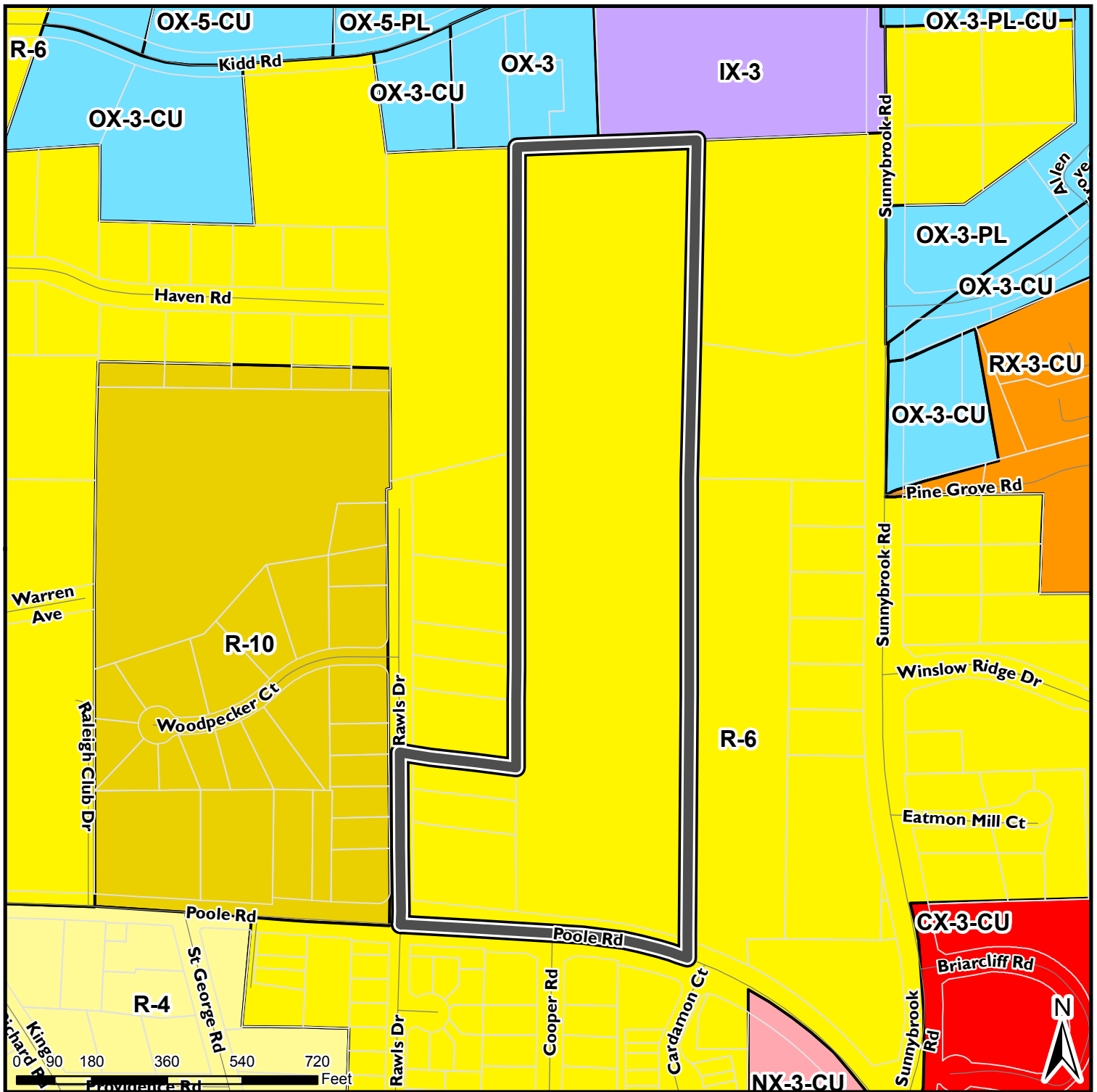


# Existing Zoning Map

# Z-2-2017



**Submittal Date**

1/19/2017

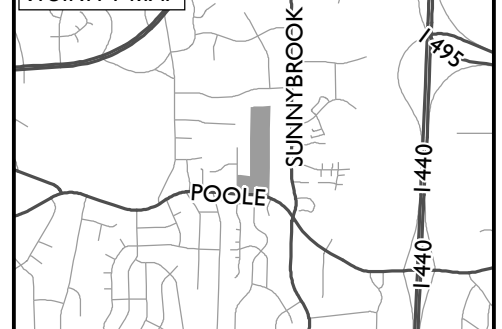
**Request:**

**19.74 acres from**

**R-6**

**to R-10-CU**

VICINITY MAP



Map Date: 1/19/2017



## Certified Recommendation

Raleigh Planning Commission

CR# 11770

### Case Information Z-2-17 Poole Road and Rawls Drive

<i>Location</i>	Intersection of Poole Road and Rawls Drive Address: 3117, 3123 Pool Rd & 635, 639 Rawls Drive PIN: 1723265455, 173268892, 1723265696 & 1723265598
<i>Request</i>	Rezone property from R-6 to R-10-CU
<i>Area of Request</i>	19.74 acres
<i>Property Owner</i>	Leon C. Weaver Family Trust
<i>Applicant</i>	Tony M. Tate
<i>Citizens Advisory Council (CAC)</i>	East
<i>PC Recommendation Deadline</i>	May 23, 2017

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Moderate Density Residential
<b><i>URBAN FORM</i></b>	-
<b><i>CONSISTENT Policies</i></b>	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.6 Zoning and Infrastructure Impacts LU 4.5 Connectivity LU 7.3 Single Family Lots on Major Streets LU 8.1 Infill Development LU 8.2 Infill Compatibility
<b><i>INCONSISTENT Policies</i></b>	None

### Summary of Proposed Conditions

1. The Apartment Building Type (Sections 1.4.1.D, 2.2.4, 2.3.5, or 2.4.5) is prohibited.
2. The provision of a transit easement and shelter.
3. Density on the property shall not exceed 8 dwelling units per acre.
4. The provision of a greenway easement.

## Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
1/12/17	3/21/17 (8 to 6 in favor)	3/28/17	4/4/17

### Attachments

1. Staff report

## Planning Commission Recommendation

<i>Recommendation</i>	<b>Approve, but with additional condition to be added before scheduling a Public Hearing.</b> The commission recommends that before City Council schedules a public hearing that an additional condition be offered by the applicant to include the provision of a greenway easement. In order to allow the applicant to submit additional conditions, City Council may hold this item or refer it to committee for further discussion.
<i>Findings &amp; Reasons</i>	The Planning Commission found the rezoning request to be consistent with the 2030 Comprehensive Plan and the Future Land Use map.
<i>Motion and Vote</i>	Motion: Lyle; Second: Fluhrer; In Favor: Alcine, Braun, Fluhrer, Hicks, Jeffreys, Lyle, Queen, Swink and Tomasulo

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.

	Date		3/28/17 Date
Planning Director		Planning Commission Chairperson	

Staff Coordinator:        Matthew Klem: (919) 996-4637



## Zoning Staff Report – Case Z-2-17

### Conditional Use

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## Case Summary

### Overview

The subject properties, totaling approximately 19.75 acres, are located east of downtown just inside the beltline at the intersection of Poole Road and Rawls Drive. There is an existing single family home on one of the subject properties. The remaining properties are vacant and wooded. There is also a stream crossing that will require a 50' Neuse River buffer.

Directly to the west is a multifamily development consisting of duplexes and garden apartments. Across Poole Road to the south there is a single family residential community. To the east there are three multi-acre lots two of which are developed with single homes. North of the subject property is a post office and a few undeveloped commercially zoned properties.

The subject properties are identified as Moderate Density Residential on the Future Land Use Map. Properties to the east and west are designated as Moderate Density Residential. The land to the south is designated as Low Density Residential. The land to the north of the subject properties is designated as Office and Residential Mixed Use and Public Facilities.

The subject properties are currently zoned Residential - 6 (R-6). The properties to the east and south are zoned Residential - 6 (R-6) and the properties to the west are zoned Residential -10 (R-10) and Residential - 6 (R-6). The properties to the north are zoned Office Mixed Use - 3 Stories (OX-3) and Industrial Mixed Use - 3 Stories (IX-3).

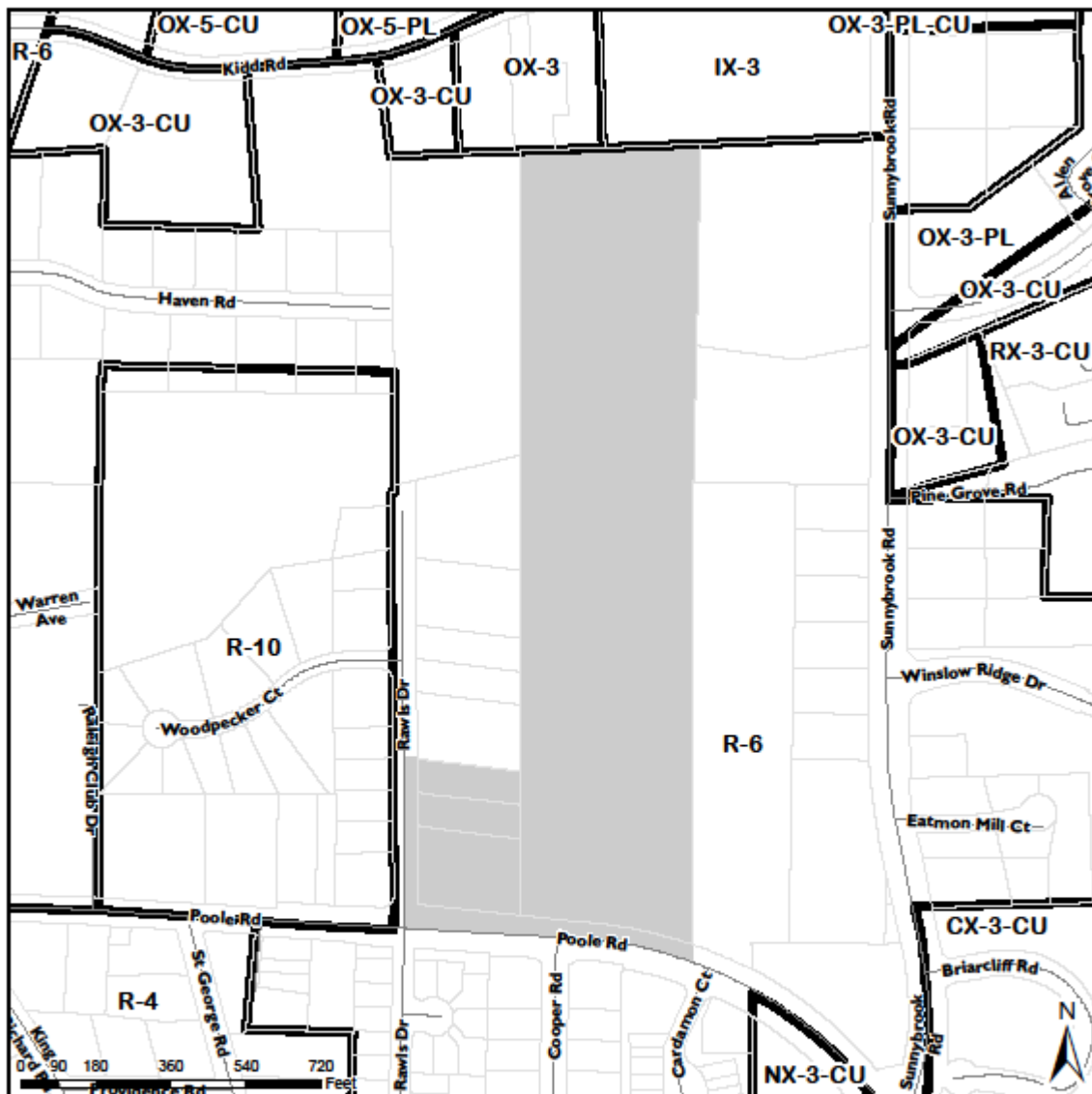
The request is to rezone the subject properties from Residential - 6 (R-6) to Residential – 10 - Conditional Use (R-10-CU). The conditions proposed would prohibit the development of apartment building type and limit the overall site density to 8 dwelling units per acre. Conditions also provide for a transit easement.


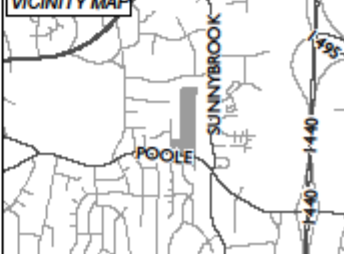
Staff has had initial conversations with the applicant regarding a condition to provide a greenway easement along the property's central most stream crossing.

### Outstanding Issues

<i>Outstanding Issues</i>	None	<i>Suggested Mitigation</i>	None
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# Existing Zoning Map Z-2-2017



 <p><b>Submittal Date</b> 1/19/2017</p>	<p><b>Request:</b> <b>19.74 acres from</b> <b>R-6</b> <b>to R-10-CU</b></p>	<p><b>VICINITY MAP</b></p>  <p>Map Date: 1/19/2017</p>
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# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	R - 6	OX - 3 and IX - 3	R - 6	R - 6	R - 6 and R - 10
<i>Additional Overlay</i>	-	-	-	-	-
<i>Future Land Use</i>	Moderate Density Residential	Office and Residential Mixed use and Public Facilities	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential
<i>Current Land Use</i>	Vacant and Single Family Residential	Vacant and Postal Office	Single Family Residential	Vacant and Single Family Residential	Vacant, Single Family Residential and Two Family Residential
<i>Urban Form (if applicable)</i>	-	-	-	-	-

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	6 units per acre	8 units per acre
<i>Setbacks</i>		
<i>Front:</i>	10 feet	10 feet
<i>Side:</i>	5 feet	0 to 6 feet
<i>Rear:</i>	20 feet	20 feet
<i>Retail Intensity Permitted:</i>	-	-
<i>Office Intensity Permitted:</i>	-	-

### **1.3 Estimated Development Intensities**

	<b><i>Existing Zoning</i></b>	<b><i>Proposed Zoning*</i></b>
<b><i>Total Acreage</i></b>	19.74	19.74
<b><i>Zoning</i></b>	Residential – 6	Residential – 10 – Conditional use
<b><i>Max. Gross Building SF (if applicable)</i></b>	-	-
<b><i>Max. # of Residential Units</i></b>	78	157
<b><i>Max. Gross Office SF</i></b>	-	-
<b><i>Max. Gross Retail SF</i></b>	-	-
<b><i>Max. Gross Industrial SF</i></b>	-	-
<b><i>Potential F.A.R</i></b>	-	-

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

The proposed rezoning is:

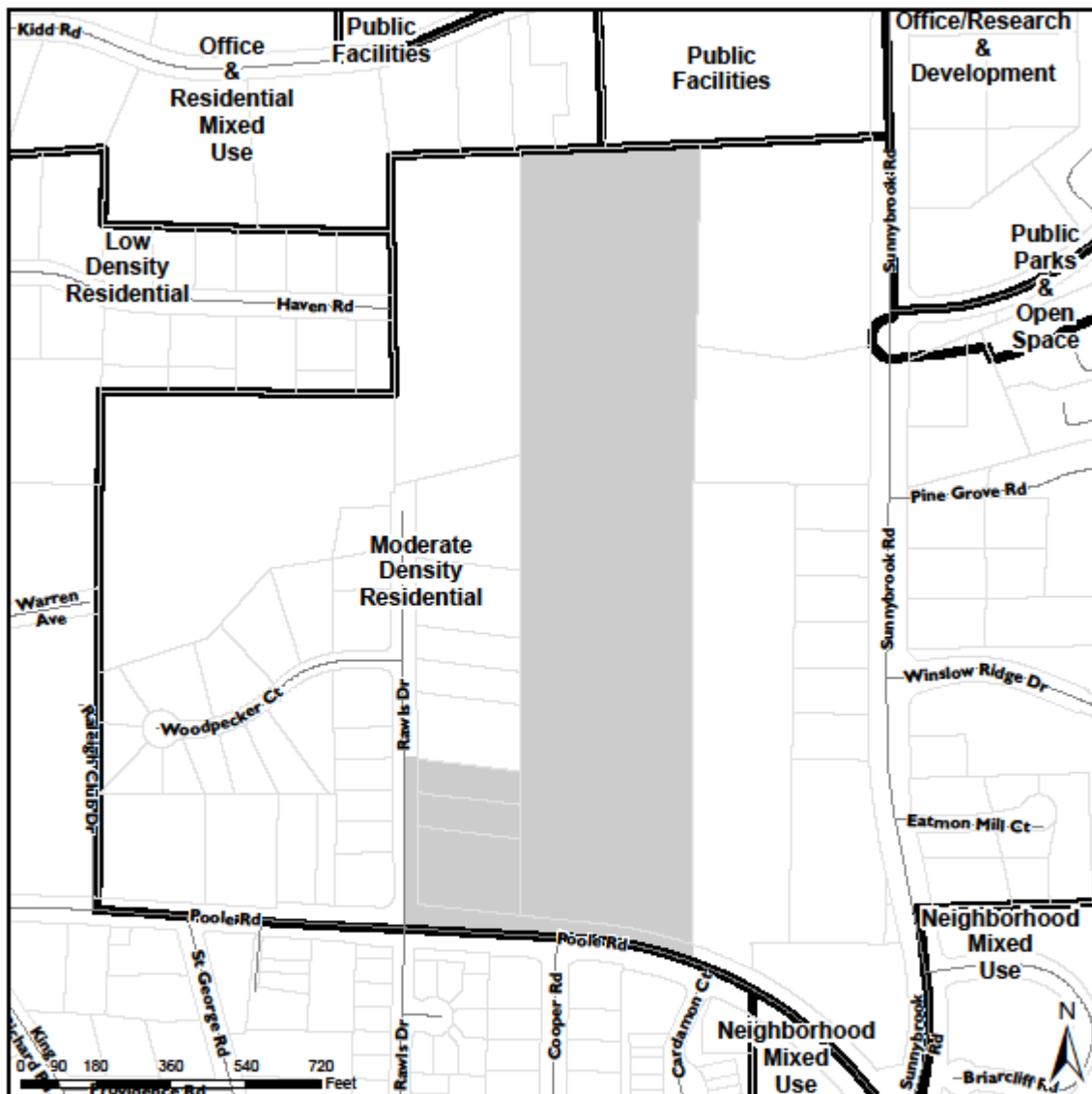
☒ **Compatible** with the property and surrounding area.


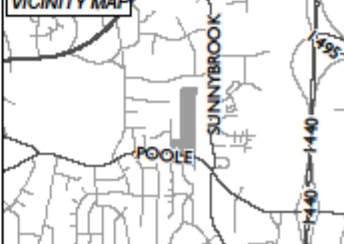
☐ **Incompatible.**

Analysis of Incompatibility:

[Provide analysis here.]

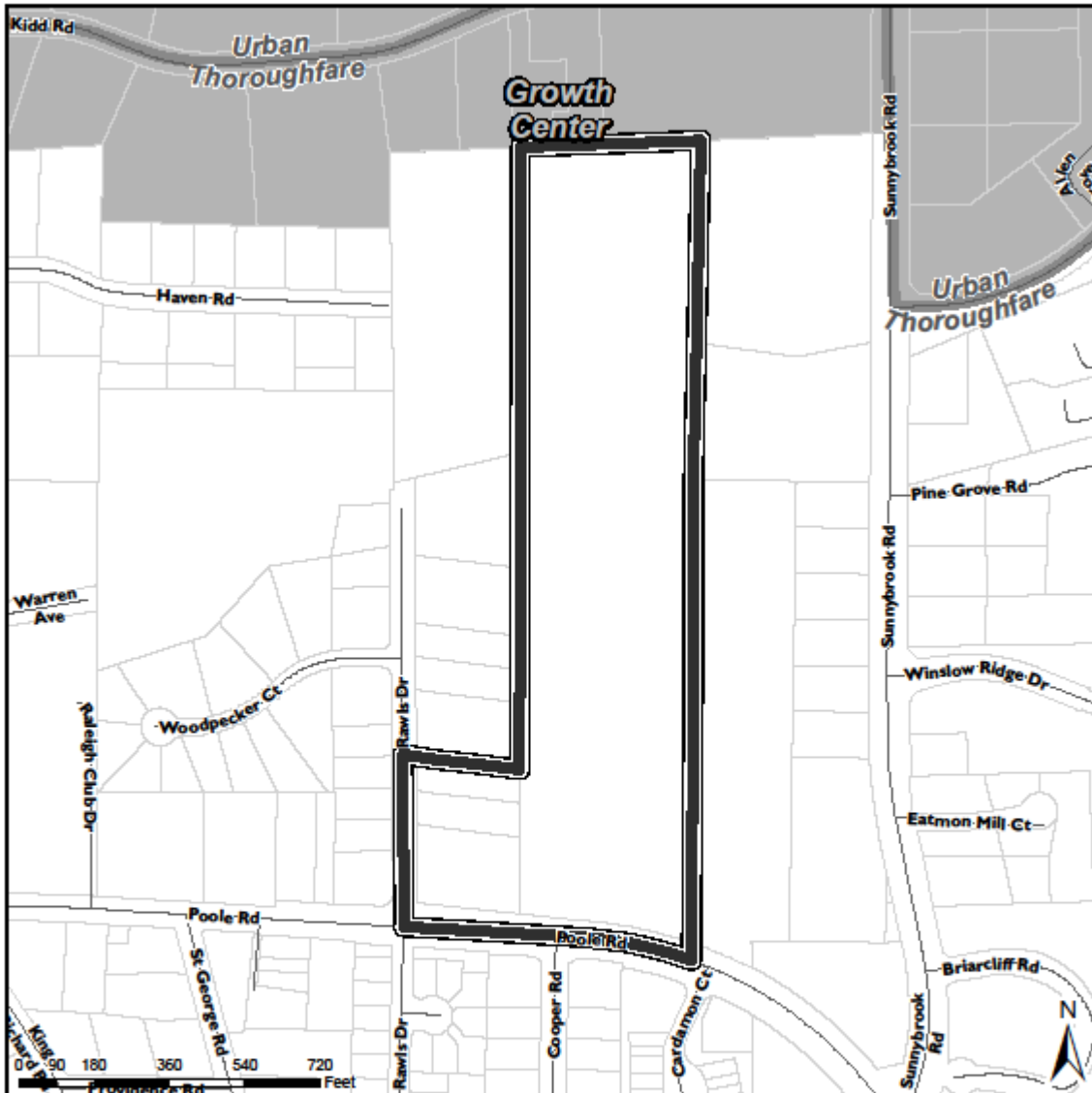
# Future Land Use Map Z-2-2017



 <p><b>Submittal Date</b> 1/19/2017</p>	<p><b>Request:</b> 19.74 acres from <b>R-6</b> to <b>R-10-CU</b></p>	<p><b>VICINITY MAP</b></p>  <p>Map Date: 1/19/2017</p>
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# Urban Form Map Z-2-2017



**Submittal  
Date**

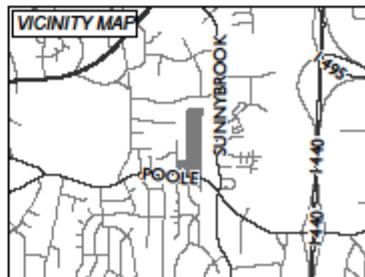
1/19/2017

**Request:**

**19.74 acres from**

**R-6**

**to R-10-CU**



Map Date: 1/19/2017

## 2. Comprehensive Plan Consistency Analysis

### 2.1 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?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The request is consistent with the vision, themes and policies of the Comprehensive Plan. The proposed is supported by infill development and compatibility policies as well as connectivity policies.
- B. The proposed zoning district of Residential – 10 is consistent with the Future Land Use Map designation of Moderate Density Residential.
- C. The use is specifically designated on the Future Land Use Map. The proposed can also be established without adversely altering the character of the area as surrounding land is already developed as moderate density residential.
- D. Community facilities and streets are available on the property and will meet City standards.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

☐ **Inconsistent**

Analysis of Inconsistency:

The Future Land Use Map designation of Moderate Density Residential supports 6-14 units per acre. The proposed rezoning offers a condition to limit the maximum density on site to 8 units per acre.

### 2.3 Urban Form

**Urban Form designation:**

☒ **Not applicable** (no Urban Form designation)

## **2.4 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. See Text Box: Evaluating Zoning Proposals and Consistency with the Comprehensive Plan.

- The Future Land Use Map designates the subject properties as Moderate Density Residential which supports 6-14 dwelling units per acre. The proposed conditional use zoning district limits the density to 8 units per acre.

**Policy LU 2.6 Zoning and Infrastructure Impacts:** Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- The infrastructure impacts have been evaluated by staff and justifications can be found below in “**Impact Analysis.**”

**Policy LU 4.5 Connectivity:** New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

- The development of the site will increase the current connectivity and potential future street grid improvements in the Poole Road, Sunnybrook Road, Kidd Road and Donald Ross Drive area.

**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 subject properties are predominantly vacant lots surrounded by existing low and moderate density housing.

**Policy LU 8.12 Infill Compatibility:** Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- The proposed zoning district has similar and compatible setback and height regulations to the surrounding area.

## **2.5 Area Plan Policy Guidance**

The rezoning request has no applicable area plan guidance.

### **3. Public Benefit and Reasonableness Analysis**

#### **3.1 Public Benefits of the Proposed Rezoning**

- Increased housing options.
- Development of vacant property.
- Increased connectivity and potential for increased street grid circulation.

#### **3.2 Detriments of the Proposed Rezoning**

- None anticipated.

### **4. Impact Analysis**

#### **4.1 Transportation**

The site is located on the north side of Poole Road, opposite Cooper Road. Poole Road (SR 1007) is maintained by the NCDOT. This segment of Poole Road currently has a four-lane, curb & gutter cross section with a sidewalk on the south side. Poole Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided).

There are no state STIP projects in the vicinity of the Z-2-2017 site. The City of Raleigh will construct a sidewalk along the north side of Poole Road from Donald Ross Drive to Sunnybrook Road, across the Z-2-2017 parcels. The project timeline for completion is Winter 2018.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are no public street stubs abutting any of the boundaries of the Z-2-2017 parcels.

The subject parcels have public street frontage on Poole Road and Rawls Drive. Primary access will be from Poole Road with a secondary access onto Rawls Drive.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. The block perimeter for Z-2-2017, as defined by public rights-of-way for Poole Road, Donald Ross Drive, Kidd Road and Sunnybrook Road is over 10,000 feet.

The existing land is a vacant and generates no traffic. Approval of case Z-2-2017 would increase average peak hour trip volumes by 95 veh/hr in the AM peak and by 112 veh/hr in the PM peak; daily trip volume will increase by less than 1,300 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact analysis report technically required for Z-2-2017 because primary access is onto a major street (Poole Road). Given the relatively low change in traffic volumes and the relatively low severity of crashes along this segment of Poole Road, transportation planning staff waives the traffic study requirement for case Z-2-2017.

Z-2-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-2-2017 Current Zoning Entitlements (Residential)	Daily	AM	PM
	518	42	49
Z-2-2017 Proposed Zoning Maximums (Residential)	Daily	AM	PM
	1,753	137	161
Z-2-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>1,235</b>	<b>95</b>	<b>112</b>

**Impact Identified: Block perimeter exceeds UDO standard**

#### **4.2 Transit**

This segment of Poole Rd is currently served seven days a week by GoRaleigh Route 18 Worthdale and Route 19 Apollo Heights.

Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Plan anticipate increased service along Poole Rd.

The current stop on the far side of Poole/Rawls has approximately 27 boardings a day  
The TIA predicts 1753 additional vehicular trips per day.

Assuming a mode split of 2% this will generate an additional 35 boardings per day.

To advance policies T 4.8 and T 4.15, the dedication of a 15x20' transit easement along Poole Rd and provide an appropriate pad, landing zone, ADA-compliant shelter and associated amenities on the transit easement will be provided.

**Impact Identified: None**

#### **4.3 Hydrology**

<i>Floodplain</i>	No FEMA Floodplain present but Alluvial soils are present
<i>Drainage Basin</i>	Crabtree
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

**Impact Identified: none**

#### **4.4 Public Utilities**

	<b>Maximum Demand (current)</b>	<b>Maximum Demand (proposed)</b>
<i>Water</i>	625 gpd	173,750
<i>Waste Water</i>	625 gpd	173,750

1. **Impact Identified:** The proposed rezoning would add approximately 173,125 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.
2. 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 & constructed prior to release of a Certificate of Occupancy.
3. 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.

#### **4.5 Parks and Recreation**

1. There are no existing or proposed greenway trails, corridors, or connectors within or adjacent to this site.
2. The nearest existing trail is Walnut Creek Trail, distance 0.8 miles.
3. A greenway corridor is located east of the site, east of Sunnybrook Road. This corridor could potentially provide connection to Crabtree Creek Trail and to the Sunnybrook Road park property. Consider dedication of greenway easement along stream in the northern property area. There is no schedule or funding for the greenway connection or park development at this time.
4. Recreation services are provided by Worthdale Park, 0.8 miles distance.

**Impact Identified: None**

#### **4.6 Urban Forestry**

A development plan will need to comply with UDO Article 9.1 (Tree Conservation). It appears that there may be primary tree conservation areas required along Poole Rd. The site would also need to be examined to determine if any Neuse riparian buffers exist on the property which could also be primary tree conservation area in accordance with UDO 9.1.4.A.6.

**Impact Identified: None.**

#### **4.7 Designated Historic Resources**

**Impact Identified: None**

#### **4.8 Community Development**

This site is not located within a redevelopment plan area.

**Impact Identified: None**

#### **4.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

#### **4.10 Mitigation of Impacts**

Address sewer and fire flow capacities at the site plan stage.

## **5. Conclusions**

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use map. The prohibition of apartment type buildings will provide for a more appropriate transition to neighboring communities. Additionally, the limitation of density to 8 units per acre will help to ease the impact of development.

The increase in density on the nearly 20 vacant acres will offer more housing options in the region. The potential for improved connectivity within the area bound by Pool Road, Sunnybrook Road, Kidd Road and Donald Ross Drive is increased.

1/19/17 90

# Rezoning Application



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <b>R-6</b> Height    Frontage    Overlay(s) _____ Proposed Zoning Base District <b>R-10</b> Height    Frontage    Overlay(s) <b>CU</b> <small>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.</small>			<b>OFFICE USE ONLY</b> Transaction # _____ Rezoning Case # _____
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:			
<b>497475</b>			

GENERAL INFORMATION			
Date <b>01/13/17</b>	Date Amended (1) <b>01/13/17</b>	Date Amended (2) <b>01/13/17</b>	
Property Address <b>635 &amp; 639 Rawls Drive, 3117 &amp; 3123 Poole Road</b>			
Property PIN <b>1723-26-5455,5598,5696,8892</b>		Deed Reference (book/page)	
Nearest Intersection <b>Poole Road and Rawls Drive</b>			
Property Size (acres) <b>19.74</b>	(For PD Applications Only) Total Units	Total Square Feet	
Property Owner/Address <b>Leon C. Weaver Family Trust 306 Lake Boone Trail Raleigh, NC 27608</b>		Phone	Fax
		Email	
Project Contact Person/Address <b>Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive, Suite 200 Durham, NC 27713</b>		Phone <b>919-484-8880</b>	Fax <b>919-484-8881</b>
		Email <b>tony@tmtla.com</b>	
Owner/Agent Signature <i>Myrtle H. Tate</i>		Email <b>mwTALTON@aol.com</b>	

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



REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</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.	<b>OFFICE USE ONLY</b>  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 has no historic resources located on the property	
2. The request to R-10 is consistent with Moderate Density Residential designation of the 2030 Comprehensive Plan	
3. The property is not located within an Urban Growth Center	
4.	
<b>PUBLIC BENEFITS</b>  Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The driving public will benefit from the extension of public streets to the north, east and west to allow for the coherent network of local neighborhood streets	
2. The pedestrian public will benefit from the extension of public sidewalks in front of the property	
3.	
4.	

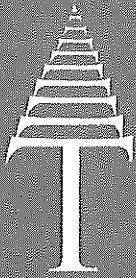
REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>  The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned 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.	<b>OFFICE USE ONLY</b>  <b>Transaction #</b>  <b>Rezoning Case #</b>
<b>INVENTORY OF HISTORIC RESOURCES</b>  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.	
<p>The property has no historic resources located on the property</p>	
<b>PROPOSED MITIGATION</b>  Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<p>The driving public will benefit from the extension of public streets to the north, east and west to allow for the coherent network of local neighborhood streets</p>	

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number <b>Z-2-17</b>		<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning <b>R-10-CU</b>	
<b>Narrative Of Zoning Conditions Offered</b>		
1. The Apartment Building Type (Sections 1.4.1.D, 2.2.4, 2.3.5, or 2.4.5) is prohibited.		
2. Prior to the Issuance of a building permit for new development on any of the 4 parcels on Poole Road or Rawls Drive, Parcel PIN's 1723-26-5455, 5598, 5696 and 8892, If the City's Transit Division so requests, and if approved by NCDOT, the owner shall construct at its own expense a transit shelter which shall be located within a 15'x20' easement dedicated by the owner at a location approved by the Transit Division and by deed of easement in a form approved by the City Attorney. If requested by Transit Division, such shelter shall include a bench, a 15' wide foundation with an Americans with Disabilities required curb cut, a 6' high channel post with mounted trash container and shall be build according to City Standards and Specifications.		
3. Density on the property shall not exceed 8 dwelling units per acre.		
4. At the first plat recording of any lots, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement on the North side of the existing stream, adjacent to the City of Raleigh sanitary sewer outfall, from the top of bank for the entire distance through the property.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature *Myrtle H. Zaiton* Print Name *Z-31-17*



*Tony M. Tate Landscape Architecture, P.A.*

Date: December 20, 2016

Re: 3117 Poole Road, Raleigh, NC  
3123 Poole Road, Raleigh, NC  
639 Rawls Drive, Raleigh, NC  
635 Rawls Drive, Raleigh, NC

**Neighboring Property Owners:**

You are invited to attend a neighborhood meeting 7:00 - 8:00 PM, January 12, 2017. The meeting will be held at the Worthdale Community Center, 1001 Cooper Road, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 3117 Poole Road, 3123 Poole Road, 639 Rawls Drive, and 635 Rawls Drive, Raleigh, NC. These properties are currently zoned R-6. The site is located on the north side of Poole Road at the intersection with Rawls Drive. The proposed zone for all four properties is R-10-CU.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting be held involving the property owners within 100 feet of the area requested for rezoning. More information is available at [www.raleighnc.gov](http://www.raleighnc.gov) and City Planning Department. Also, City Planning can be reached at 919-996-2626 or by email at [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

If you have any concerns or questions, please contact our office:

919-484-8880  
[tony@tmtla.com](mailto:tony@tmtla.com)

Thank you,

Tony M. Tate

PIN	Name	Address		State	Zip Code
1723-26-3433	Theodroe McCullen	8108 Harps Mill Road	Raleigh	NC	27615
1723-26-3533	Xianglin Xie Li	152 Baltusrol Place	San Ramon	CA	94583
1723-26-3630	Michael S Humake	700 Sasser Street	Raleigh	NC	27604
1723-26-3638	Theodroe McCullen	8108 Harps Mill Road	Raleigh	NC	27615
1723-26-3735	Britney Hodges	620 Rawls Drive	Raleigh	NC	27610
1723-26-3836	Wynn Pearce	3521 Morningside Drive	Raleigh	NC	27607
1723-26-5798	Thomas Robinson	627 Rawls Drive	Raleigh	NC	27610
1723-26-6900	5200 Tant Circle, LLC	1914 Alexander Road	Raleigh	NC	27608
1723-26-6908	Kevin Bunn	214 Dory Lane	Clayton	NC	27520
1723-27-6009	Betsy House	3200 S. Smithfield Road	Knightdale	NC	27545
1723-27-6300	Betsy House	3200 S. Smithfield Road	Knightdale	NC	27545
1723-27-6803	Golden Eagle Masonry, Inc	3027 Haven Road	Raleigh	NC	27610
1723-28-6218	Wake County Attorney's Office	PO Box 550	Raleigh	NC	27602
1723-28-7331	Skyway Towers, LLC	3637 Madaca Lane	Tampa	FL	33618
1723-28-8337	Poe Properties, LLC	PO Box 6126	Raleigh	NC	27628
1723-38-2327	United States Postal Service	PO Box 8601	Philadelphia	PA	19197
1723-37-3964	James Carlton	401 Pinecroft Drive	Raleigh	NC	27609
1723-37-3533	Hillco Ltd	PO Box 6159	Kinston	NC	28501
1723-36-2722	Surry Roberts	120 Woodburn Road	Raleigh	NC	27605
1723-35-1702	Carriage Place Property Owners Assoc. Inc	PO Box 6639	Raleigh	NC	27628
1723-26-9105	Walter Drayton	501 Cooper Road	Raleigh	NC	27610
1723-26-6185	Sharon Smith	500 Cooper Road	Raleigh	NC	27610
1723-26-3255	Nottingham Property Assoc.	3001 Spring Forest Road #A	Raleigh	NC	27616
1723-26-3255	Nottingham Property Assoc.	3001 Spring Forest Road #A	Raleigh	NC	27616

[illegible]

## SUMMARY OF ISSUES

A neighborhood meeting was held on January 12, 2017 (date) to discuss a potential rezoning located at 3117 & 3123 Poole, 635 & 639 Rawls (property address). The neighborhood meeting was held at Worthdale Community Center (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:


Z-2-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-2-2017 Current Zoning Entitlements (Residential)	Daily	AM	PM
	518	42	49
Z-2-2017 Proposed Zoning Maximums (Residential)	Daily	AM	PM
	1,753	137	161
Z-2-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1,235	95	112
<b>Z-2-2017 Traffic Study Worksheet</b>			
<b>6.23.4</b>	<b>Trip Generation</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Peak Hour Trips $\geq$ 150 veh/hr	No, the change in average peak hour trip volume is 112 veh/hr	
B	Peak Hour Trips $\geq$ 100 veh/hr if primary access is on a 2-lane road	Not Applicable, this segment of Poole Road has a four lane cross section.	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips $\geq$ 3,000 veh/day	No, the change in average daily trip volume is less than 1,300 veh/day	
E	Enrollment increases at public or private schools	Not Applicable	
<b>6.23.5</b>	<b>Site Context</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Affects a location with a high crash history [Severity Index $\geq$ 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio $\geq$ 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	Yes, Poole Road is a major street (Avenue, 4-lane, Divided)	
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	
<b>6.23.6</b>	<b>Miscellaneous Applications</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of January 25, 2017	