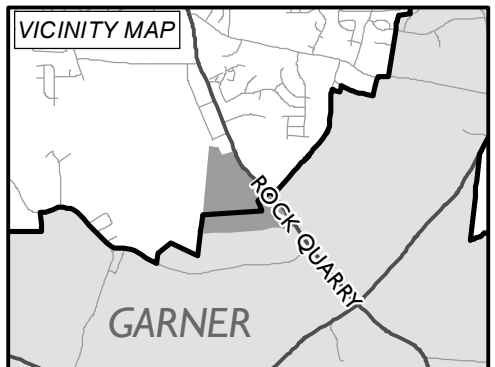


**Submittal
Date**

1/29/2018

Request:

**89.53 acres from
R-4 & Wake County R-30
to R-6-CU**





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director
Matthew Klem, Planner II

COPY: City Clerk

DEPARTMENT: City Planning

DATE: December 21, 2018

SUBJECT: City Council agenda item for January 8, 2019 –
Rezoning Z-13-18

On December 4, 2018, City Council closed the public hearing for this request. On that day, revised unsigned conditions were submitted by the applicant that stipulate a 28% open space set aside. For council to act on these conditions, a signed copy must be submitted by December 28, 2018. Otherwise, council may act on the most recent signed iteration of zoning conditions. A copy of the unsigned conditions immediately follows this memo. The case information is below:

Z-2-18 Rock Quarry Road, south side, about three-quarters of a mile south of its intersection with Battle Bridge Road, located at 6700 Rock Quarry Road, being Wake County PIN 1731540137.

Current Zoning: Residential-4 (R-4) and Wake County Residential-30 (R-30)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

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 (8-1).

The South CAC voted in favor of the case (46-0).

This property is also the subject of a concurrent annexation petition which requires separate action. If council desires to approve the rezoning request, they must first approve the annexation petition.

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)

UNSIGNED CONDITIONS

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	
Existing Zoning <u>R4 & R30</u> Proposed Zoning <u>R-6 Conditional</u>	
Narrative Of Zoning Conditions Offered	
1.	Prior to the issuance of the first Certificate of Occupancy, the greenway easement dedicated along the Walnut Creek Big Branch Creek Tributary A shall be connected by a "Pedestrian Passage" in accordance with Street Design Manual 3.2.6 B to the sidewalk network within the development and the sidewalk network along Rock Quarry Road.
2.	The maximum number of dwelling units shall be limited to 340.
3.	Residential development shall be limited to the "Detached House" building type.
4.	In the event that the property is developed with the "Conventional Development Option", a minimum of twenty-eight percent (28%) of the site shall be set aside as open space in accordance with UDO article 2.5. Common Open Space Requirements.
5.	In addition to the 28% Open Space, an additional 5% of the Net Site Area shall be set aside as "Open Area", in accordance with the following guidelines: a. located outside of the Public Right of Way, b. located outside of a lot developed with a single-family home, c. owned in accordance with UDO section 2.5.7.A.
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 Print Name Suzanne Mitchell, member manager

SIGNED CONDITIONS

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	
Existing Zoning <u>R4 & R30</u> Proposed Zoning <u>R-6 Conditional</u>	
Narrative Of Zoning Conditions Offered	
1.	In the event that the property is developed with the "Conventional Development Option", a minimum of twenty percent (20%) of the site shall be set aside as open space in accordance with UDO article 2.5. Common Open Space Requirements.
2.	Prior to the issuance of the first Certificate of Occupancy, the greenway easement dedicated along the Walnut Creek Big Branch Creek Tributary A shall be connected by a "Pedestrian Passage" in accordance with Street Design Manual 3.2.6 B to the sidewalk network within the development and the sidewalk network along Rock Quarry Road.
3.	The maximum number of dwelling units shall be limited to 340.
4.	Residential development shall be limited to the "Detached House" building type.
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 *Suzanne Mitchell, Member Manager Phillips Ventures, LLC* dotloop verified
08/05/18 10:40PM EDT
10GE-GIG2-BXDU-BKZT Print Name Suzanne Mitchell, member manager



CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-2-18 6700 ROCK QUARRY ROAD

Location iMaps Google Driving Directions	West side of Rock Quarry Road south of its intersection with Ruby Drive. Address: 6700 Rock Quarry Road PIN: 1731540137
Request	Rezone property from R-4 and R-30 to R-6-CU
Area of Request	89.53 acres
Corporate Limits	The site is contiguous with the corporate limits of the City. Approximately 37 acres of the 90-acre site are outside of the site is outside of the City's ETJ; for this portion of the site, annexation is required for Raleigh zoning to be applied.
Property Owner	Phillips Ventures LLC
Applicant	Lee Lambert
Citizens Advisory Council (CAC)	South CAC Pam Adderley, Community Specialist
PC Recommendation Deadline	August 14, 2018

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

FUTURE LAND USE	Low Density Residential, Public Parks and Open Space & Special Study Area
URBAN FORM	None
CONSISTENT Policies	Policy LU 1.2 – Future Land Use Map and Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 3.1 – Zoning of Annexed Lands Policy LU 8.9 – Open Space in New Development Policy H 1.8 – Zoning for Housing Town of Garner Comprehensive Growth Plan 2020
INCONSISTENT Policies	Policy LU 2.4 – Large Site Development Policy LU 3.2 – Location of Growth Policy PU 1.1 – Linking Growth and Infrastructure

SUMMARY OF PROPOSED CONDITIONS

1. Twenty percent of the site will be set aside for open space if it is developed with a conventional subdivision.
2. A "Pedestrian Passage" shall be constructed to connect the Walnut Creek Greenway to the sidewalk network internal to the neighborhood and the sidewalk along Rock Quarry Road prior to the issuance of the first Certificate of Occupancy.
3. Residential development is limited to a maximum of 340 units.
4. Residential development is limited to the detached house type.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
11/7/2017 zero attendees	4/9/2018 5/14/2018	5/22/2018 6/26/2018 8/14/2018	8/21/2018 10/02/2018 10/16/2018 11/6/2018 12/4/2018 1/8/2019

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 Planning Commission found the request to be consistent with the 2030 Comprehensive Plan and reasonable and in the public interest citing the provision of additional housing units and the subject sites proximity to the future location of I-540.
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	Approval
<i>Motion and Vote</i>	Motion: Novak; Second: Alcine; In favor: Alcine, Braun, Geary, Jeffreys, Lyle, Novak, Queen, Swink. Opposed: Tomasulo.
<i>Reason for Opposed Vote</i>	Concerns for development at the periphery of the city's jurisdiction.

ATTACHMENTS

1. Staff report

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

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT – Z-2-18

CONDITIONAL USE DISTRICT

OVERVIEW

The request is to rezone approximately 90 acres from Residential-4 and Residential-30 (Wake County Zoning) to Residential-6-Conditional Use. The subject site is at the south-east edge of the City's Extra Territorial Jurisdiction (ETJ). Approximately 37 acres of the site reside outside of the ETJ; that portion of the site is within the City's Short Range Urban Services Area (SRUSA). The applicant is also seeking annexation of the entire site concurrent to this rezoning.

Proposed conditions limit residential development to a maximum of 340 units and offer twenty percent (20%) of the site as open space if developed with a conventional subdivision. The conventional subdivision option typically requires that ten percent (10%) open space be set aside. The existing zoning entitlement is estimated around 225 residential units.

The subject site is split zoned Residential-4 and Residential-30 (County Zoning). Adjacent zoning consists of Residential-4, Residential-30, and Residential-6-Conditional Use.

The subject site is currently developed with two detached houses and is prominently wooded. There are two streams on the site that are protected under Neuse Riparian Buffer laws. One flows north through the site and the other from east to west. The subject site is adjacent to multiple large vacant properties and several properties developed with detached houses on lots ranging from one to ten acres in size.

The area is more generally characterized by a rural landscape on the fringe of the City's planning jurisdiction. Nearby residential development is low density and are mixed between incorporated and unincorporated subdivisions.

The Future Land Use Map identifies the property as Low Density Residential. Portions of the subject site (approximately 37 acres) are within the boundaries of a Special Study Area of about 1,400 acres in size. These are areas that were identified for area planning studies during the adoption of the 2030 Comprehensive Plan. A portion of the subject site is also designated as Public Parks and Open Space on the FLUM; this designation is associated with the stream that flows from north through the property. All adjacent properties are designated as Low Density Residential.

City water and sewer are not currently available to the site. The closest water main is approximately one third of a mile north of the subject site on Rock Quarry Road and the closest existing sewer is approximately half a mile away in a nearby Sumerlyn subdivision. To accommodate the requested zoning entitlement, city water and sewer will need to be extended to serve the site. The cost of extensions will be borne by the property developer.

UPDATE FOR JUNE 26, 2018 PLANNING COMMISSION MEETING

At the May 22, 2018 Planning Commission meeting the topic of annexation was discussed and the Planning Commission requested information on the cost of providing public services to the subject site. The cost estimate spreadsheet that is customarily provided for annexation decisions has been included as an attachment to this report. In addition to the spreadsheet, staff from Police, Fire, Stormwater, and Public Utilities provided the following feedback:

Police Department

6700 Rock Quarry Road would be included in the Southeast District. The Southeast District station is located at 1601 Cross Link Road. The station is approximately 6 miles from the subject site.

Fire Department

The closest fire station to the subject site is Station 26 located at 3929 Barwell Road. The station is approximately 1.5 miles from the subject site and the annexation of the subject site does not present any response time issues for the Fire Department.

Engineering Services – Stormwater Division

This would not cause any additional hardship for the Stormwater Division. Any issues due to development would be resolved during the review process prior to approval. I see no issues with the current state of the site and the distance from the city core would not be an impact for us.

Public Utilities Department

The Public Utilities Department is a regional water and wastewater provider with infrastructure spanning through most of North-eastern Wake County. The Department operates water treatment plants located in south Garner and on Falls of the Neuse Road in North Raleigh as well as wastewater plants located in Wake Forest, Zebulon and near Johnston County. Since the developer is responsible for all cost of extending utilities to the site and this development is relatively close to existing water and sewer infrastructure the City does not anticipate a higher than usual cost to the Public Utilities Department to provide service to this location.

The feedback above suggests that the annexation and development of the subject site does not present any practical difficulties in the provision of City services. The Comprehensive Plan Policy LU 3.2 Location of Growth contemplates growth as a collective trend in development. The analysis of Z-2-18 Rock Quarry Road, and all rezoning cases analyzed individually, is based on the anticipated impacts of the subject site alone. While individual analyses may result in an innocuous impact, the trend of encouraging development and annexing land on the periphery of the City is discouraged by the 2030 Comprehensive Plan.

In addition to the question of the cost of providing services to the subject site, the Planning Commission discussed the implications of the Future Land Use Designation of Special Study Area. Policy LU 3.1 Zoning of Annexed Lands suggests that special studies should be completed prior annexation and zoning of properties located in Special Study Areas. The request is inconsistent with this policy since a special study has not been conducted.

Policy LU 3.1 Zoning of Annexed Lands

The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.

The annual work plan for the Planning Department includes an area plan for the South East Special Study Area. The scope of the study has not yet been decided and the project is likely to kick off in late 2018. Absent any fine-grained recommendations that South East Special Study Area study may provide, the 2030 Comprehensive Plan identifies the subject site as Low Density Residential on the FLUM and the rezoning request is consistent with that recommendation.

Two new conditions have been offered since the May 22, 2018 meeting.

1. A dedication of a greenway easement from the adjacent park to the onsite pond, if the onsite pond remains after development.
2. Development is limited to detached houses.

The first of these new conditions has been reviewed by Parks, Recreation, and Cultural Resources staff. The language of the condition is problematic because it does not provide enough detail to be effectively interpreted and enforced at the time of site development.

The second of these new conditions is in direct response to the positive vote from the South CAC. The South CAC voted on May 14, 2018 in favor of the request and was contingent on the condition that the development of the site be limited to detached houses.

Update for August 14, 2018 Planning Commission Meeting

Following the June 26, 2018 Planning Commission meeting staff from Comprehensive Planning and Parks, Recreation, and Cultural Resources met with the applicants to the language in the proposed zoning conditions. From that meeting the zoning condition relating to the greenway easement and pond was changed from the language referenced above to the following:

1. Prior to the issuance of the first Certificate of Occupancy, the greenway easement dedicated along the Walnut Creek Big Branch Creek Tributary A shall be connected by a "Pedestrian Passage" in accordance with Street Design Manual 3.2.6 B to the sidewalk network within the development, and the sidewalk network along Rock Quarry Road.

This condition is considered sufficient to provide connectivity from the potential development to the greenway network.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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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 *Expanding Housing Choices* vision theme which encourages expanding the housing supply in the city. The request will increase the residential development entitlement by approximately 115 units.

The request is inconsistent with the *Managing our Growth* vision theme. This vision theme encourages development in areas where existing infrastructure is planned and in place. The subject site is not currently served by city water and sewer.

Roughly 53 acres of the 90-acre site are within the City's ETJ. The remaining 37 acres are beyond the ETJ in an area referred to as the Urban Services Area (USA). The ETJ is land that is outside of the City's corporate limits where the City has planning jurisdiction. North Carolina cities have planning power in these areas, in part, so that when the corporate limits of the city are expanded to these areas, the transition from rural to urban can occur in an orderly manner. Beyond the City's ETJ are areas referred to as USAs. These areas are not regulated by the City's planning powers; however, it is envisioned that the City's corporate limits will eventually encumber them.

The 2030 Comprehensive Plan recommends the development of properties within the City's corporate limits first, followed by development of the City's ETJ, and ultimately in areas identified as USAs. This order of development will make a more efficient use of the City's infrastructure and mitigate the negative impacts of urban sprawl.

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

The site has three Future Land Use designations: Low Density Residential, Public Parks and Open Space, and Special Study Area.

The Low Density Residential FLUM designation encourages a density range from one to six units per acre. The proposed conditional use zoning district limits the site

to a density below four units per acre which is consistent with the Low Density Residential FLUM designation.

A portion of the subject site is designated as Public Parks and Open Space on the FLUM. The Public Parks and Open Space designation applies to permanent open space and includes potential greenway corridors. The designated Public Parks and Open Space area on the subject site corresponds with the Greenway Corridor Master Plan and is delineated along a stream is protected by state Neuse River Riparian Buffer laws. The dedication of a greenway easement will be subject to the City's code requirements during the subdivision process since. The applicant has offered a zoning condition to connect the required greenway easement to the internal sidewalk network of the potential development and the sidewalk network along Rock Quarry Road.

Roughly 37 acres of the subject site are within the boundaries of a Special Study Area of about 1,400 acres in size, as identified on the FLUM. These areas were identified for area planning studies during the adoption of the 2030 Comprehensive Plan. A study for this Special Study Area is on the horizon for the Planning Department but it has not yet commenced. The study may result in changes to the FLUM and recommend other area specific policy guidance. Absent additional policy guidance from an area study, the Comprehensive Plan recommends the Future Land Use Designation of Low Density Residential.

- 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?

N/A

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

The site is not currently served by city water and sewer; however, the extension of these services will be required to achieve the full buildout of the requested zoning entitlement. The cost of utility extension will be borne by the property developer. Existing streets appear to accommodate the development possible under the proposed rezoning. Parks level of service in this area is very low. This level of service metric is measured by existing City parks, among other factors. The subject site is adjacent to a city-owned parcel of 155 acres which will eventually house the Pearl Road Park, though there is no current master plan for this park.

Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

The site has three Future Land Use designations: Low Density Residential, Public Parks and Open Space, and Special Study Area.

The Low Density Residential FLUM designation encourages a density range from one to six units per acre. The proposed conditional use zoning district limits the site to a density below four units per acre which is consistent with the Low Density Residential FLUM designation.

A portion of the subject site is designated as Public Parks and Open Space on the FLUM. The Public Parks and Open Space designation applies to permanent open space and includes potential greenway corridors. The designated Public Parks and Open Space area on the subject site corresponds with the Greenway Corridor Master Plan and is delineated along a stream is protected by state Neuse River Riparian Buffer laws. The dedication of a greenway easement will be subject to the City's code requirements during the subdivision process since. The applicant has offered a zoning condition to connect the required greenway easement to the internal sidewalk network of the potential development and the sidewalk network along Rock Quarry Road.

Roughly 37 acres of the subject site are within the boundaries of a Special Study Area of about 1,400 acres in size, as identified on the FLUM. These areas were identified for area planning studies during the adoption of the 2030 Comprehensive Plan. A study for this Special Study Area is on the horizon for the Planning Department but it has not yet commenced. The study may result in changes to the FLUM and recommend other area specific policy guidance. Absent additional policy guidance from an area study, the Comprehensive Plan recommends the Future Land Use Designation of Low Density Residential.

Urban Form

Urban Form designation:

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.**

Characterized by a mostly undeveloped rural landscape, the area surrounding the subject site will not be negatively impacted by the the proposed low density residential zoning district.

Public Benefits of the Proposed Rezoning

The proposal would add to the city's housing supply.

Detriments of the Proposed Rezoning

The proposal, in combination with annexation, would enable development that may negatively impact the cost efficiency of City infrastructure.

Development will result in a new neighborhood with very low parks level of service.

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 (FLUM) shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The site has three Future Land Use designations: Low Density Residential, Public Parks and Open Space, and Special Study Area.

The Low Density Residential FLUM designation encourages a density range from one to six units per acre. The proposed conditional use zoning district limits the site to a density below four units per acre which is consistent with the Low Density Residential FLUM designation.

A portion of the subject site is designated as Public Parks and Open Space on the FLUM. The area under this designation is protected by Neuse Riparian Buffer laws and will be encumbered by a greenway easement, as required by code, at the time of subdivision.

Roughly 37 acres of the subject site are within the boundaries of a Special Study Area of about 1,400 acres in size, as identified on the FLUM. A study for this Special Study Area is on the horizon for the Planning Department but it has not yet commenced. Absent additional policy guidance from an area study, the Comprehensive Plan recommends the Future Land Use Designation of Low Density Residential.

Considering the request's consistency with the Low Density Residential Designation, the City's code requirements and state law protecting the stream area designated as Public Parks and Open Space, and the absence of area specific guidance related to the Special Study Area designation, the request is consistent with the FLUM.

Policy LU 1.3 Conditional Use District Consistency

All conditions proposed as part of a conditional use district should be consistent with the Comprehensive Plan.

The conditions offered improve consistency with the plan by limiting density and providing for open space as called for in the Plan.

Policy LU 3.1 Zoning of Annexed Lands

The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map) a special study will need to be completed prior to zoning and development of the property.

Over a third of the subject site (approximately 37 acres) is within the boundaries of a Special Study Area of about 1,400 acres in size. While the site is within the Special Study Area it is also designated as Low Density Residential on the FLUM. This condition is common among the Special Study Areas throughout the city. Absent area specific guidance for the subject site and considering its minimal 37-acre contribution to the 1,400-acre special study area, the rezoning request is consistent with the FLUM and therefore consistent with this policy.

Policy LU 8.9 Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

The proposal includes a condition requiring twice the minimum required open space dedication if the site is developed with a conventional subdivision. The conventional subdivision option in the UDO requires ten percent (10%) open space be set aside; the applicant is offering twenty percent (20%). Open space is defined by UDO Section 2.5.2 which specifies which areas of a site qualify to be set aside as open space and categorizes them by primary, secondary, and tertiary open space. All primary open space areas must be exhausted before secondary open space can be considered and so on.

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 to produce affordable housing.

The request increases the residential zoning entitlement by approximately 115 units increasing the stock of housing in the City.

Town of Garner Comprehensive Growth Plan 2020

Garner's Comprehensive Growth Plan designates a portion of the property within a Community Primary Residential area. Their plan recommends a residential density of two and a half to six units per acre. The requested conditional use zoning district is consistent with the Garner Plan.

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

Policy LU 2.4 Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.

The proposed conditional use district does not set aside land for parks or community facilities.

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 (ETJ), and lastly within the City's Urban Service Areas (USAs) to provide more compact and orderly growth, including provision of conservation areas.

The subject site is *adjacent* to the existing corporate limits of the City. The entirety of the site is *outside* of the City's corporate limits, within the ETJ, and more than a third of the site is outside of the City's ETJ, in an area identified as an USA. This policy envisions the development of properties closer to the core of the City and within the corporate limits where utilities are available prior to the development of the City's ETJ. Ultimately, areas identified as SRUSA (beyond the ETJ) should be developed after the corporate limits and the ETJ are built out. This order of development will make a more efficient use of the City's infrastructure. The request is inconsistent with this policy because it encourages development the periphery of the City.

Policy PU 1.1 Linking Growth and Infrastructure

Focus growth in areas adequately served by existing or planned utility infrastructure.

Utility improvements will be required of the developer of the site to provide sufficient water and sewer capacity to support the development. The closest water main is approximately one third of a mile north of the subject site on Rock Quarry Road and the closest existing sewer is approximately half a mile away in a nearby Sumerlyn subdivision. Development of the site at the requested density, requiring the extension of city services farther from the City's core, is inconsistent with this policy.

Impact Analysis

Transportation

The Z-2-2018 site is located on the west side of Rock Quarry Road where it intersects with Whitfield Road. Rock Quarry Road (SR 2542) is maintained by the NCDOT and currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Rock Quarry Road is classified as a major street in the Raleigh Street Plan (Avenue, 4-Lane, Divided). There are no transit stops, sidewalks or exclusive bike lanes near the Z-2-2018 parcels.

Transportation continued

There are no NCDOT projects or City of Raleigh CIP projects planned for Rock Quarry Road near the Z-2-2018 site. The City's Long-Term Bikeway Plan calls for bike lanes on this segment of Rock Quarry Road though there is no timetable for construction.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. Site access will be provided via Rock Quarry Road and by an internal public street network. A new public street connection to Rock Quarry Road at Whitfield Drive would transform the existing T-intersection into a four-leg, stop-controlled intersection.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning is 8,000 feet for lots with an average size of 40,000 sf or greater. The block perimeter for Z-2-2018, as defined by public rights-of-way for Rock Quarry Road, Wall Store Road, Auburn Church Road and Jones Sausage Road is 36,300 feet. The surrounding area is largely undeveloped and there are few public streets west of the Z-2-2018 site. Any future subdivision of the property will be required to create interior blocks meeting the perimeter standards of the UDO. The subdivision must also set up appropriate street stubs to abutting properties so that the public street network may be extended as the surrounding area develops (see UDO section 8.3.4.C).

The existing land is occupied by two single family dwellings. Approval of case Z-2-2018 would increase average peak hour trip volumes by 81 veh/hr in the AM peak and by 98 veh/hr in the PM peak; daily trip volume will increase by approximately 1,023 veh/day. Rock Quarry Road is the only current means of public street access to the Z-2-2018 site. A traffic study is not required for case Z-2-2018.

Z-2-18 Existing Land Use	Daily	AM	PM
Residential 2 DU	29	3	3
Z-2-18 Current Zoning Entitlements	Daily	AM	PM
Residential 225 DU	2,215	167	218
Z-2-18 Proposed Zoning Maximums	Daily	AM	PM
Residential 340 DU	3,238	248	316
Z-2-18 Trip Volume Change	Daily	AM	PM
(Proposed Maximums minus Current Entitlements)	1,023	81	98

Impact Identified: None

Transit

The closest transit route is approximately five miles away. The site is subject to Raleigh UDO Sections 8.2.7 and 8.11.

Impact Identified: None

Hydrology

<i>Floodplain</i>	No FEMA Floodplain present but there is a small strip of alluvial soils type Wo
<i>Drainage Basin</i>	Big Branch
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

Impact Identified: None.

Public Utilities

	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	56,250 gpd	95,500 gpd
<i>Waste Water</i>	56,250 gpd	95,500 gpd

Impact Identified: None.

Parks and Recreation

1. This site contains a portion of the Walnut Creek – Big Branch Creek Tributary A greenway corridor.
2. This corridor requires the dedication of a 75-foot wide greenway easement, measured from top of bank of the waterbody, along both sides of the water body (UDO 8.6.1).
3. See **Comprehensive Plan 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.”
4. This site is adjacent to the city-owned future park property at 4808 Pearl Road.

Parks and Recreation continued

5. There is currently no master plan in place for the Pearl Road Property providing detailed design guidance, however, preliminary analysis suggests that primary vehicular access to the future park site will be off of Pearl Road to the north and Camelot Village to the west.
6. Development of a greenway trail along the designated greenway corridor would provide bike/pedestrian access to the future park site from the southeast, significantly improving park and greenway access for the area.
7. Nearest existing park access is provided by Barwell Road Park (approximately 1.5 miles).
8. Nearest existing greenway trail access is provided by the Neuse River Trail (approximately 2.5 miles)
9. Current park access level of service, based on access to currently developed parks (i.e. not including the future Pearl Road park property) is very low.
However, this area is not considered to be a high priority for future land acquisition, due to the presence of the undeveloped Pearl Road park property.

Impact Identified: None.

Urban Forestry

At the time of development UDO Article 9.1 (Tree Conservation) will apply to the site. Based upon the aerial photo, the site appears to have some eligible primary and secondary tree conservation areas.

Impact Identified: None. This rezoning will not affect the applicability of UDO 9.1 (Tree Conservation).

Designated 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

Impacts Summary

- The change in permitted density will result in an increase in traffic but not at a level where additional study is necessary.
- Water and sewer are not currently available at the site. Extensions will be necessary to develop the site to the full potential of the proposed zoning entitlement.
- The requested rezoning will result in a residential development with a very low level of service.

Mitigation of Impacts

- Ensure the developer of the site is responsible for utility extension at the time of development.
- The applicant may offer land to be used for a public park or community facility.

Conclusion

The request, along with a petition for annexation, seeks to add approximately ninety acres of land to Raleigh's corporate limits for the purpose of developing a residential subdivision. Development at the requested density will require the extension of City water and sewer beyond the City's ETJ. This will result in a non-contiguous development pattern that may negatively impact the efficient provision of City services and increase urban sprawl. The inconsistent policies relevant to this case focus on the efficient and compact deployment of City maintained infrastructure and the cost effectiveness of orderly development. Considering these inconsistent policies and other key policies of the plan, the proposal is consistent with the Comprehensive Plan.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
5/12/2018	Revised conditions May 12, 2018	Conditions revised in response to staff comment
3/12/2018	CAC review	
5/14/2018	CAC vote	46 to 0 in favor
5/22/2018	Planning Commission review begins	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-4 & R-30	R-4	R-30	R-6-CU & R-30	R-4
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Residential	Residential	Residential & Vacant	Residential & Vacant	Vacant
Urban Form (if applicable)	-	-	-	-	-

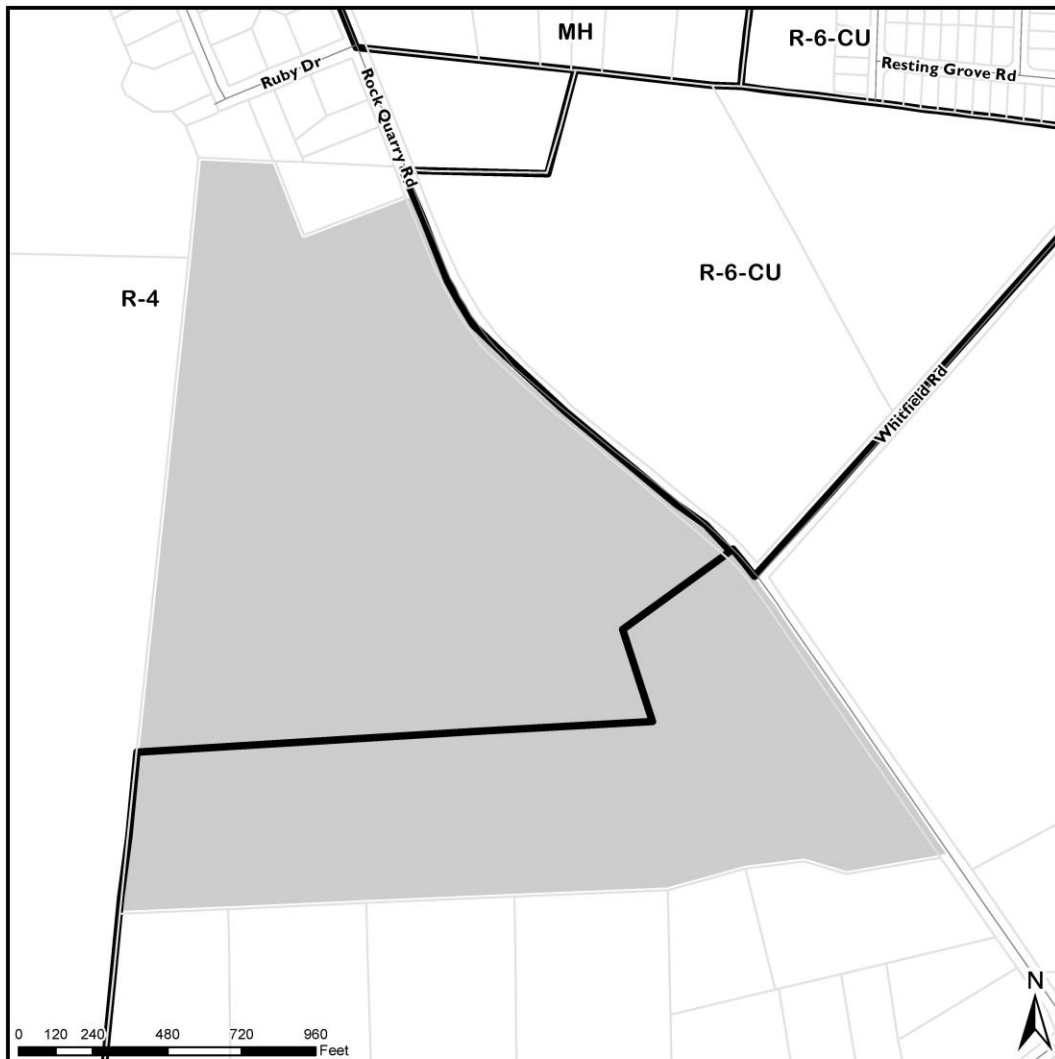
Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	R-4 & R-30	R-6-CU
Total Acreage	89.5	89.5
Setbacks:		
Front:	20'	10'
Side yard:	10'	5'
Side street:	15'	10'
Rear:	30'	20'
<i>Residential Density:</i>	2.5	3.8
<i>Max. # of Residential Units</i>	225	340
<i>Max. Gross Building SF (if applicable)</i>	450,000	764,000
<i>Potential F.A.R</i>	.12	.20

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

Existing Zoning

Z-2-2018

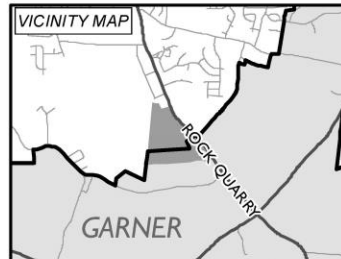


**Submittal
Date**

1/29/2018

Request:

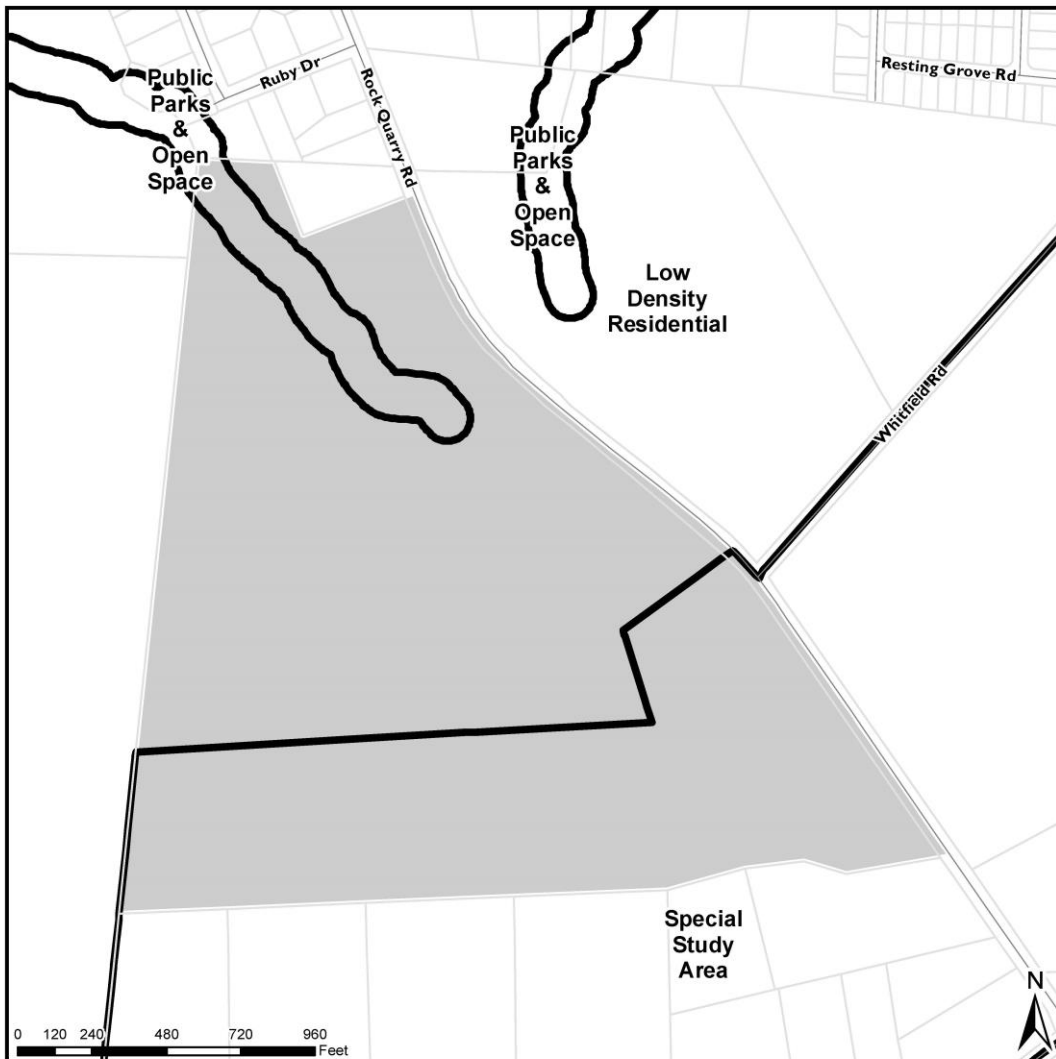
**89.53 acres from
R-4 & Wake County R-30
to R-6-CU**



Map Date: 1/29/2018

Future Land Use

Z-2-2018

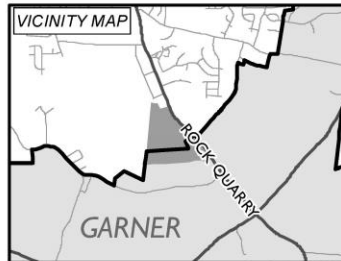


**Submittal
Date**

1/29/2018

Request:

89.53 acres from
R-4 & Wake County R-30
to R-6-CU



Map Date: 1/29/2018

Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				OFFICE USE ONLY Transaction # <u>526014</u> Rezoning Case # <u>2-2-18</u>
Existing Zoning Base District <u>R4&R30</u>	Height	Frontage	Overlay(s) _____	
Proposed Zoning Base District <u>R6</u>	Height	Frontage	Overlay(s) _____	
Click here 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:				
#526014				

GENERAL INFORMATION			
Date <u>8.15.17</u>	Date Amended (1)		Date Amended (2)
Property Address <u>6700 Rock Quarry Road, Raleigh, NC 27610</u>			
Property PIN <u>1731540137</u>	Deed Reference (book/page) <u>12319/831</u>		
Nearest Intersection <u>Rock Quarry Road and Whitfield Road</u>			
Property Size (acres) <u>89.53</u>	(For PD Applications Only) Total Units		Total Square Feet
Property Owner/Address <u>Phillips Ventures, LLC 538 Ebenezer Church Road Goldsboro, NC 27530</u>		Phone <u>919-920-7522</u>	Fax
		Email <u>bmitchell67@nc.rr.com</u>	
Project Contact Person/Address <u>Lee Lambert 505 Yorktown Drive, Chapel Hill NC 27516</u>		Phone <u>9199231101</u>	Fax
		Email <u>leelambert101@gmail.com</u>	
Owner/Agent Signature <i>Stephanie Mitchell, Member Manager</i> <u>Phillips Ventures, LLC</u>		Email <u>readingteacher12@nc.rr.com</u> <u>bmitchell1967@nc.rr.com</u>	

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	
Comprehensive Plan Analysis	OFFICE USE ONLY
<p>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.</p>	<p style="text-align: center;">Transaction #</p> <p style="text-align: center;">Rezoning Case #</p>
STATEMENT OF CONSISTENCY	
<p>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.</p>	
<p>1. The Future Land Use Map (FLUM) designation is Low Density Residential. The 2030 Comprehensive Plan (Comp Plan) suggests that an R-6 zoning district corresponds to this designation. Therefore, the requested rezoning is consistent with FLUM.</p>	
<p>2. The Comp Plan provides guidance for 1 to 6 dwelling units per acre for new development on parcels that have a Low Density Residential designation on the FLUM. The condition limited density on the subject property to no more than 6 dwelling units per acre falls squarely within this suggested range. Therefore, the requested rezoning, as conditioned, is consistent with the Comp Plan.</p>	
<p>3. The requested rezoning is consistent with many of the policies set forth in the Comp Plan included: LU 1.3-Conditional Use District Consistency; LU 3.1-Zoning of Annexed Lands</p>	
<p>4.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning will facilitate a development proximate to a pending major transportation corridor.</p>	
<p>2. The requested rezoning is consistent with FLUM, thereby helping to achieve the vision of the Comprehensive Plan.</p>	
<p>3. The proposed rezoning is associated with an annexation request which will help increase the City's tax base.</p>	
<p>4.</p>	

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.	
<u>NONE</u>	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</p>

6.	<p><i>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.</i></p> <p>Response:</p>
7.	<p><i>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.</i></p> <p>Response:</p>
8.	<p><i>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.</i></p> <p>Response:</p>
9.	<p><i>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.</i></p> <p>Response:</p>
10.	<p><i>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.</i></p> <p>Response:</p>
11.	<p><i>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.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<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> Response:
16.	<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> Response:
17.	<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> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<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> Response:

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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</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>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist 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 type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			✓
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			✓
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>	✓		
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input 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 Master Plan Checklist 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 type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

October 16, 2017

Re: 6700 Rock Quarry Road, Raleigh, NC 27610
PIN # 1731540137

Neighboring Property Owners:

You are invited to attend a neighborhood meeting at 7pm, on November 7, 2017 at the Barwell Road Community Center.

The purpose of the meeting is to discuss a potential rezoning of the property located at 6700 Rock Quarry Road. This site is currently zoned R-4 and R-30 and is proposed to be rezoned to an R-6 designation, with a maximum of 3 residential units per acre.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any questions, please call Lee Lambert at 919.923.1101.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

919.9962626
rezoning@raleighnc.gov

Thank you,

Lee Lambert

6700 Rock Quarry Road

NEIGHBOR MEETING

NOV 7, 2017 @ 7PM

BARWELL ROAD COMMUNITY CENTER

LEE LAMBERT

LEELAMBERT101@gmail.com

RON MIKEH

RONMIKEH@gmail.com

NO OTHER ATTENDEES

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address).
The neighborhood meeting was held at _____ (location).
There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

ATTENDANCE ROSTER

[illegible]

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning <u>R4 & R30</u>	Proposed Zoning <u>R-6 Conditional</u>	
Narrative Of Zoning Conditions Offered		
1.	In the event that the property is developed with the "Conventional Development Option", a minimum of twenty percent (20%) of the site shall be set aside as open space in accordance with UDO article 2.5. Common Open Space Requirements.	
2.	Prior to the issuance of the first Certificate of Occupancy, the greenway easement dedicated along the Walnut Creek Big Branch Creek Tributary A shall be connected by a "Pedestrian Passage" in accordance with Street Design Manual 3.2.6 B to the sidewalk network within the development and the sidewalk network along Rock Quarry Road.	
3.	The maximum number of dwelling units shall be limited to 340.	
4.	Residential development shall be limited to the "Detached House" building type.	
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 Print Name Suzanne Mitchell, member manager

October 16, 2017

Re: 6700 Rock Quarry Road, Raleigh, NC 27610
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919.9962626
rezoning@raleighnc.gov

Thank you,

Lee Lambert

6700 Rock Quarry Road

NEIGHBOR MEETING

NOV 7, 2017 @ 7PM

BARWELL ROAD COMMUNITY CENTER

LEE LAMBERT

LEELAMBERT101@gmail.com

RON MIKEH

RONMIKEH@gmail.com

NO OTHER ATTENDEES

SUMMARY OF ISSUES

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Summary of Issues:

ATTENDANCE ROSTER

[illegible]

Z-2-18 Existing Land Use Residential 2 DU		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		29	11	3
Z-2-18 Current Zoning Entitlements Residential 225 DU		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		2,215	167	218
Z-2-18 Proposed Zoning Maximums Residential 340 DU		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		3,238	248	316
Z-2-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		1,023	81	98
Z-2-2018 Traffic Study Worksheet				
6.23.4	Trip Generation		Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips ≥ 150 veh/hr		No	The expected increase in PM peak hour trips is 98 vph.
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane street		No	The expected increase in PM peak hour trips is 98 vph.
C	More than 100 veh/hr trips in the peak direction		No	The expected increase in PM peak direction trips is 64 vph.
D	Daily Trips ≥ 3,000 veh/day		No	The expected increase in Daily trips is 1,023 vpd.
E	Enrollment increases at public or private schools		No	Not Applicable
6.23.5	Site Context		Meets TIA 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	No intersection with a high crash history is affected.
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 - avenue with more than 4 lanes or boulevard		Yes	Rock Quarry Road (SR 2542) is classified as a four-lane divided avenue. This trigger is waived due to low trip generation.
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	
6.23.6	Miscellaneous Applications		Meets TIA Conditions? (Y/N)	
A	Planned Development Districts		No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions		No	None noted as of Feb. 1, 2018

PETITION ANNEXATIONS ANNEXATION COST/REVENUE	6700 Rock Quarry Road
Population at Buildout	816
Housing Units at Buildout	340
Linear feet public streets	10,600
Acres	89.53
07/15 Estimated Property Value	\$362,752
Property Tax Revenue Est. @.4038/\$100	\$1,543
Est. Property Value at Buildout	\$85,000,000
Property Tax Revenue Est. @.4138/\$100	\$361,505
Additional revenue estimates**	\$177,888
Residential Solid Waste fees****	\$63,444
Estimated Stormwater Fee Revenue	\$20,400
ANNUAL OPERATING COSTS(at buildout):	
Solid Waste Collection	
Annual City Service Delivery Cost	\$57,909
Police	
Annual City Service Delivery Cost	\$12,928
Transportation	
Annual streetlighting	\$8,165
Annual Sign/Street maintenance	\$17,996
Annualized Resurfacing	\$9,104
Initial Startup Costs(signs,etc.)	\$2,800
ANNUAL OPERATING TOTALS	
Annual Direct Service costs:	\$106,101
Startup Costs	\$2,800
RFD Fire Debt Payment Costs*	
tax rate(FY15-16)	0.08
or RFD Contract Cost Estimate	N/A
RFD District	Southeast Raleigh #26
Council District	C
<p>* Where rural fire department contract has been recommended, estimated annual contract amount is reflected above. Cost range provided reflects estimated RFD contract cost for initial year to estimated RFD contract cost at development buildout. Also, the City is required to pay annually a proportionate share of any payments due on any debt related to facilities or equipment of the rural fire department. Debt payment obligations from above annexations will be determined based on submittal of debt information by applicable rural fire department.</p> <p>**Includes additional estimated revenues from sales tax, franchise tax, powell bill distribution, automobile license tax. This estimate applied to above residential areas only.</p> <p>***Reflects \$143.48 per year fee charged to residential units receiving standard solid waste service collection</p>	