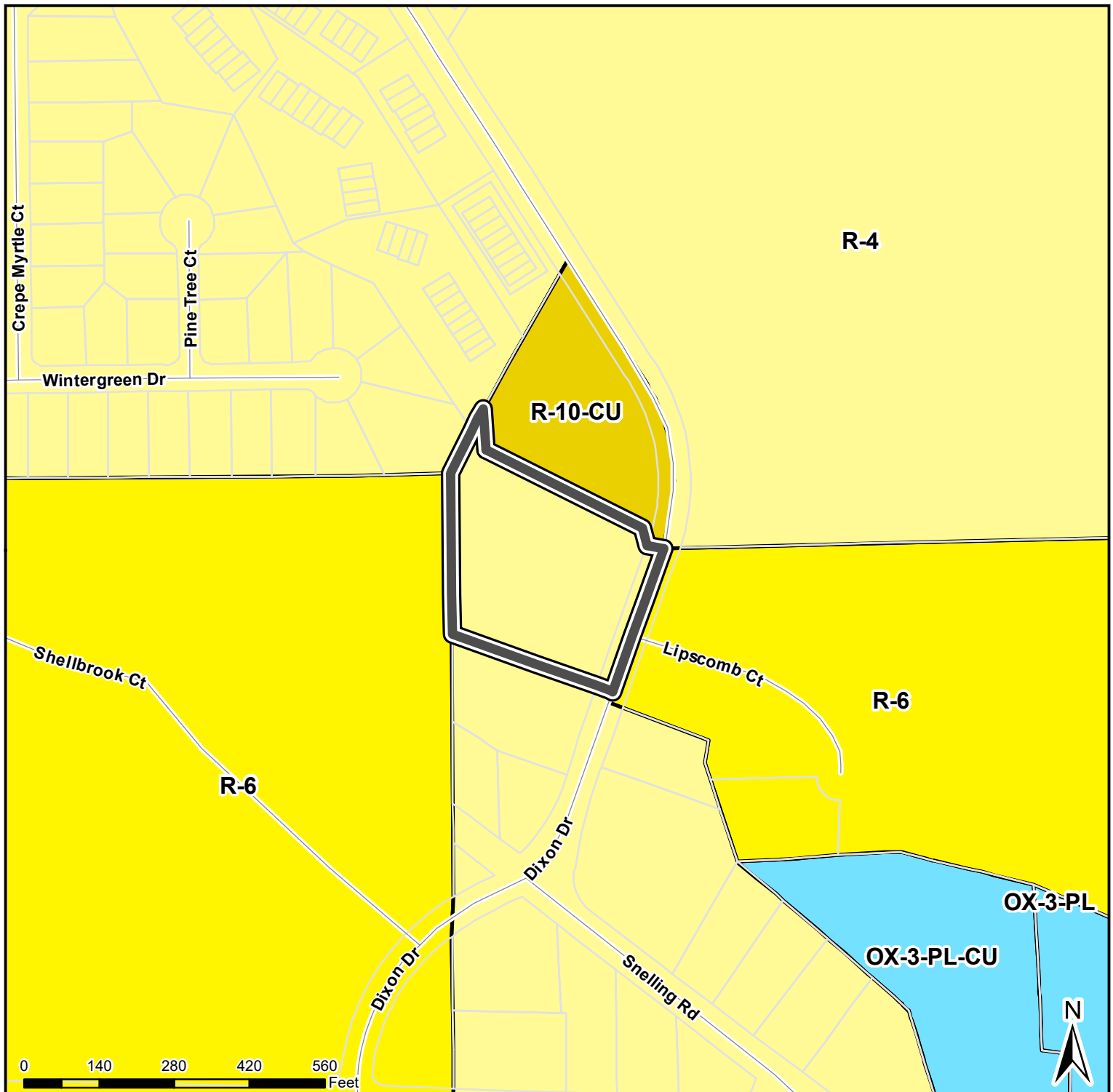
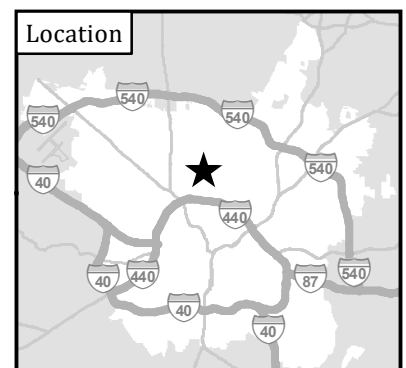


Existing Zoning

Z-2-2019



Property	5513 Dixon Dr
Size	2.61 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director; Jason Hardin, AICP

DEPARTMENT: City Planning

DATE: April 24, 2019

SUBJECT: City Council agenda item for May 7, 2019 – Z-2-19

On April 2, 2019, City Council authorized the public hearing for the following item:

Z-2-19 5513 Dixon Drive, approximately 2.61 acres, on the west side of Dixon Drive at its intersection with Lipscomb Court.

Current zoning: Residential-4 (R-4)

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

Signed zoning conditions provided on February 18, 2019 limit density to eight units per acre and prohibit certain uses, including outdoor recreation, outdoor entertainment, and telecommunication tower.

- The request is **consistent** with the 2030 Comprehensive Plan and the Future Land Use Map
- The **Planning Commission** recommends **approval** in a vote of 6 to 1.
- The **North CAC** supports **approval** in a vote of 33-5 (March 19, 2019).

The one Planning Commission member voting against recommending approval had recommended a deferral to assess stormwater questions raised by area residents. The site must provide stream buffers and retain runoff from 2- and 10-year storms. Additional stormwater analysis is provided as an attachment to this memo.

Attached are the Planning Commission Certified Recommendation (including Staff Report), 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)

Z-2-19: Additional Stormwater Analysis

The site is a 2.61-acre parcel currently zoned R-4. The request is to zone the parcel to allow more dense development under R-10 zoning. A 50-foot-wide Neuse River stream buffer exists along the northern property boundary; any impacts to the buffer would require North Carolina Department of Environmental Quality approval. Flood prone soils exist on site and there is 400 feet of stream frontage. A flood study to determine flood elevations will be required with submittal of a development plan.

Based on the topography of the area, no portion of the lot appears to slope or drain onto any adjacent parcels. Virtually all of the lot drains to the stream on the north end of the property. There are documented channel erosion complaints from properties along this stream downstream (north) of the property, but no flooding complaints. The stream flows north-northwest toward Mine Creek/Shelley Lake and a mapped FEMA floodplain. Development on this parcel is not anticipated to affect immediate neighboring properties, downstream structures, or any properties located south or east of the site with regards to stormwater runoff. A map showing the area is included on the following page.

The site is subject to stormwater regulations under UDO 9.2. While the rezoning will allow more dense development, the site will be held to runoff control to predevelopment (existing conditions) rates for two- and 10-year storms.

There are documented complaints of channel erosion downstream of the site, but no documented structural flooding cases. No additional runoff control requirements would be anticipated.

Z-2-19 Hydrology Map





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11899

CASE INFORMATION: Z-2-19 DIXON DRIVE

Location	Dixon Drive, west side, at its intersection with Lipscomb Court Address: 5513 Dixon Drive PINs: 1706379803 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	R-10-CU
Area of Request	2.61 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties also within corporate limits.
Property Owner	LSRS Durham Properties LLC
Applicant	LSRS Durham Properties LLC (David Staggs)
Citizens Advisory Council (CAC)	North
PC Recommendation Deadline	June 24, 2019

SUMMARY OF PROPOSED CONDITIONS

1. Density limited to 8 units per acre.
2. Prohibited uses: Outdoor sports facility, outdoor entertainment facility, telecommunication tower.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential
Urban Form	None
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 8.10—Infill Development. Policy H 1.8—Zoning for Housing
Inconsistent Policies	None

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
1/16/19. Three attendees.	1/16/19; 2/19/19; 3/19/19 (Y-33, N-5)	3/26/19 (6-1)	4/2/19

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is consistent with the Future Land Use Map and the Comprehensive Plan and received a favorable CAC vote. The request would allow additional density in an area where it is needed and lead to homes that are potentially more affordable relative to larger-lot detached homes. Any traffic increase would be minor.
Recommendation	Approval
Motion and Vote	Motion: Braun Second: Novak In favor: Braun, Hicks, Jeffreys, McIntosh, Novak, Swink Opposed: Geary
Reason for Opposed Vote(s)	Requested more time to consider any potential stormwater impacts

ATTACHMENTS

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

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

Planning Director

03/26/19

Planning Commission Chair

03/26/19

Staff Coordinator:

Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



ZONING STAFF REPORT – CASE Z-2-19

Conditional Use

OVERVIEW

The proposal seeks to rezone a 2.61-acre parcel on the east side of Dixon Drive, roughly a quarter-mile north of West Millbrook Road and just southwest of Sanderson High School. The property is currently zoned R-4; the request is for R-10-CU zoning with a limitation of eight units per acre.

The property is currently vacant and wooded; all contiguous parcels are developed with residential uses. A stream runs along the northern edge of the property. It is bordered by apartments to the north and west; duplexes to the east; and detached houses to the south and a portion of the west side.

In terms of zoning, property to the east and west is zoned R-6. The parcel to the north is zoned R-10-CU with a limitation on density of six units per acre. The parcel to the south and a parcel along a part of the western edge of the subject property are zoned R-4.

The Future Land Use Map designates the subject property and most adjacent properties as Moderate Density Residential, which envisions between six and 14 units per acre. The area adjacent to a portion of the western border of the site is designated as Low Density Residential. Farther to the east, Future Land Use Map designations increase in intensity as they approach the intersection of West Millbrook Road and Six Forks Road, which is designated as a node of mixed-use activity. The area does not have a designation on the Urban Form Map.

The zoning request would permit additional residential density, although less than would be the case in R-10 zoning without conditions. It also would facilitate additional residential building types, including duplexes, townhouses, and apartments.

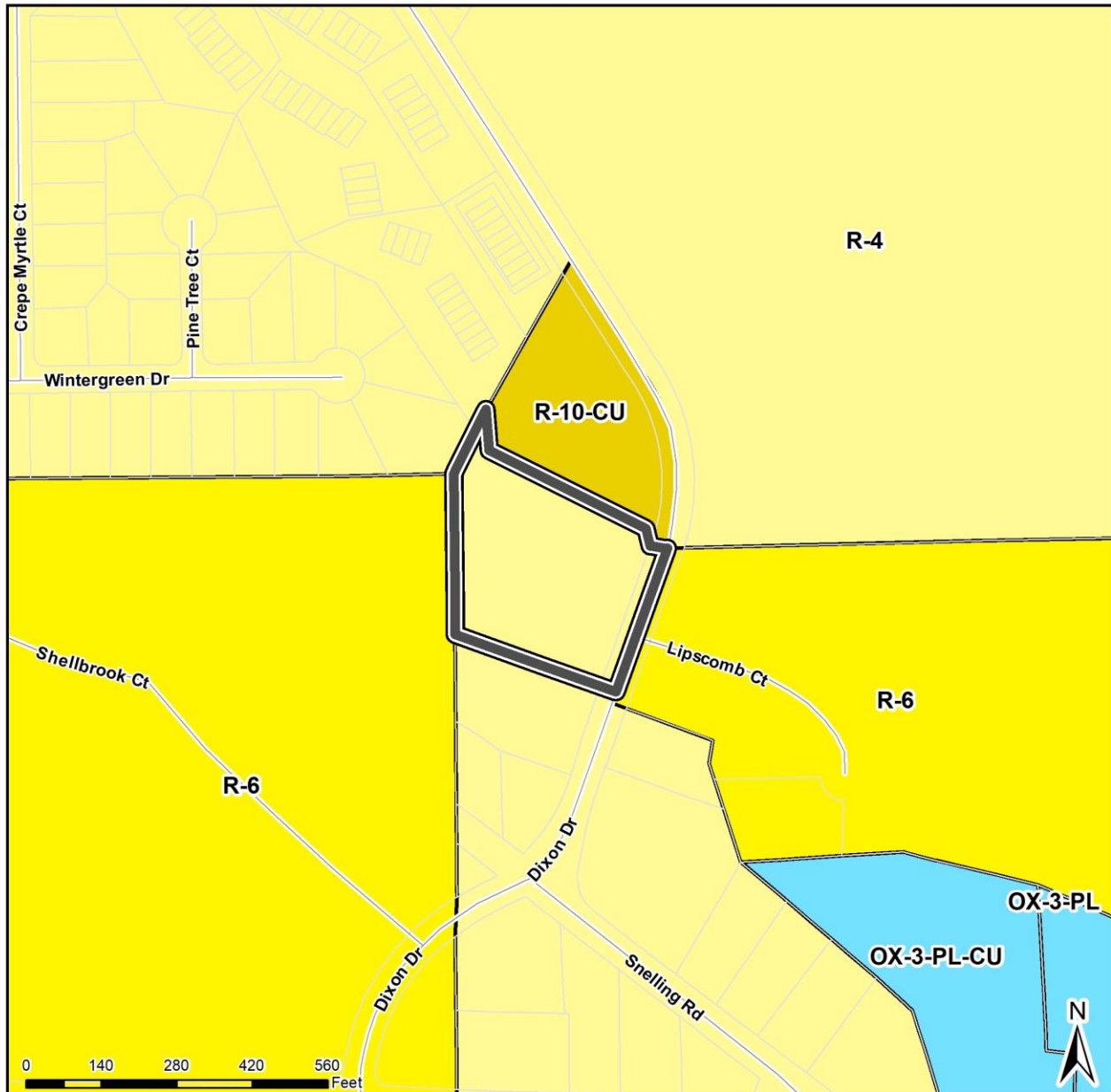
In addition to limiting density on the site, conditions prohibit certain uses, including outdoor recreation, outdoor entertainment, and telecommunication tower.

OUTSTANDING ISSUES

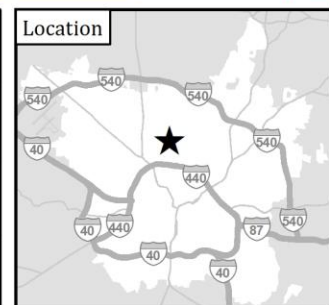
Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning

Z-2-2019

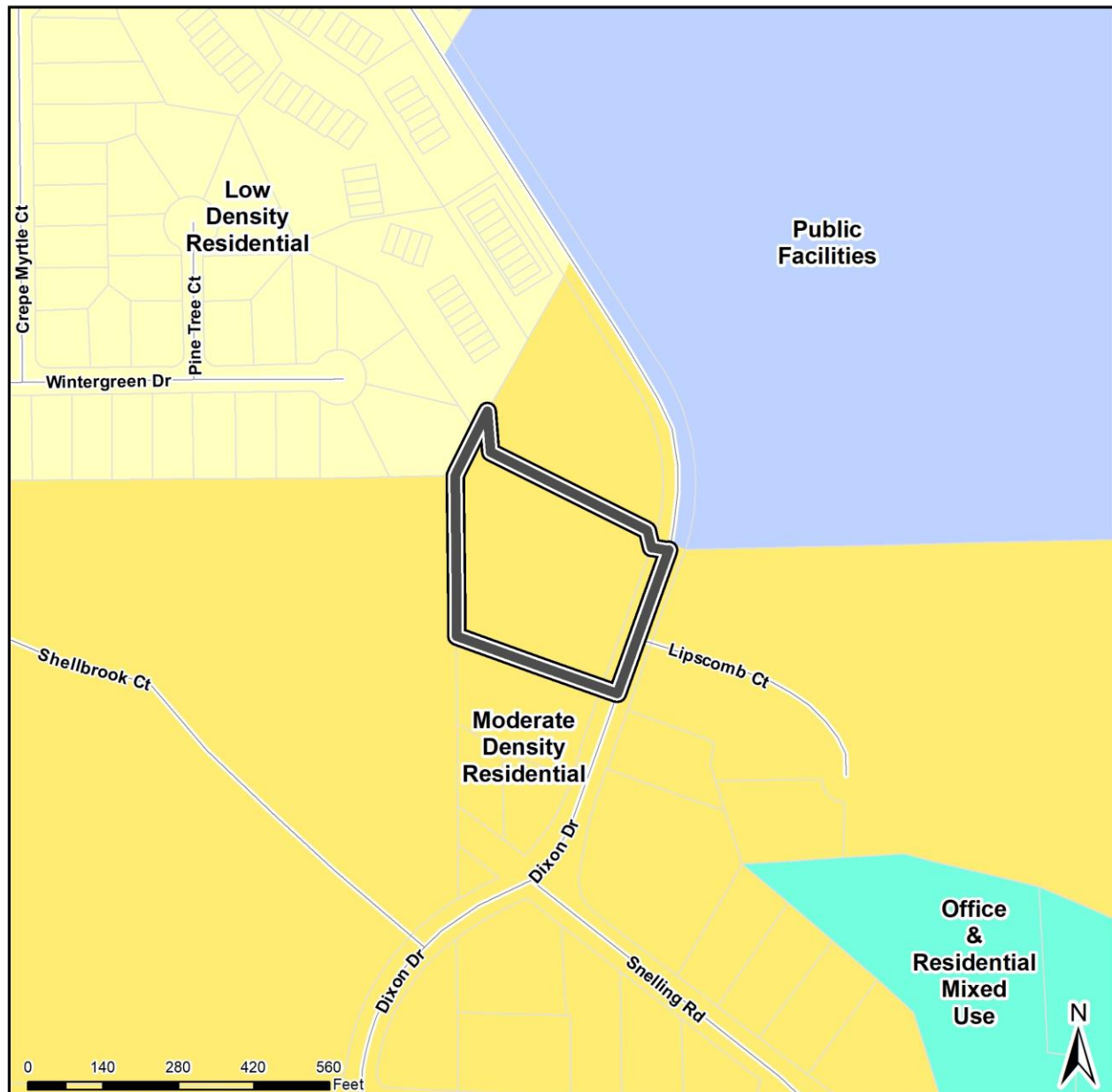


Property	5513 Dixon Dr
Size	2.61 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU

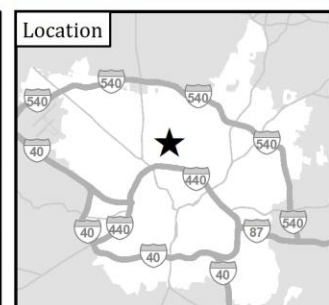


Future Land Use

Z-2-2019

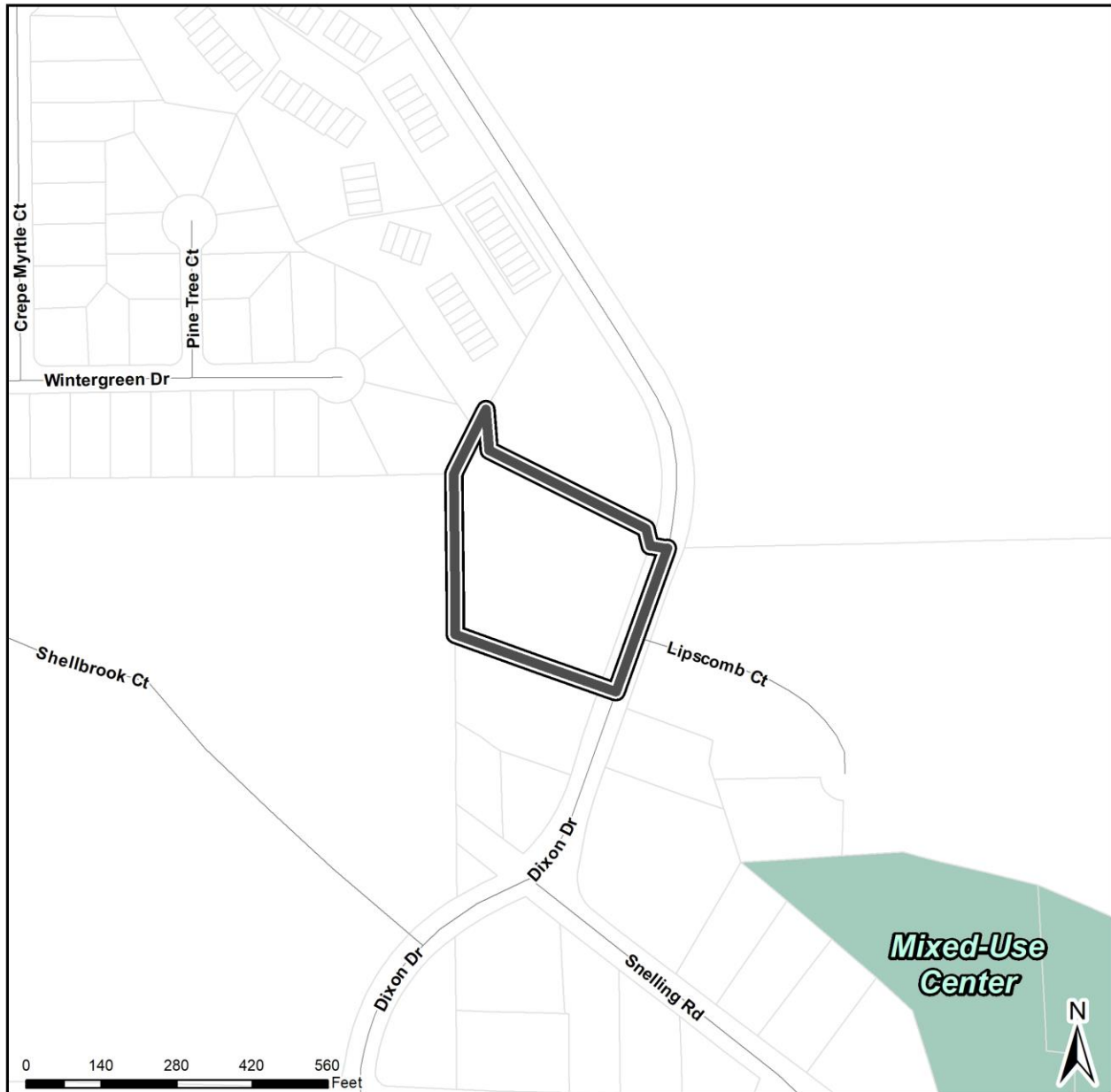


Property	5513 Dixon Dr
Size	2.61 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU

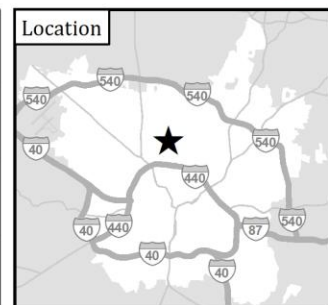


Urban Form

Z-2-2019



Property	5513 Dixon Dr
Size	2.61 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



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 proposal is consistent with themes of the plan, particularly Expanding Housing Choices, and with several specific policies that address issues such as housing supply, compact development, and infill development.

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

Yes. The Moderate Density Residential category envisions residential densities of between six and 14 units per acre; the request would permit eight units per acre.

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

The use is designated on the Future Land Use Map.

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

Existing infrastructure is sufficient to serve development allowed by the request.

Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is

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

☐ **Inconsistent**

The Moderate Density Residential category envisions residential densities of between six and 14 units per acre; the request would permit eight units per acre.

Urban Form

Urban Form designation: None

The rezoning request is

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

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The request would facilitate residential development in an area characterized largely by residential uses, with the exception being a public school to the northeast. The request for R-10, which includes a three-story height limit, would facilitate development of a similar scale to its surroundings.

Public Benefits of the Proposed Rezoning

- The request would provide needed additional housing supply in a city with high housing demand.
- The request, by permitting various housing types (Attached, Detached, Townhouse, Apartment), would provide more housing variety.
- The request would provide more housing in a location less than a quarter-mile from transit (Route 23L on Millbrook Road).

Detriments of the Proposed Rezoning

- None

Policy Guidance

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

LU 1.2 Future Land Use Map and Zoning Consistency. The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- *The request, which would facilitate residential development of up to eight units per acre, is consistent with the Future Land Use Map's Moderate Density Residential designation.*

LU 2.2 Compact Development. New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- *The request would enable a much more compact development pattern than the existing R-4 zoning.*

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 request would facilitate development on vacant land adjacent to developed parcels. The request would enable residential development in an area characterized by residential development and at a scale comparable to nearby areas, therefore creating no sharp changes in the development pattern.*

H 1.8 Zoning for Housing. Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

- *The request would provide additional housing supply and, by permitting different building types, potentially a greater variety of housing options. By facilitating additional units and building types other than detached houses, the proposal would permit development that would be more affordable relative to what would likely be produced under current zoning.*

The rezoning request is **inconsistent** with the following policies: None

Area Plan Policy Guidance

The property is not within the boundary of an area plan.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include not is it adjacent to any National Register individually listed properties or Raleigh Historic Landmarks.

Impact Identified: None

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Dixon Drive Park (0.3 miles) and Shelly Lake Park (1.2 miles).
3. Nearest existing greenway trail access if provided by Snelling Branch Trail (0.4 miles).
4. Park access level of service in this area is graded an A letter grade.
5. This area is not considered a high priority for park land acquisition.

Impact Identified: None requiring mitigation

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	Vacant	6,250	12,500
Wastewater	Vacant	6,250	12,500

1. The proposed rezoning would add approximately 12,250 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. Any improvements identified by the study would be required to be permitted prior to the issuance of a building permit and 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.

Impact Identified: None requiring additional mitigation

Stormwater

Floodplain	No. Flood-prone soils exist alongside the stream on the northern edge of the site.
Drainage Basin	Mine
Stormwater Management	UDO 9.2
Overlay District	None

Neuse Buffer exists along northern property boundary; impacts to buffer must be approved by NC DEQ. Flood-prone soils and 400 feet of stream frontage exist; a flood study to determine flood elevations will be required with submittal of a development plan. Site is subject to Stormwater Regulations under UDO 9.2.

Impact Identified: None requiring additional mitigation

Transportation

Site Location and Context

Location

The Z-2-19 site in North Raleigh along Dixon Drive, between West Millbrook Road and the entrance to Sanderson High School.

Area Plans

The Z-2-19 site is not located in any existing area plans. It is northwest of the Midtown-St. Albans Area Plan, for which the goal is to involve the community in shaping the growth and development of the area so that transportation, land use, and other decisions are made to meet the needs of current and future residents, employees, and visitors.

Other Projects in the Area

The subject site is not located near any existing City or NCDOT current transportation projects.

Existing and Planned Infrastructure

Streets

Dixon Drive is designated as a 2-lane, undivided avenue in the Raleigh Street Plan. It is maintained by the City of Raleigh. UDO section 8.5.1.B requires that this street be brought up to city standards when development occurs. Lipscomb Court is designated in the Raleigh Street Plan as a neighborhood street to be connected to Loft Lane under redevelopment of

the properties east of the subject site. Lipscomb Court is also maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet. The current block, encompassed by Dixon Drive, North Hills Drive, and West Millbrook Road has a perimeter of approximately 7,800 feet.

Pedestrian Facilities

There is existing sidewalk on both sides of Dixon Drive along the site frontage. There have been no pedestrian crashes near the site in the last 5 years. The Z-2-19 site is approximately 1/3 of a mile from the Snelling Branch Greenway Trail and about 3/4 of a mile from the Mine Creek Greenway Trail.

Bicycle Facilities

There are bicycle lanes on Snelling Road between Dixon Drive and Millbrook Road. The Long-Term Bike Plan calls for bicycle lanes on Dixon Drive and West Millbrook Road.

Transit

The nearest transit stop is located less than a quarter-mile south of the site near the intersection of West Millbrook Road and Dixon Drive. GoRaleigh Route 23L stops there every 30 minutes during weekday peak hours.

Access

Access to the subject property may be via Dixon Drive.

TIA Determination

Approval of case Z-2-19 may marginally result in an increase in trip generation. There are no other site context concerns that trigger the requirement for a TIA. A traffic study is not required for case Z-2-19.

Impact Identified: None requiring additional mitigation

Urban Forestry

The site is currently over 2 acres in size and any development plan submitted would be subject to UDO 9.1 (Tree Conservation). The rezoning and conditions will not affect the applicability of UDO 9.1.

Impact Identified: None requiring additional mitigation.

Impacts Summary

Increased water and sewer demand; a small number of additional trips; some additional impervious surface.

Mitigation of Impacts

None requiring additional mitigation beyond that required by code.

CONCLUSION

The request, by rezoning the property from R-4 to R-10-CU, would facilitate the creation of additional housing supply. Because R-10 permits additional building types, it would allow more housing options.

The request is consistent with several Comprehensive Plan policies, particularly those that support the provision of additional housing. It is consistent with the Future Land Use Map and is consistent with the Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
11/30/18	Pre-application conference	
1/15/19	North CAC	
1/16/19	Neighborhood meeting	
1/23/19	Petition filed	
2/14/19	Conditions revised	
2/19/19	Conditions revised	
2/19/19	North CAC	
3/19/19	North CAC	Yes-33, No-5

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-10-CU	R-4	R-6	R-6/R-4
Additional Overlay	-	-	-	-	-
Future Land Use	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential/Low Density Residential
Current Land Use	Residential	Residential	Residential	Residential	Residential
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	2.61	2.61
Setbacks:		
Front	20'	10'
Side	10'	5' detached/0' or 6' townhouse/apartment
Rear	30'	20'
Residential Density:	4 units/acre	8 units/acre
Max. # of Residential Units	10	20
Max. Gross Building SF	20,000	40,000
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	.18	.35

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

Relevant Planning Commission Minutes March 26, 2019: Z-2-19

AGENDA ITEM (E) 2: Z-2-19 – 5513 Dixon Drive

This site is located 5513 Dixon Drive, on the west side of Dixon Drive at its intersection with Lipscomb Court.

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

Planner Hardin presented the case.

Dave Staggs representing the applicant spoke regarding reasons for rezoning, high quality affordable homes; believes smaller homes are more affordable; conversations and concerns of traffic from neighbors.

Mr. Braun made a motion to extend applicant an additional 3 minutes for presentation. Mr. Geary seconded the motion. The vote was unanimous, 7-0.

There was discussion regarding drainage issues and if any concerns had been raised by neighbors.

Joseph Winters of 48 Snelling Rd spoke regarding parking concerns and drainage issues.

Carolyn Bishop, owns property, 420 Snelling Rd is concerned with traffic and possibility of increase of crime from cut through traffic. She expressed concerns regarding the drainage problem from uphill properties.

Mr. Staggs responded regarding the stacking of cars traffic concerns, doesn't think they will contribute to this issue, as far as drainage issue, his property is downstream and does not think anything they do downstream will affect them upstream.

Ms. Jeffreys asked if there was any information the staff could provide to help with neighborhood concerns.

Mr. Myers responded that he could provide some information at the next Planning Commission meeting if needed. He gave a brief overview of some possible ways to address the traffic stacking at and around Sanderson High School.

There was further discussion regarding what the city requirement for stormwater retention is and if they could require the applicant to retain a greater amount of stormwater.

Mr. Braun made a motion to approve. Mr. Novak seconded the motion.

Mr. Geary made a substitute motion to defer the case for two weeks to allow for further discussion of the stormwater concern. Ms. McIntosh seconded the motion. In favor: Geary, McIntosh Opposed: Braun, Hicks, Jeffreys, Novak, Swink. Motion fails.

Mr. Braun made a motion to approve. Mr. Novak seconded the motion. The vote was not unanimous, 6-1. Mr. Geary opposed.

Rezoning Application



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

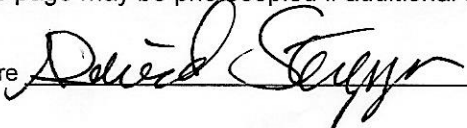
REZONING REQUEST				JAN 23 2019 AM 8:45	
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				OFFICE USE ONLY Transaction # 578525 2-2-19	
Existing Zoning Base District	R-4	Height	Frontage		Overlay(s) _____
Proposed Zoning Base District	R-10	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:					
578525					

GENERAL INFORMATION					
Date 1/18/2019		Date Amended (1)		Date Amended (2)	
Property Address 5513 DIXON DR					
Property PIN 1706379803			Deed Reference (book/page) 17223 / 477		
Nearest Intersection DIXON DR and LIPSCOMB CT					
Property Size (acres) 2.61		(For PD Applications Only) Total Units		Total Square Feet	
Property Owner/Address LSRS DURHAM PROPERTIES LLC PO BOX 2407, KYLE, TX 78640			Phone (619) 273 5913		Fax
			Email contact@lsrs.email		
Project Contact Person/Address David Staggs PO BOX 2407, KYLE, TX 78640			Phone (619) 273 5913		Fax
			Email contact@lsrs.email		
Owner/Agent Signature <i>David Staggs</i>			Email contact@lsrs.email		

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-02-19	OFFICE USE ONLY Transaction # Rezoning Case #	
Date Submitted 2/15/2019		
Existing Zoning R-4 Proposed Zoning R-10-CU		
Narrative of Zoning Conditions Offered		
1. Density on the property shall not exceed 8 dwelling units per acre.		
2. The following uses shall not be permitted to be developed: outdoor sports facility, outdoor entertainment facility, or telecommunication tower.		

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 David Staggs for LSRS Durham Properties LLC

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<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 align="center">STATEMENT OF CONSISTENCY</p>	
<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>The rezoning request is consistent with policy LU-1.2 because the property is listed in the 2030 Comprehensive Plan as Moderate Density Residential, allowing a building density of not more than 14 units per acre.</p>	
<p>The rezoning request is consistent with policy LU-5.6 because it would preserve an average 10 foot wide natural protective yard (exclusive of easements) adjacent to parcels listed in the FLUM as Low Density Residential.</p>	
<p>The rezoning request is consistent with policy LU-8.1 because the request would increase the potential for housing variety in the immediate area.</p>	
<p>The rezoning request is consistent with policy EP-2.5 because the request would protect the stream running along the North boundary of the parcel.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>Consistent with the Expanding Housing Choices vision, which encourages expanding the supply and diversity of housing opportunities.</p>	
<p>Facilitates the development of vacant land.</p>	
<p>Will preserve at least 10% of space as tree conservation area.</p>	
<p>The subject property will designate a 50-foot wide riparian buffer in accordance with the 15A NCAC 2B.0233 Riparian Buffer Rule.</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.	
There are no historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
No mitigation necessary.	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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 checked="" 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, 12 sets	<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"/>			

To: Neighboring Property Owner

From: LSRS Durham Properties, LLC

Meeting Date: January 16, 2019

Meeting Time: 12PM – 1PM

Re: Notice of meeting to discuss potential rezoning of 5513 Dixon Drive,
Raleigh, NC. (Parcel Identifier Number 1706379803)

Dear Neighboring Property Owners:

You are invited to attend a neighborhood meeting 12:00 – 1:00 PM, January 16, 2019. The purpose of this meeting is to discuss a potential rezoning of the property located at 5513 Dixon Drive, Raleigh NC 27609. This property is located just east of the Dixon Drive and Lipscomb Court intersection. The property is currently zoned R-4. The proposed zoning is R-10-CU.

The meeting will be held in the Cardinal Room at the Residence Inn, 2200 Summit Park Ln, Raleigh, next to the Crabtree Valley Mall. A map is enclosed with directions from the 5513 Dixon Drive area to the meeting location. Please ask at the front desk for the Cardinal Room or the Dixon Drive meeting.

The City of Raleigh requires that, prior to the submittal of any rezoning application, a neighborhood meeting be held involving the property owners within 500 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

More information on the rezoning process is available at www.raleighnc.gov. Any neighboring property owner may attend this public meeting and/or make written comments directly to the Planning Director. You may contact City Planning for more specific information at 919-996-2682 or by email at rezoning@raleighnc.gov.

If you have any concerns or questions, please contact us at contact@lsrs.email.

Thank you,

LSRS Durham Properties, LLC

Our email address: contact@lsrs.email

SUMMARY OF ISSUES

A neighborhood meeting was held on 1/16/2019 (date) to discuss a potential rezoning located at 5513 Dixon Drive, Raleigh, NC 27609 (property address).

The neighborhood meeting was held at Residence Inn, 2200 Summit Park Ln, Raleigh (location).

There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Illegal parking by parents waiting for high school students along Dixon Drive obstruct driveways twice a day.

Neighbor expressed concern that new construction will increase crime in the neighborhood.

Neighbor wanted to ensure no drainage impact.

Tree conservation area.

Resale value of neighboring properties.

ATTENDANCE ROSTER

[illegible]

Pre-Application Conference

(this form must be provided at the time of formal submittal)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 11/13/2018

Applicant(s) Name LSRS Durham Properties, LLC

Applicant's Mailing Address PO Box 2407 Kyle, TX. 78640

Phone (619) 273 5913

Email contact@lsrs.email

Property PIN # 1706379803

Site Address / Location 5513 Dixon Drive, Raleigh NC 27609

Current Zoning R-4

Additional Information (if needed) :

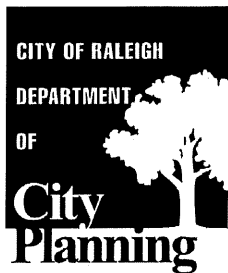
Vacant lot across from the intersection of Dixon Drive and Lipscomb Court.

OFFICE USE ONLY

Transaction # : 578525

Date of Pre-Application Conference : 11-30-2018

Staff Signature



Pre-Application Conference

Meeting Record

Transaction #: 578525 Meeting Date & Time: 11/30 11:30 am

Location: One Exchange Plaza - WebEx

Attendees: David Baggs, Don Belk, Hannah Reckhow

Parcels discussed (address and/or PIN): 5513 Dixon Drive

Current Zoning: R-4

Potential Re-Zoning: R-10-CU

CAC Chair/Contact Information: North CAC Dan.Bagley@raleighnc.gov 919-996-5718

General Notes: Staff provides information to Planning commission on the consistency with the Comprehensive Plan. The Future Land Use map designates it as Moderate Density Residential, which would support up to 14 units per acre. Conversations with neighbors & Council members will be important, and will give a sense of desired conditions. Conditions limit entitlement beyond base district.

Department & Staff	Notes
Development Services ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	UDO Sections: