage
Overlay(s)	_____		
Proposed Zoning Base District	R-10	Height	Frontage
Overlay(s)	_____		
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Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
Pre-submittal/Sketch Plan 569671	Due Diligence Session 496591		

GENERAL INFORMATION			
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Nearest Intersection Holly Lane & Blue Ridge Road			
Property Size (acres)	12.4 acres total	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address		Phone	Fax
Mark Bensen:3803 Holly Lane Raleigh, NC 27612 Carol & Michael Grajek:3909 Blue Ridge Rd Raleigh, NC Glenn White:3915 Blue Ridge Rd Raleigh, NC		Mark: 919-740-4536 Carol: 919-539-1045 Glen: 919-630-7997	N/A
		Email	
		mvb@bensen.net carolhum1@gmail.com whiteiii.hglenn@gmail.com	
Project Contact Person/Address		Phone	Fax
David Brown / WithersRavenel 137 S Wilmington St Suite 200 Raleigh NC 27601		919-610-7696	919-467-6008
		Email	
		dbrown@withersravenel.com	
Owner/Agent Signature	Email		
	carolhum1@gmail.com		

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

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #	
Existing Zoning Base District	R-4	Height		Frontage
Proposed Zoning Base District	R-10	Height		Frontage
Overlay(s) _____				
Overlay(s) _____				
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
Pre-submittal/Sketch Plan 569671	Due Diligence Session 496591			

GENERAL INFORMATION			
Date	01/02/2019	Date Amended (1)	Date Amended (2)
Property Address 3 unassigned Holly Lane addresses, 0 Mid Lakes Drive, 3803 Holly Lane, 3909 Blue Ridge Road, and 3915 Blue Ridge Road			
Property PIN	0795386748, 0795388982, 0795388580, 0795481606, 0795480255, 0795482342, 0795483460	Deed Reference (book/page)	004642/00841, 004627/00024, 004627/00022, 004177/00108, 17294/2190
Nearest Intersection Holly Lane & Blue Ridge Road			
Property Size (acres)	12.4 acres total	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address		Mark: 919-740-4536	Fax N/A
Mark Bensen:3803 Holly Lane Raleigh, NC 27612		Phone Carol: 919-539-1045	
Carol & Michael Grajek:3909 Blue Ridge Rd Raleigh, NC		Glen: 919-630-7997	
Glenn White:3915 Blue Ridge Rd Raleigh, NC		Email mvb@bensen.net	
		Email carolhum1@gmail.com	
		Email whiteiii.hglenn@gmail.com	
Project Contact Person/Address		Phone 919-610-7696	Fax 919-467-6008
David Brown / WithersRavenel			
137 S Wilmington St Suite 200			
Raleigh NC 27601		Email dbrown@withersravenel.com	
Owner/Agent Signature		Email bensenrcv@gmail.com	

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

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	Frontage
Proposed Zoning Base District	R-10	Height	Frontage
Overlay(s) _____			
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
Pre-submittal/Sketch Plan 569671	Due Diligence Session 496591		

GENERAL INFORMATION			
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Nearest Intersection Holly Lane & Blue Ridge Road			
Property Size (acres)	12.4 acres total	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address		Phone	Fax
Mark Bensen:3803 Holly Lane Raleigh, NC 27612		Mark: 919-740-4536	N/A
Carol & Michael Grajek:3909 Blue Ridge Rd Raleigh, NC		Carol: 919-539-1045	
Glenn White:3915 Blue Ridge Rd Raleigh, NC		Glen: 919-630-7997	
		Email mvb@bensen.net	
Project Contact Person/Address		Phone	Fax
David Brown / WithersRavenel		919-610-7696	919-467-6008
137 S Wilmington St Suite 200		Email dbrown@withersravenel.com	
Raleigh NC 27601			
Owner/Agent Signature		Email mvb@bensen.net	

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

<b>REZONING APPLICATION ADDENDUM #1</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction #  Rezoning Case #
<b>STATEMENT OF CONSISTENCY</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. The property is designated Low Density Residential on the Future Land Use Map, which recommends up to six units per acre and suggests townhouses are appropriate with significant open space set aside. The rezoning is consistent with the Future Land Use Map because it permits a maximum of six units per acre, allows townhouses and provides for significant open space.	
2. The rezoning request is consistent with Policy LU 5.4, Policy LU 5.5 and Policy 5.6 because the proposed rezoning will provide an opportunity for much-needed transition between the intense development in the Crabtree Valley City Growth Center that abuts the subject property to the north and east, and the less intense uses located west of the subject property. Additionally, the conditions provide additional buffering adjacent to the lower intensity land uses through additional building setback and landscaping.	
3. The rezoning request is consistent with Policy LU 8.1 because the rezoning will provide for a greater variety of housing types (i.e. townhomes) where there is currently a mix of either large-scale apartment communities or single-family subdivision, but limited examples of the "missing middle" housing options. Also, the rezoning request is consistent with Policy LU 2.2 because it encourages a compact development pattern.	
4. Although the property is not within the Crabtree Valley Area Plan boundaries or the Crabtree Valley City Growth Center, it is immediately adjacent to both, and this location supports a more dense and compact development pattern, consistent with the proposed rezoning request.	
<b>PUBLIC BENEFITS</b>	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The proposed zoning will provide additional housing options for the area of Raleigh where the subject property is located.	
2. The proposed zoning will provide buffer and transition to the edge of the Crabtree Valley Growth Center, which the subject property directly adjoins.	
3. Upon development of the subject property, public sanitary sewer shall be extended, providing access to the city sewer system for adjoining properties.	
4.	

**REZONING APPLICATION ADDENDUM #2**

**Impact on Historic Resources**

**OFFICE USE ONLY**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**Transaction #**

**Rezoning Case #**

**INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A

**PROPOSED MITIGATION**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A



## URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

Click [here](#) to view the Urban Form Map.

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p><b>Response:</b></p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p><b>Response:</b></p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p><b>Response:</b></p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p><b>Response:</b></p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p><b>Response:</b></p>

6.	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>Response:</b></p>
7.	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b></p>
8.	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b></p>
9.	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b></p>
10.	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b></p>
11.	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b></p>
12.	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b></p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p><b>Response:</b></p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p><b>Response:</b></p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p><b>Response:</b></p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p><b>Response:</b></p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p><b>Response:</b></p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p><b>Response:</b></p>

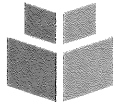
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p><b>Response:</b></p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p><b>Response:</b></p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p><b>Response:</b></p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p><b>Response:</b></p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p><b>Response:</b></p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p><b>Response:</b></p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>Response:</b></p>

**REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")**

TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements – General Use or Conditional Use Rezoning</b>					
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**MASTER PLAN SUBMITTAL REQUIREMENTS**

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



WithersRavenel

Our People. Your Success.

October 3, 2018

**TO: ADJOINING PROPERTY OWNERS**

**RE: HOLLY LANE – PROPOSED REZONING**

**PIN #s - 0795388580, 0795386748, 0795388982,  
0795481606, 0795483460, 0795482342, 0795480255**

Neighboring Property Owners:

You are invited to attend a Neighbor Notice Meeting on Monday, October 29, 2018 where we will present a proposal to rezone seven parcels located along Holly Lane, Mid Lakes Drive, and Blue Ridge Road. The Neighbor Notice meeting will be held in the Large Multipurpose Room of the Glen Eden Pilot Park Neighborhood Center at 1500 Glen Eden Drive, Raleigh and will begin promptly at 6:00 PM.

This meeting is the first step in the rezoning process and is a general information meeting to inform adjacent neighbors of the property being considered for rezoning. In accordance with City of Raleigh requirements we are notifying the property owners within five-hundred feet (500') of the area requested for rezoning. Please see the attached map that illustrates the location of the subject parcels associated with the rezoning request. The proposed zoning change would rezone the seven parcels from Residential-Four (R-4) to Residential-Ten (R-10). The petitioners, representing MI Homes, as well as WithersRavenel staff, will attend the meeting to answer questions you may have at this stage of the process.

For additional information about this rezoning proposal you may go to the City of Raleigh's web portal [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Department of City Planning at either [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov), or by phone at 919.996.2682. The coordinating planner for the Department of City Planning for this rezoning is Mr. Kyle Little, who can be reached at [kyle.little@raleighnc.gov](mailto:kyle.little@raleighnc.gov) or 919-996-2180.

This meeting is by invitation only. If you would like to invite additional interested parties, please call me to verify space and time limitations.

If you have any questions, please do not hesitate to contact me as follows:

Email: [Jearliwine@withersravenel.com](mailto:Jearliwine@withersravenel.com)  
Phone: 919-535-5126

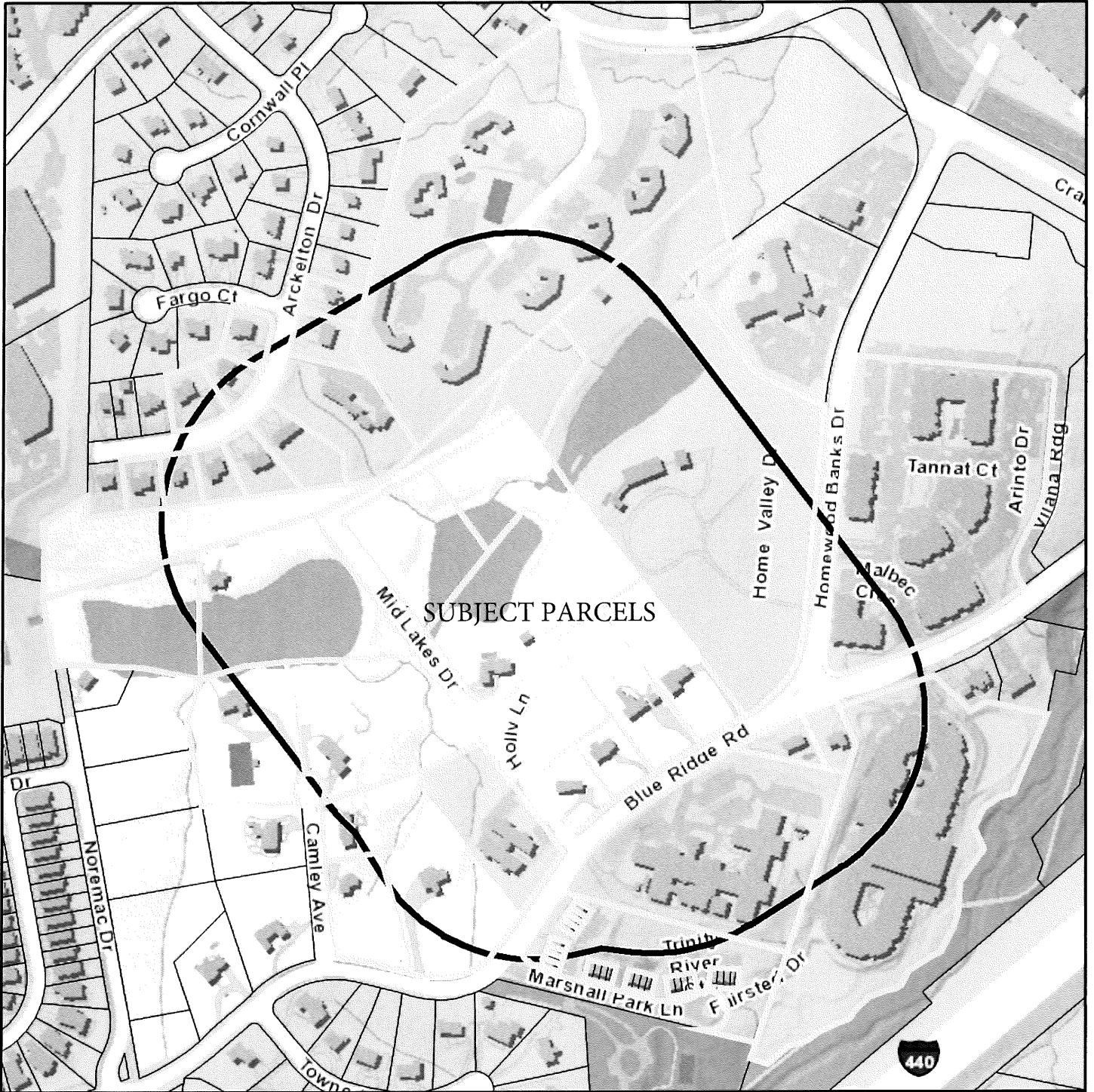
We look forward to seeing you at the meeting.

Best Regards,

WithersRavenel

Jason Earliwine,  
Entitlement Specialist

Cc: Erica Leatham, MI Homes; George Young, MI Homes; Kyle Little, City of Raleigh

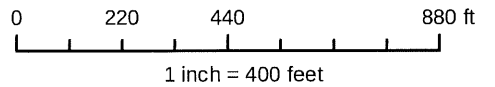


**500-Foot Adjacent Parcel Buffer**



**WithersRavenel**

Our People. Your Success.



**Disclaimer**  
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795288991  
DAVIS, CECIL JR DAVIS, RHONDA W  
200 CHATTERSON DR  
RALEIGH NC 27615-3103

795375714  
VANDEVEER, ALBERT DONALD  
3700 CAMLEY AVE  
RALEIGH NC 27612-4320

795375938  
GREENE, HILLIARD GREENE, SARAH JR  
3708 CAMLEY AVE  
RALEIGH NC 27612-4320

795377734  
WATSON, A DAVID WATSON, JANE G  
3805 BLUE RIDGE RD  
RALEIGH NC 27612-4318

795378976  
HOLLY LANE CONDOMINIUM  
1001 WADE AVE STE 300  
RALEIGH NC 27605-3323

795378976  
YOUNG, FRANCIS N YOUNG, JUDY D  
3701 103 HOLLY LN  
RALEIGH NC 27612-8051

795378976  
BAUR, RITA M.  
3701 104 HOLLY LN  
RALEIGH NC 27612-8051

795378976  
EDWARDS, CHARLES H EDWARDS, ISABELLA  
P  
3701 HOLLY LN APT 301  
RALEIGH NC 27612-8051

795378976  
FERRIS, JANA M  
3701 HOLLY LN APT 202  
RALEIGH NC 27612-8051

795378976  
MUNFORD, ANNE KERNS  
3701 HOLLY LN APT 203  
RALEIGH NC 27612-8051

795385235  
NORRIS, LINDA W  
3726 CAMLEY AVE  
RALEIGH NC 27612-4320

795383508  
PEARCE, IRVIN A PEARCE, ANN C  
3809 MID LAKES DR  
RALEIGH NC 27612-4647

795382906  
HALL, MARK C HALL, MELINDA C  
1304 LOGHOUSE ST  
WAKE FOREST NC 27587-4639

795381903  
MORTON, JAMES M MORTON, TINA  
276 RED FEATHER TRL  
WARRENSVILLE NC 28693-9241

795381280  
GADDY, CHARLES R GADDY, NANCY R  
3715 CAMLEY AVE  
RALEIGH NC 27612-4320

795380902  
ARANA, GUILLERMO F ARANA, KYMBERLY L  
107 CASTLEWOOD DR  
CARY NC 27511-5535

795380709  
PEARCE, IRVIN A PEARCE, ANN  
3809 MID LAKES DR  
RALEIGH NC 27612-4647

795378976  
THOMPSON, JOAN T  
3701-302 HOLLY LN  
RALEIGH NC 27612-8051

795378976  
LONG, ISABELLA P. EDWARDS, CHARLES H.  
W.  
3701 HOLLY LN APT 301  
RALEIGH NC 27612-8051

795378976  
PHILLIPS, ELIZABETH M  
416 HILLANDALE DR  
RALEIGH NC 27609-7037

795386748  
BENSEN, MARK V BENSEN, CHRISTOPHER V  
3801 HOLLY LN  
RALEIGH NC 27612-4635

795388580  
BENSEN, MARK V TRUSTEE BENSEN,  
VLADIMIR B HEIRS  
3803 HOLLY LN  
RALEIGH NC 27612-4635

795390134  
MORTON, JAMES M MORTON, TINA  
276 RED FEATHER TRL  
WARRENSVILLE NC 28693-9241

795391230  
SHINGLETON, FRANCES J SHINGLETON,  
DALTON V  
4708 CORNWALL PL  
RALEIGH NC 27612-4446

795391392  
CAIN, JASON C CAIN, SARAH C  
2216 LASH AVE  
RALEIGH NC 27607-3137

795393011  
HANSFORD, TERRI  
47 DUTCHTOWN HARLINGEN RD  
BELLE MEAD NJ 08502-5115

795393391  
REESIDE, ANDREW REESIDE, LOREN  
EDWARDS  
208 N TARBORO ST  
RALEIGH NC 27610-2354

795394114  
KUYKENDAL, WILLIAM B KUYKENDAL,  
CAROL M  
103 VILLA DR DURHAM NC 27712-8900

795394412  
ANDERSEN, MARC W ANDERSEN, BIRGIT S  
4500 TOUCHSTONE FOREST RD  
RALEIGH NC 27612-4133

795399136  
CRP/DRP HOMEWOOD OWNER, LLC  
DOMINION REALTY PARTNERS LLC  
2626 GLENWOOD AVE STE 195  
RALEIGH NC 27608-1366

795399646  
PINNACLE APARTMENTS LLC  
MARVIN F POER & COMP  
3520 PIEDMONT RD NE STE 410  
ATLANTA GA 30305-1512

795470538  
SIMPSON WOODFIELD MARSHALL PARK LLC  
FELLERS SCHEWE SCOTT & ROBERTS INC  
PO BOX 450233  
ATLANTA GA 31145-0233

795475963  
HILLCREST RALEIGH AT CRABTREE LLC  
1417 W PETTIGREW ST  
DURHAM NC 27705-4820

795480095  
LANDRETH, JAMES MICHAEL JR  
3901 BLUE RIDGE RD  
RALEIGH NC 27612-4629

795481194  
LOWDEN, PHILIP J  
3905 BLUE RIDGE RD  
RALEIGH NC 27612-4629

795482342  
HUMPHRIES, CAROL E  
3909 BLUE RIDGE RD  
RALEIGH NC 27612-4629

795483460  
WHITE, HUGH GLENN JR  
2801 GLENWOOD GARDENS LN UNIT 305  
RALEIGH NC 27608-1239

795484928  
CRP/DRP HOMEWOOD OWNER, LLC  
DOMINION REALTY PARTNERS LLC  
2626 GLENWOOD AVE STE 195  
RALEIGH NC 27608-1366

795486280  
HILLCREST RALEIGH AT CRABTREE, LLC  
1417 W PETTIGREW ST  
DURHAM NC 27705-4820

795580885  
IBP TIC OWNER, LLC PP TIC OWNER, LLC  
9606 N MOPAC EXPY STE 500  
AUSTIN TX 78759-5960

M/I HOMES OF RALEIGH, LLC LAND  
DEPARTMENT  
ATTN: GEORGE R YOUNG  
1511 SUNDAY DRIVE STE 100  
RALEIGH NC 27607

WITHERSRAVENEL  
ATTN: JASON EARLIWINE  
137 S WILMINGTON ST STE 200  
RALEIGH NC 27601

RALEIGH DEPT OF CITY PLANNING  
ATTN: KYLE LITTLE  
ONE EXCHANGE PLAZA STE 300  
RALEIGH NC 27601

795288286  
NOREMAC GLEN LLC  
3809 MID LAKES DR  
RALEIGH NC 27612-4647

795372912  
HEATON, CLAY C & ALEXIS W  
3705 CAMLEY AVE  
RALEIGH NC 27612-4320

795366593  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

795581396  
CASTELLOE, PAUL E  
3950 BLUE RIDGE RD  
RALEIGH NC 27612-4630

795394531  
ANDERSEN, MARC & ANDERSEN, BIRGIT  
4500 TOUCHSTONE FOREST RD  
RALEIGH NC 27612-4133

795392438  
STEPHENS, PAMELA MERISSA  
4103 ARCKELTON DR  
RALEIGH NC 27612-4406

795299121  
SANTANGELO, RICHARD G JR  
4007 ARCKELTON DR  
RALEIGH NC 27612-4400

M/I HOMES OF RALEIGH, LLC LAND  
DEPARTMENT  
ATTN: ERICA LEATHAM  
1511 SUNDAY DRIVE STE 100  
RALEIGH NC 27607

## HOLLY LANE REZONING

COR Transaction #: 496591

Neighbor Notice Meeting Minutes

10/29/2018

In attendance were:

- George Young, VP of Land Acquisition, M/I Homes
- Erica Leatham, VP of Planning and Entitlements, M/I Homes
- David Brown, Director of Planning, WithersRavenel
- Arnaldo Echevarria, Project Engineer, WithersRavenel
- Jason Earliwine, Entitlement Specialist, WithersRavenel
- Sign-In Sheet Attendees, Attached

The meeting began at 6:15 PM at the Glen Eden Pilot Park Community Room.

After an introduction of the Project Team, Mr. Young gave a brief summary of M/I Homes history, recent projects, and current goals. He then discussed the project on Holly Lane, describing (1) the type of townhomes M/I Homes has constructed in the area, and (2) the general plan for the site. Mr. Brown explained the proposal to rezone the property from a current designation of R-4 to R-10, Conditional Use, to allow for townhome development and Mr. Young proffered one of the conditions would be a limitation of density less than ten units an acre. Mr. Brown concluded that the development is consistent with the future land use for the area and discussed the nearby City Growth Center.

There were thirteen (13) neighbors in attendance. Their questions and comments are listed below:

1. Will the pond on the subject property be rebuilt?
  - The pond will not be rebuilt as the original stream has re-established itself. A preliminary review by WithersRavenel identified the former pond as a wetland, but that will have to be reviewed by the state and the Army Corps of Engineers.
2. Have all of the owners of the subject property approved of the rezoning?
  - The application for the rezoning has not been signed by all of the owners, but they are all aware of the plans.
3. How will this development benefit us? We live in a paradise, considering we live within a growing city. What will the townhomes look like?
  - Mr. Young suggested that the audience visit a nearby M/I community, the Grove at Fallon Park, to get an idea of what is proposed for the subject property. He explained this is indicative of the quality community that will come to the neighborhood along with additional infrastructure.
  - Mr. Young also pointed out that the proposed townhomes are an appropriate transition from the high-density apartments to the north.

- A follow up comment suggested that if the sewer line and proposed greenway could exist colinearly, it would benefit the property owners and make better sense.
11. What is the average size of each unit?
    - Mr. Young indicated that the townhomes would average approximately 2,300 square-feet per unit.
  12. How will this development impact the current traffic pattern?
    - The amount of traffic generated by the proposed development is minor addition to the existing traffic.
  13. What is the impact of the Blue Ridge Road widening on this project?
    - There is no impact. The road will remain two lanes, and will include a divided median. The right-of-way will be expanded to eighty feet (80') to allow for a sidewalk down one side.

The meeting was adjourned at 7:00pm.

Charlie Gaddy  
3715 Camley Ave  
Raleigh, 27612

Joan F Thompson #302  
3701 Holly Lane  
Raleigh, NC 27612

Bette Mae (Cynthia) Phillips  
3701 Holly Ln 204  
Raleigh 27612

Alexis Heaton  
3705 Camley Ave  
Raleigh 27612

HOLLY LANE REZONING  
OCTOBER 29, 2018  
Neighborhood Meeting  
Sign-in Sheet.

NAME	Address	E-MAIL
David Watson	3805 Blue Ridge ↳ Watson Fab Corp Watsong Fab Corp Watsong Fab Corp	Watson@fabcorp.com watsongfabcorp.com
Glenn White	3515 Blue Ridge 2801 Glenwood ↳ Easton	whiteiii.holenn @gmail.com
Mark Benson	3801 Holly Ln Raleigh, NC 27612	mark@benson.net
Mike GRAJEK	3909 Blue Ridge	grajekma@hiram.edu
Carol GRAJEK	3909 Blue Ridge	carolhum1@gmail.com
Ann & Irv Pearce	3809 Middlebrook Dr	ann@pearce.net irv@pearce.net
Don VanDeveer	3700 Camley Ave	Donvandeveer@gmail.com
LINDA NORRIS	3726 Camley Ave	linda@NCTherapy.com



**Pre-Application Conference  
Meeting Record**

Transaction #: 571156 Meeting Date & Time: 11:00 AM 9/28/18

Location: One Exchange Plaza 3rd Floor

Attendees: Kyle Little, Matt Klein, John Sorrell, Ron Belk  
Ira Mabel, David Brown

Parcels discussed (address and/or PIN): 0795386748, 0795388982, 0795388580, 0795481606, 0795480255, 0795482342, 0795483460

Current Zoning: R-4

Potential Re-Zoning: R-10, RX-3

CAC Chair/Contact Information: Northwest CAC, Glenwood CAC

General Notes: The applicant is interested in doing townhomes  
7 lots would be assembled and subdivided. The FLUM designates  
the site as low density residential which supports up to  
8 units per acre. The request would be inconsistent with the  
Future Land Use Map, a conservation development option would allow  
additional density, site would need to be annexed into city  
limits. There may be consistency improvements by preserving land

Department & Staff	Notes around the lake that is sensitive, could
<b>Development Services</b> ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	Submit a Comprehensive plan amendment to change the FLUM designation to moderate density residential.  UDO Sections: Contact city council member Stef Mendel

**AGENDA ITEM (D) 1: Z-1-19 – Holly Lane & Mid Lakes Drive**

This site is located north side of Blue Ridge Road south of its intersection with Homewood Banks Drive, approximately 1/3 of a mile south of the Crabtree Valley Mall.

This is a request to rezone property from R-4 to R-10-CU.

Planner Mabel gave a brief overview of the case.

There was discussing regarding whether staff was satisfied with the conditions regarding right of way and whether the applicant would build the road to the end of Mid Lakes Drive and turn onto Stoneycreech.

Mr. Mabel responded regarding right of way and whatever would be required at end of site plan would apply to all.

Transportation Planner Myers spoke regarding the wording of the condition and the fees in lieu.

**Mr. Geary made a motion to approve the case stating it is in the public interest and consistent with Comprehensive Plan. Ms. Jeffreys seconded the motion. The vote was not unanimous, 6-0.**