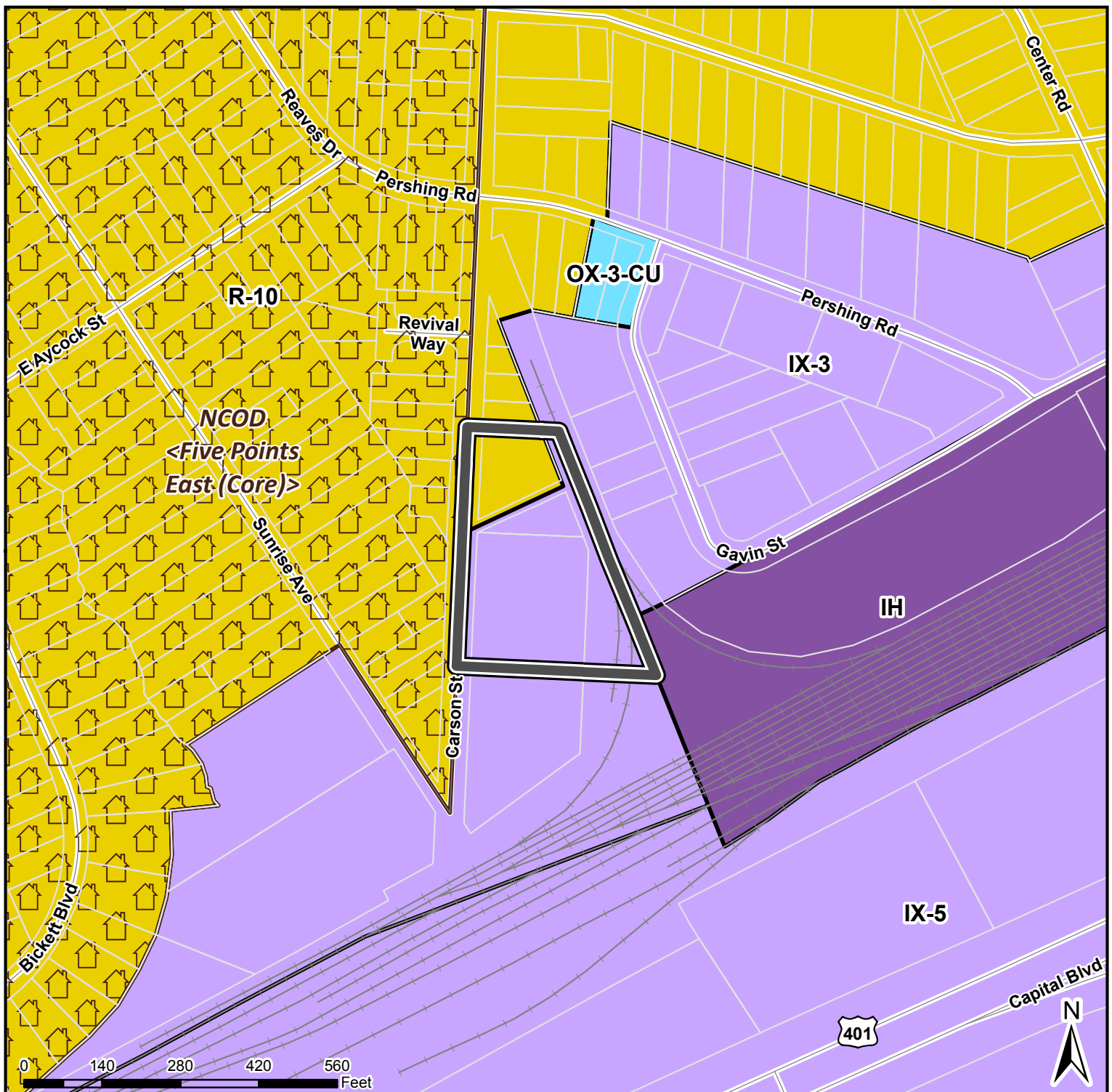


Existing Zoning

Z-3-2018



Property	1500 (portion), 1512, & 1520 Carson St
Size	1.74 acres
Existing Zoning	IX-3 & R-10
Requested Zoning	RX-3-CU





To: Ruffin L. Hall, City Manager

From: Jason Hardin AICP, Planner II
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: April 18, 2018

Re: City Council agenda item for May 1, 2018 – Rezoning Public Hearing for Z-3-18

The City Council has authorized the following case for public hearing at its meeting the evening of Tuesday, May 1, 2018:

Z-3-18 – Carson Street, east side, approximately 250 feet north of its intersection with Sunrise Avenue, being Wake County PINs 1704-87-3204 (partial), 1704-87-3532, and 1704-87-2682. Approximately 1.74 acres are requested by Norfolk Southern Railway Company to be rezoned from Industrial-Mixed Use-Three Stories (IX-3) and Residential-10 (R-10) to Residential Mixed Use-Three Stories-Conditional Use (RX-3-CU). Conditions received on March 15, 2018 limit uses to residential; prohibit the Civic building type; limit the number of units to 45 and specify that at least two units are in the form of Detached Houses; and specify that the only building type allowed on the northern 90 feet of the property is Detached House.

(Staff Contact: Jason Hardin, Jason.Hardin@raleighnc.gov, 919-996-2657).

The Planning Commission recommends approval of this request (8-0 vote).

The Five Points CAC voted to support the request (10 in support, one opposed).

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



CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR# 11835

CASE INFORMATION Z-3-18 CARSON STREET

Location	Carson Street, east side, approximately 250 feet north of its intersection with Sunrise Avenue Address: 1500 (portion), 1512, and 1520 Carson Street PINs: 1704-87-3204 (portion), 1704-87-3532, and 1704-87-2682
Request	Rezone property from IX-3 and R-10 to RX-3-CU
Area of Request	1.74 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties also within corporate limits.
Property Owner	Norfolk Southern Railway Company
Applicant	Michael Birch Morris, Russell, Eagle & Worley
Citizens Advisory Council (CAC)	Five Points
PC Recommendation Deadline	June 25, 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

<i>FUTURE LAND USE</i>	Medium Density Residential; Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.3—Conditional Use District Consistency Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 7.5—High-Impact Commercial Uses Policy LU 8.10—Infill Development Policy LU 11.4—Rezoning/Development of Industrial Areas Policy H 1.8—Zoning for Housing
<i>INCONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency

SUMMARY OF PROPOSED CONDITIONS

1. Uses are limited to Single-Unit Living, Two-Unit Living, Multi-Unit Living, and Supportive Housing.
2. The Civic building type is not allowed.
3. The number of housing units is limited to 45. At least two must be in the form of Detached Houses.
4. The only building type allowed on the northern 90 feet of the northern parcel is Detached House.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
11/28/17	2/21/18 (Y-10, N-1)	3/27/18	4/3/18

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.

<i>Reasonableness and Public Interest</i>	The case is consistent with relevant Comprehensive Plan policies and is in the public interest because it removes the possibility of a large industrial building at the site and represents the best potential outcome for the neighborhood.
<i>Recommendation</i>	Approve. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
<i>Motion and Vote</i>	Motion: Jeffreys Second: Lyle In Favor: Braun, Geary, Hicks, Jeffreys, Lyle, Novak, Queen, Tomasulo Opposed: None

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.

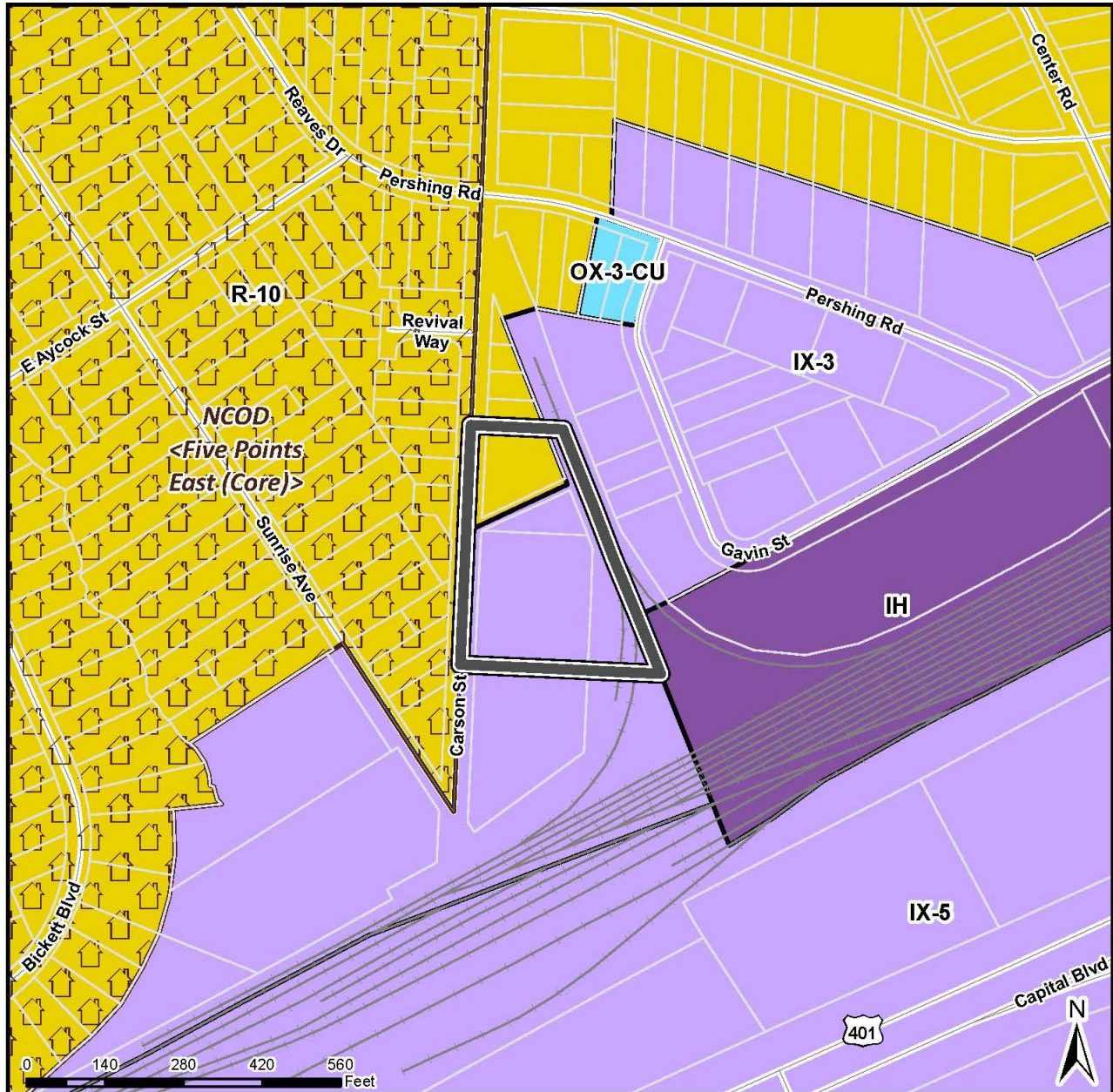
Planning Director

Planning Commission Chairperson 3/27/2018

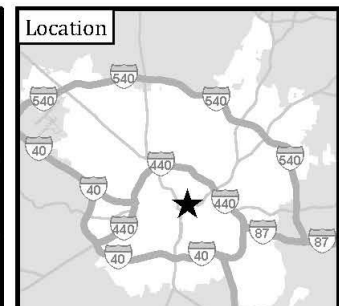
Staff Coordinator: Jason Hardin: (919) 996-2657; jason.Hardin@raleighnc.gov

Existing Zoning

Z-3-2018



Property	1500 (portion), 1512, & 1520 Carson St
Size	1.74 acres
Existing Zoning	IX-3 & R-10
Requested Zoning	RX-3-CU



Map by Raleigh Department of City Planning (littlek). 2/15/2018

Staff Evaluation
Z-3-18 Carson Street



ZONING STAFF REPORT – Z-3-18

CONDITIONAL USE

OVERVIEW

The proposal seeks to rezone two parcels and a portion of a third totaling 1.74 acres on the west side of Carson Street, a few hundred feet north of its intersection with Sunrise Avenue. The majority of the subject property is currently zoned Industrial Mixed Use-Three Stories; the remainder is zoned Residential-10. The requested zoning is Residential Mixed Use-Three Stories-Conditional Use. Conditions prohibit commercial uses.

The property is at the edge of the Five Points neighborhood, where residential uses transition to a large industrial area alongside the rail line. That transition is a defining element of the area included in the rezoning request. All of the subject properties back up to a rail spur that extends north from the main line.

All of the subject property is currently vacant (the portion of the third parcel not included in the rezoning request is occupied by a Norfolk Southern office building, which backs up against the rail line to the south). Industrial uses characterize the area across the rail spur to the east. Residential uses are present to the north and west of the subject property.

In terms of zoning, property to the north and west is zoned R-10, as is the northernmost subject parcel. Properties to the south and east are zoned Industrial Mixed Use-Three Stories; a small portion of the area to the east, across the rail spur, is zoned Heavy Industrial.

The Future Land Use Map also reflects the transitional nature of the area. However, it envisions the entire subject area as residential. The southern portion of the area, closer to the rail line, is designated as Medium Density Residential; the smaller portion to the north, as well as the area to the west, is designated as Low Density Residential. The area to the east, across the rail spur, is designated as General Industrial. The subject area has not specific designation on the Urban Form Map.

Conditions included as part of the request restrict uses to residential only; prohibit the Civic building type; and limit density to 45 units, with two of the units required to be in the form of Detached Houses. They also specify that building type in the northernmost 90 feet of the subject area, the portion adjacent to existing residential uses, is limited to Detached House.

The rezoning would facilitate the creation of housing in the subject area. While IX allows residential uses, it does not permit them on the ground floor of a building.

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 proposal is consistent with themes of the plan, particularly Expanding Housing Choices, and with several specific policies that address issues such as housing supply, land use transitions, and locations for commercial and industrial uses.

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

The request would restrict development to residential uses only, a significant change from the existing IX zoning that makes up the bulk of the subject area. This is consistent with the Future Land Use Map, which envisions the subject area as a residential area, with a transition from Medium Density Residential on the southern end to Low Density Residential farther north.

In its specifics, the request is largely though not completely consistent with the Future Land Use Map. Most of the subject property is designated as Medium Density Residential on the map; the requested RX-3-CU zoning is fully consistent with that designation and represents an improvement in consistency, as the existing IX-3 zoning is not. However, the northern portion of the area is designated as Low Density Residential. While the request includes a condition specifying that the northernmost 90 feet of the property would be limited to Detached Houses only, those houses could be of a density higher than that envisioned by Low Density Residential (six units per acre), and the condition would permit other building types on a remaining portion of the Low Density Residential area. For those reasons, the request is not fully consistent with the FLUM.

- 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 can be established without adversely altering the recommended land use and character of the area. The condition referenced above does work to create a transition to the area designated as Low Density Residential. It should be noted that existing

residential uses to the north along the east side of Carson Street also do not perfectly align with the Future Land Use Map, as the density is significantly higher than envisioned for Low Density Residential.

- 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 the uses allowed by the request.

Future Land Use

Future Land Use designation:

The rezoning request is:

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

☒ **Inconsistent**

The request is partly consistent with the Future Land Use Map. Most of the subject property is designated as Medium Density Residential on the map; the requested RX-3-CU zoning is fully consistent with that designation; the existing IX-3 zoning is not. However, the northern portion of the area is designated as Low Density Residential. While the request includes a condition specifying that the northernmost 90 feet of the property would be limited to Detached Houses only, those houses could be of a density higher than that envisioned by Low Density Residential (six units per acre), and the condition would permit other building types on a portion of the Low Density Residential area. For those reasons, the request is not fully consistent with the FLUM.

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 allow residential uses only at a maximum of three stories and includes a transition in building type to match the existing detached houses to the north.

Public Benefits of the Proposed Rezoning

- The request would facilitate the creation of additional housing in a high-demand area.
- The request would provide additional choice in housing types.

Detriments of the Proposed Rezoning

- None

Policy Guidance

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

Policy LU 1.3—Conditional Use District Consistency

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

The conditions are consistent with Plan policies.

Policy LU 5.4—Density Transitions

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

The rezoning would permit moderate-density residential development in an area where it would serve as a transitional density between lower-density neighborhoods to the north and west and industrial uses to the east and south.

Policy LU 5.6—Buffering Requirements

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

The request includes a condition specifying that only detached houses are allowed within 90 feet of the residential property to the north, effectively creating a density transition to areas of lower density.

Policy LU 7.5—High-Impact Commercial Uses

Ensure that the City's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late-night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

The current IX zoning would permit higher-impact uses in an area adjacent to a residential neighborhood, while the proposed RX-3-CU zoning would not allow such uses.

Policy LU 8.10—Infill Development

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

The request would facilitate infill development on vacant land and, by including a transition in terms of building type to the north, would not represent a sharp change in the development pattern.

Policy LU 11.4—Rezoning/Development of Industrial Areas

Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

Industrial uses are no longer supported by the Future Land Use Map on the subject properties.

Policy H 1.8—Zoning for Housing

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

Because IX zoning does not permit ground-level housing units, the rezoning would facilitate housing development and permit a range of housing types, helping to reduce affordability issues within the city.

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

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

The request is partly consistent with the Future Land Use Map. Most of the subject property is designated as Medium Density Residential on the map; the requested RX-3-CU zoning is fully consistent with that designation; the existing IX-3 zoning is not. However, the northern portion of the area is designated as Low Density Residential. While the request includes a condition

specifying that the northernmost 90 feet of the property would be limited to Detached Houses only, those houses could be of a density higher than that envisioned by Low Density Residential (six units per acre), and the condition would permit other building types on a portion of the Low Density Residential area. For those reasons, the request is not fully consistent with the FLUM.

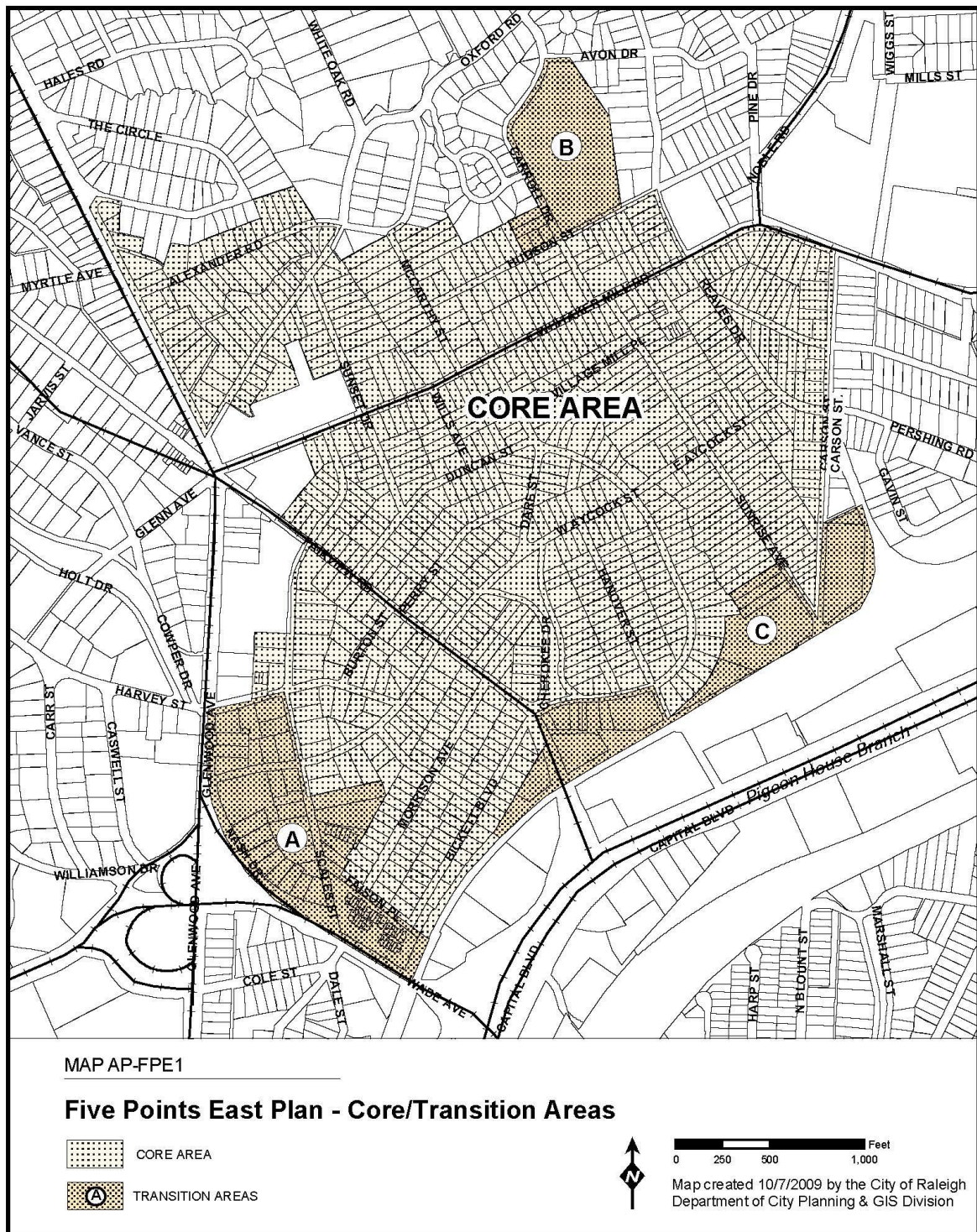
Area Plan Policy Guidance

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

Policy AP-FPE 3 Five Points Transition Area C

In Transition Area C (see map on following page), new street yards and heights of new buildings adjacent to low-density housing should be of the same scale as the housing. More intense development and taller buildings are encouraged to be away from existing housing and closer to the railroad corridor. Vehicular traffic from redevelopment in this area should be directed to Fairview Road and Carson Street and not to other, narrower streets in the existing neighborhood.

The request would place more intense development nearer the railroad corridor and is not adjacent to low-density housing.



Impact Analysis

Transportation

The Z-3-2018 site is located south of Whitaker Mill Road, on the east side of Carson Street. Carson Street is a neighborhood local street with a two-lane cross section. The site consists of two undeveloped parcels and the undeveloped half of a parcel occupied by an 11,450 s.f. office building. There are no transit stops, sidewalks or exclusive bike lanes in the vicinity of the Z-3-2018 parcels.

There are no NCDOT projects or City of Raleigh CIP projects planned for Carson Street in the vicinity of the Z-3-2018 site. Carson Street does not appear on the BikeRaleigh Long Term Bikeway Plan. Carson Street does not appear in the City's 2015 Pedestrian Project Priority List. The N6 neighborhood bikeway, which runs between Ridge Road and Whitaker Mill Road, is a priority project in the BikeRaleigh Plan. It will traverse the intersection of Carson Street and Pershing Road, located 600 feet north of the Z-3-2018 site.

The Z-3-2018 site is bounded Norfolk-Southern rail lines on the south and east and by a single-family residence on the north. Cross access to adjacent parcels is not possible.

Site access will be provided via Carson Street. The conditions of this case state that two of the 45 dwellings must be detached houses. Therefore at least three driveways will be provided on Carson Street: two for the detached dwellings and one or more for the multifamily dwellings.

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning is 3,000 feet. Since the subject parcels are bounded on two sides by railroad right of way, the block perimeter for Z-3-2018 is 13,650 feet.

The proposed conditions for this case limit development to residential-only land use. Approval of case Z-3-2018 would lead to a net decrease in peak hour trips and in daily trips compared to current zoning allowances. A traffic study is not required for case Z-3-2018.

Impact Identified: None

Transit

Currently GoRaleigh Route 2 Falls of the Neuse serves this via Whitaker Mill Road. The closest stop, approximately one-third of a mile away, is Whitaker Mill/Pine. There are no transit requests for this parcel.

Impact Identified: None

Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Pigeon House
<i>Stormwater Management</i>	9.2 UDO
<i>Overlay District</i>	none

Impact Identified: None

4.4 Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	1,712 gpd	27,500 gpd	28,125 gpd
<i>Waste Water</i>	1,712 gpd	27,500 gpd	28,125 gpd

1. The proposed rezoning would add approximately 26,413 gallons per day to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Parks and Recreation

1. This site is not impacted by any existing or proposed greenway trails or greenway corridors.
2. Nearest existing park access is provided by Roanoke Park (0.4 miles) and the Five Points Center for Active Adults (0.4 miles).
3. Nearest existing greenway access is provided by the Crabtree Creek Trail (1.1 miles).
4. Park access level of service in this area is considered above average.
5. This area is not considered a high priority for park land acquisition.

Impact Identified: None

Urban Forestry

UDO 9.1 Tree Conservation does not apply to this rezoning, as the site is smaller than two acres.

Impact Identified: None

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

None

Mitigation of Impacts

None

Conclusion

The request would facilitate the creation of additional housing supply and greater choice in housing types. It would create a transition between more intensive industrial uses to the west and south and lower-density residential uses to the north and west. The existing IX zoning is not as well-suited to providing housing and would permit uses less suited to an area in close proximity to a residential area.

While the request is not perfectly consistent with the Future Land Use Map, it does improve zoning consistency with the map and includes a transition to the detached houses to the north. It also is consistent with several important policies, including those related to transitions and housing supply. Overall, the request is consistent with the Comprehensive Plan.

Case Timeline

<i>Date</i>	<i>Revision</i>	<i>Notes</i>
2/6/18	Petition filed	
3/14/18	Conditions revised	Added supportive housing as an allowed use.

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	IX-3, R-10	R-10	IX-3	IX-3	R-10
Additional Overlay	-	-	-	-	Five Points East NCOD
Future Land Use	Medium Density Residential; Low Density Residential	Low Density Residential	Regional Mixed Use	General Industrial	Low Density Residential
Current Land Use	Vacant; Office	Residential	Rail yard	Industrial	Residential
Urban Form (if applicable)	-	-	-	-	-

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	IX-3, R-10	RX-3-CU
Total Acreage	1.74	1.74
Setback/Build-to Front: Side: North side: Rear:	3' (IX); 10'-55' (TH or Apt in R-10) 0' or 6' (IX, TH or Apt in R-10) 0' or 6' (TH or Apt in R-10) 0' or 6' (IX); 20' (TH or Apt. in R-10)	10'-55' (Townhouse/Apt) 0' or 6' 10' (Neighborhood Transition) 0' or 6'
Residential Density:	25 units/acre	26 units/acre
Max. # of Residential Units	44	45
Max. Gross Building SF (if applicable)	98,994	49,500
Max. Gross Office SF	42,876	-
Max. Gross Retail SF	23,897	-
Max. Gross Industrial SF	98,994	-
Potential F.A.R	1.31	.65

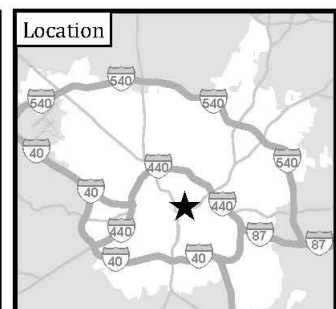
*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

Future Land Use

Z-3-2018



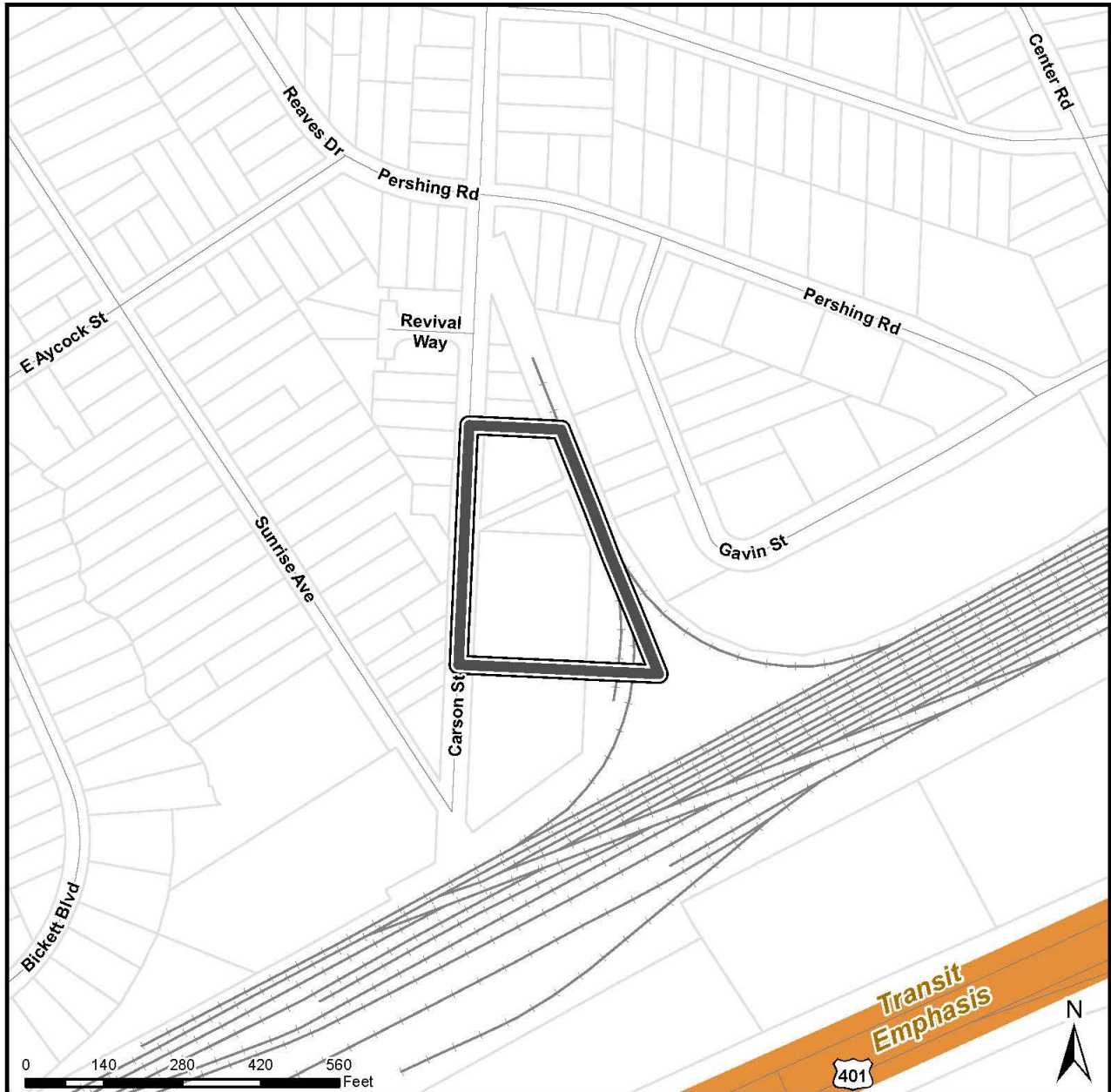
Property	1500 (portion), 1512, & 1520 Carson St
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Requested Zoning	RX-3-CU



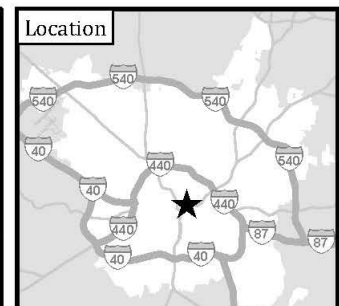
Map by Raleigh Department of City Planning (littiek). 2/15/2018

Urban Form

Z-3-2018



Property	1500 (portion), 1512, & 1520 Carson St
Size	1.74 acres
Existing Zoning	IX-3 & R-10
Requested Zoning	RX-3-CU



Map by Raleigh Department of City Planning (littlek). 2/15/2018

Staff Evaluation
Z-3-18 Carson Street

Relevant Minutes from March 27, 2018 Planning Commission Meeting

AGENDA ITEM (E) 2: Z-3-18 Carson Street

This site is located on Carson Street, east side, approximately 250 feet north of its intersection with Sunrise Avenue.

Michael Birch representing the applicant gave brief overview of the case regarding having a minor inconsistency; requested downzone from IX to RX eliminates a lot of allowable uses; trip generation because of different type of uses.

Carol Ashcraft spoke in support of the rezoning because she doesn't want to see another 5-story development but is concerned with losing the field near her home and would like the height of townhomes be as low as possible or as minimal disruption of view.

The applicant spoke regarding single family not being very successful and believes townhomes will be a good fit for the area.

Ms. Jeffreys made a motion to approve. Mr. Lyle seconded the motion. The vote was unanimous 8-0.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

FEB 6 2018 PM 2:24

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # 544032 Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage N/A Overlay(s) None			
Proposed Zoning Base District RX Height 3 Frontage N/A Overlay(s) None			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: Not applicable			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
536477			

GENERAL INFORMATION		
Date 1/8/18	Date Amended (1)	Date Amended (2)
Property Address 1520, 1512, and 1500 (portion of) Carson Street, Raleigh, NC 27608		
Property PIN 1704-87-3532, 1704-87-2682 and a portion of 1740-87-3204		Deed Reference (book/page) DB 2378 PG 662
Nearest Intersection Carson Street and Sunrise Avenue		
Property Size (acres) 1.74	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address NORFOLK SOUTHERN RAILWAY COMPANY 110 Franklin Rd. SE Roanoke, VA 24042-0002	Phone	Fax
	Email	
Project Contact Person/Address Michael Birch Morris, Russell, Eagle & Worley, PLLC 2235 Gateway Access Point, Ste. 201 Raleigh, NC 27607	Phone 919.645.4317	Fax
	Email mbirch@morrisrussell.com	
Owner/Agent Signature	Email	

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



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300, Raleigh, NC 27601 919-974-2626

MAR 23 2018

REZONING REQUEST

BY: _____

☐ General Use ☒ Conditional Use ☐ Master Plan **and R-10**
Existing Zoning Base District **IX** Height **3** Frontage **N/A** Overlay(s) **None**
Proposed Zoning Base District **RX** Height **3** Frontage **N/A** Overlay(s) **None**
Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **Not applicable**

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

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GENERAL INFORMATION

Date Date Amended (1) **3/23/18** Date Amended (2)

Property Address **1520, 1512, and 1500 (portion of) Carson Street, Raleigh, NC 27608**

Property PIN **1704-87-3532, 1704-87-2682 and a portion of 1704-87-3204** Deed Reference (book/page) **DB 2378 PG 662**

Nearest Intersection **Carson Street and Sunrise Avenue**

Property Size (acres) (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address
NORFOLK SOUTHERN RAILWAY COMPANY
110 Franklin Rd. SE
Roanoke, VA 24042-0002

Phone

Fax

Email

Project Contact Person/Address
Michael Birch
Morris, Russell, Eagle & Worley, PLLC
2235 Gateway Access Point, Ste. 201
Raleigh, NC 27607

Phone **919.645.4317** Fax

Email **mbirch@morrisrussell.com**

Owner/Agent Signature **Malcolm G. Roof**

Email **malcolm.roof@nscorp.com**

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

SURVEY DESCRIPTION

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

Proposed Lot 1:

BEGINNING at an iron pipe set, said iron pipe having North Carolina grid coordinates Northing: 747,689.1717 and Easting: 2,108,232.0377 (NAD83(2011)), running thence from the point and place of BEGINNING South $87^{\circ} 19' 29''$ East a distance of 106.21 feet to an existing iron pipe in the western right-of-way of Northern Southern Railway "Wye Track"; thence along the western right-of-way edge of Northern Southern Railway "Wye Track" South $21^{\circ} 35' 09''$ East a distance of 228.88 feet to an iron pipe set; thence leaving the western right-of-way edge of Northern Southern Railway "Wye Track" South $02^{\circ} 36' 22''$ West a distance of 219.34 feet to an iron pipe set; thence North $87^{\circ} 17' 02''$ West a distance of 200.00 feet to an iron pipe set in the eastern right-of-way of Carson Street; thence along the eastern right-of-way of Carson Street North $02^{\circ} 36' 22''$ East a distance of 427.86 feet to an iron pipe set, said iron pipe being the point and place of BEGINNING, containing 1.7402 acres or 75,801 square feet.

RECEIVED
MAR 23 2018

CONDITIONAL USE DISTRICT ZONING		
Zoning Case Number Z-3-18	BY: _____	OFFICE USE ONLY
Date Submitted <i>March 23, 2018</i>		Transaction #
Existing Zoning IX-3 and R-10	Proposed Zoning RX-3-CU	Rezoning Case #
Narrative Of Zoning Conditions Offered		
<p>The principal uses permitted on the property shall be limited to the following principal uses as listed in the Allowable Principal Use Table (UDO sec. 6.1.4.): single-unit living, two-unit living, multi-unit living and supportive housing residence.</p>		
<p>The following building types, as described in UDO section 1.4.1., shall be permitted on the property: detached house, attached house, townhouse, apartment, and open lot.</p>		
<p>Residential density shall be limited to 45 dwelling units, and at least two of these dwelling units shall be located in detached houses.</p>		
<p>The detached house building type is the only building type permitted within 90 feet of that parcel identified as Lot 44 on plat recorded in Book of Maps 1920, Page 186 and described in deed recorded in Book 16918, Page 2665, which is located immediately north of the property.</p>		
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 *Malcolm G. Roof* Print Name *Malcolm G. Roof*

REZONING APPLICATION ADDENDUM #2	
<p align="center">Impact on Historic Resources</p> <p>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.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
INVENTORY OF HISTORIC RESOURCES	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p> <p>There are no known historic resources located on the property.</p>	
PROPOSED MITIGATION	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>Not applicable.</p>	

REZONING OF PROPERTY CONSISTING OF +/- 1.74 ACRES
LOCATED ON THE EAST SIDE OF CARSON STREET,
NORTH OF SUNRISE AVENUE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 28, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, November 28, 2017 at 6:30 p.m. The property considered for this potential rezoning totals approximately 1.74 acres, and is located east of the intersection of Sunrise Avenue and Carson Street, in the City of Raleigh, having Wake County Parcel Identification Numbers 1704-87-3204, 1704-87-3532 and 1704-87-2682. This meeting was held at the Jaycee Park Community Center, located at 2405 Wade Avenue, Raleigh, NC 27607. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

MICHAEL BIRCH
Email: mbirch@morrisrussell.com
Direct: (919) 645-4317

MORRIS RUSSELL
MORRIS, RUSSELL, EAGLE & WORLEY, PLLC
2235 GATEWAY ACCESS POINT, SUITE 201
RALEIGH, NORTH CAROLINA 27607

P. O. Box 19001
Raleigh, NC 27619
www.morrisrussell.com

Telephone: (919) 645-4300
Facsimile: (919) 510-6802

To: Neighboring Property Owner
From: Michael Birch
Date: November 17, 2017
Re: Neighborhood Meeting for Potential Rezoning of 1500, 1512 and 1520 Carson Street

We are counsel for a developer that is considering rezoning three vacant parcels of land totaling 1.92 acres on the east side of Carson Street, north of Sunrise Avenue, with addresses of 1500, 1512 and 1520 Carson Street and Parcel Identification Numbers 1704-87-3532, 1704-87-2682 and 1704-87-3204 (the "Properties"). Two of the Properties are currently zoned IX-3 and one of the Properties is zoned R-10, and the developer is considering rezoning the Properties to RX-3. The purpose of the rezoning is to provide for a variety of residential housing types.

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, November 28, 2017 at 6:30 p.m. This meeting will be held in the meeting room at the Jaycee Park Community Center, located at 2405 Wade Avenue, Raleigh, NC 27607.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@morrisrussell.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2626 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1704573204
NORFOLK SOUTHERN RAILWAY COMPANY

110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704775425
MALFATTI, MAURICE C MALFATTI,
MEGHAN
1531 SUNRISE AVE
RALEIGH NC 27605-2629

1704776463
DRAKE, STEPHEN T
185 ROCKBRIDGE RD
MILLS RIVER NC 28759-3500

1704777201
ALLEN, CORNELL P
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704777351
BENNETT, EDWARD J III
1523 SUNRISE AVE
RALEIGH NC 27605-2629

1704777254
SMITH, KEVIN
208 BICKETT BLVD
RALEIGH NC 27605-2558

1704778229
ALLEN, CORNELL PAT
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704778510
SAIEED, THOMAS A JR SAIEED, KATHRYN
B
301 DANUBE ST
RALEIGH NC 27615-1656

1704779549
HARTER, GEORGE HARTER, BRIDGET
2406 OXFORD RD
RALEIGH NC 27605-1538

1704779708
SAIEED, THOMAS A JR SAIEED, KATHRYN
B
301 DANUBE ST
RALEIGH NC 27615-1656

1704786657
10 FEDERAL WAREHOUSE 1 LLC
4611 WESTERN BLVD
RALEIGH NC 27606-1815

1704776009
RUST PROPERTIES LLC
200 DARTMOUTH RD
RALEIGH NC 27609-5845

1704778525
KASPER, TODD P KASPER, LOUISE JOSEY
HARRIS
1535 SUNRISE AVE
RALEIGH NC 27608-2629

1704777303
BOYLAN HEIGHTS LAND COMPANY LLC
627 W LANE ST
RALEIGH NC 27603-1410

1704777816
WOODARD, NORWOOD BERNICE JR
WOODARD, MARY CHRISTOP...
1542 SUNRISE AVE
RALEIGH NC 27608-2630

1704778058
10 FEDERAL STORAGE 4 LLC
2400 GLENWOOD AVE STE G11
RALEIGH NC 27608-1332

1704778657
SCHIRMER, MATTHEW DOMINIQUE,
HEATHER
1532 SUNRISE AVE
RALEIGH NC 27608-2630

1704778927
DAVENPORT, LAURA ALISON BASS,
SAMUEL QUINCY III
210 E AYCOCK ST
RALEIGH NC 27608-2602

1704778575
HENDRICKSON, LORI R
1526 SUNRISE AVE
RALEIGH NC 27608-2630

1704779877
MCDONALD, JESSICA S MCDONALD,
RUSTY W
110 REVAL WAY
RALEIGH NC 27608-2655

1704789829
10 FEDERAL WAREHOUSE 1 LLC
4611 WESTERN BLVD
RALEIGH NC 27606-1815

1704776034
KOTEFF, ERIKA RENEE KOTEFF, JUSTIN
ANDREW
1616 BICKETT BLVD
RALEIGH NC 27608-2567

1704778554
BARKER, ROBERT J JR BARKER,
JENNIFER G
1533 SUNRISE AVE
RALEIGH NC 27608-2629

1704777335
ALLEN, CORNELL P
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704777895
SAIEED, THOMAS A JR SAIEED, KATHRYN
301 DANUBE ST
RALEIGH NC 27615-1656

1704778212
PRICE, PATRICK W PRICE, ANNA C
1519 SUNRISE AVE
RALEIGH NC 27608-2629

1704778720
BRITTAIN, FREDA C
1534 SUNRISE AVE
RALEIGH NC 27608-2630

1704778978
FARLEY, TAYLOR C ANDLIK, SHANA M
212 E AYCOCK ST
RALEIGH NC 27608-2602

1704779613
LONG, SANDRA K.
1530 SUNRISE AVE
RALEIGH NC 27608-2630

1704789020
TURLINGTON, TRISHA K.
214 E AYCOCK ST
RALEIGH NC 27608-2602

1704752083
SEARS, CHRISTINE A
216 E AYCOCK ST
RALEIGH NC 27608-2822

1704883563
HARRISPARK PROPERTIES INC
733 W JOHNSON ST STE 201
RALEIGH NC 27603-1478

1704868872
NATIONAL RETAIL PROPERTIES, LP
450 S ORANGE AVE STE 900
ORLANDO FL 32801-3339

1704870351
KINNEY, LINDA M
1515 SUNRISE AVE
RALEIGH NC 27608-2830

1704870367
WILLS, CHRISTOPHER A
1518 SUNRISE AVE
RALEIGH NC 27608-2830

1704870405
VOGEL, FRIEDRICH R JR
1522 SUNRISE AVE
RALEIGH NC 27608-2830

1704870431
SCHILLER, KATHRYN H SCHILLER, DAVID
G
3100 FAIRHAVEN CT
RALEIGH NC 27612-5610

1704870533
COMMUNITY ALTERNATIVES FOR
SUPPORTIVE ABODES CORPO...
PO BOX 12545
RALEIGH NC 27605-2545

1704870709
TA, TUAN T TA, DEBRA
107 REVIVAL WAY
RALEIGH NC 27608-2888

1704870803
SIMPSON, WILLIAM PRESTON
106 REVIVAL WAY
RALEIGH NC 27608-2888

1704871134
DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4209

1704871209
WHITTINGTON, RICHARD H WHITTINGTON,
ANN E
10100 CLAIBOURNE PL
RALEIGH NC 27615-1323

1704871215
WHITTINGTON, RICHARD H WHITTINGTON,
ANN E
10100 CLAIBOURNE PL
RALEIGH NC 27615-1323

1704871222
GUPTA, BHOLA N GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

1704871338
ASHCRAFT, CAROL L
1511 CARSON ST
RALEIGH NC 27608-2803

1704871545
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871628
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871631
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871705
FAY, JESSICA MARGARET
1528 CARSON ST
RALEIGH NC 27605-2603

1704871710
HULBERT, KATHLEEN D
498 CARIBBEAN BLVD
KEY LARGO FL 33037-4333

1704871821
JOHNSON, DAVID M JOHNSON, ANDREA B
103 REVIVAL WAY
RALEIGH NC 27608-2888

1704871830
KATZENBACH, DANIEL G KATZENBACH,
KEENA P
102 REVIVAL WAY
RALEIGH NC 27608-2888

1704872652
NORFOLK SOUTHERN RAILWAY COMPANY
110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704872785
MCKEON, MEGHAN M
1530 CARSON ST
RALEIGH NC 27608-2804

1704872771
STRAWINSKI, JOSEPH STRAWINSKI,
BRITTANY E
1528 CARSON ST
RALEIGH NC 27608-2804

1704872857
PRICE, KELLY ELIZABETH
1534 CARSON ST
RALEIGH NC 27608-2804

1704872881
COLEMAN MCAULAY, LLC
LOUISA MCAULAY KING
106 E WHITAKER MILL RD STE A
RALEIGH NC 27608-2888

1704873532
NORFOLK SOUTHERN RAILWAY COMPANY
110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704874858
LAWRENCE LLC
1507 GAVIN ST
RALEIGH NC 27608-2813

1704874891
BEAN PLANT HOLDINGS LLC
1507 GAVIN ST
RALEIGH NC 27608-2813

1704874729
HAMLIN FAMILY V LLC
1411 W GARNER RD
GARNER NC 27529-3029

1704875485
HOBBY FAMILY LLC
PO BOX 18508
RALEIGH NC 27619-8508

1704875651
TYWEBB LLC
PO BOX 6487
RALEIGH NC 27628-6487

1704876773
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877619
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704878655
ONE GAVIN STREET LLC
PO BOX 31512
RALEIGH NC 27622-1512

1704880071
SIERRA, TITO SIERRA, LESLIE S
326 PERSHING RD
RALEIGH NC 27608-2620

1704881070
COLODNY, ABBE BETH
330 PERSHING RD
RALEIGH NC 27608-2620

1704883053
CRAZY RED DOG LLC
401 N BOYLAN AVE STE 178
RALEIGH NC 27603-1211

1704883174
KING, JAMES A
403 PERSHING RD
RALEIGH NC 27608-2621

1704874937
SOSONKO, CHRISTINE FRIAS SOSONKO,
SEAN
408 PERSHING RD
RALEIGH NC 27608-2622

1704875506
BEAN PLANT HOLDINGS LLC
1507 GAVIN ST
RALEIGH NC 27608-2613

1704876653
J T HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704876930
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877856
HARRELL, LOUISE T HARRELL, ROBERT V
512 PERSHING RD
RALEIGH NC 27608-2624

1704879800
AJA ENTERPRISES LLC
1817 PICTOU RD
RALEIGH NC 27608-3838

1704880272
NOBLIN, M PAULETTE
325 PERSHING RD
RALEIGH NC 27608-2619

1704881155
WARD, KATHERINE TRUNCCELLITO WARD,
SEAN C
741 CURRITUCK DR
RALEIGH NC 27609-6319

1704883022
HOWES, LINDSAY ARNDT HOWES,
MICHAEL C
404 PERSHING RD
RALEIGH NC 27608-2622

1704884124
PETTIGREW, ROY G
106 BARDSEY CT
CARY NC 27513-2245

1704874974
WORLEY, ASHLEY LYNN QUAST, BRIAN
DAVID
408 PERSHING RD
RALEIGH NC 27608-2622

1704875881
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704876737
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877525
LOT 1428 LLC
1507 GAVIN ST
RALEIGH NC 27608-2613

1704878481
JLMJ INC
PO BOX 6531
RALEIGH NC 27628-6531

1704880016
ADAMS, ROBERT STARK III ADAMS,
MARGARET FITZMAURIC...
324 PERSHING RD
RALEIGH NC 27608-2620

1704881020
HARRISON, ALICE H HARRISON KENNETH
E III CO-TRUSTE...
1008 OLD KEITH RD
WAKE FOREST NC 27587-9751

1704882093
LEE, DAVID E LEE, GAIL S
400 PERSHING RD
RALEIGH NC 27608-2622

1704883108
MOJAC LLC
PO BOX 28929
RALEIGH NC 27611-8929

1704884184
JOE MOORE & COMPANY INC
1431 GAVIN ST
RALEIGH NC 27608-2645

1704855131
MOORE, JOSEPH L JR
2713 RIDDICK DR
RALEIGH NC 27602-7638

1704886019
MOORE, JOSEPH L JR
2713 RIDDICK DR
RALEIGH NC 27609-7635

1704886087
ALEXANDER, WILLIAM H ALEXANDER,
JAMES W JR
1817 PICTOU RD
RALEIGH NC 27608-3838

1704857055
PHILLIPS, TERRY W
PO BOX 6101
RALEIGH NC 27625-6101

EXHIBIT C – ITEMS DISCUSSED

1. Total number of residential units
2. Lot sizes
3. Amount of open space
4. Operation of the railroad spur adjacent to the development
5. Parking for the development's residents; location of garages
6. Height of the townhomes and single-family detached homes
7. Expected traffic impacts to Sunrise Avenue and Carson Street
8. Square footage of the single-family homes and townhomes
9. Proposed conditions with the rezoning application
10. Target consumers; homeowners preferred to renters
11. Planned style, architecture and building materials of townhomes
12. Uses permitted by current zoning and proposed zoning
13. Height allowed by current zoning and proposed zoning
14. Location of the townhomes from Carson Street

EXHIBIT D – MEETING ATTENDEES

1. Chris Wills
2. Erin Dorshorst
3. Chas Guy
4. Meghan Guy
5. David Schiller
6. Todd Kasper
7. Joe Strawinski
8. Brittany Strawinski
9. Preston Simpson
10. Carole Meyle
11. Deb Wood
12. Jessica Fay
13. Edie Jeffreys
14. Ashely Worley
15. Brian Quast

Z-3-2018 Existing Land Use (Vacant)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		0	0	0
Z-3-2018 Current Zoning Entitlements (Day & PM = Retail 23,897 sf, AM = Industrial 98,994 sf)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		1,790	91	152
Z-3-2018 Proposed Zoning Maximums (Residential: 45 units)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		416	36	44
Z-3-2018 Trip Volume Change (Proposed Maximums minus Current Entitlements)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		-1,374	-55	-108
Z-3-2018 Traffic Study Worksheet				
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)		
A	Peak Hour Trips \geq 150 veh/hr	No, proposed conditions result in fewer peak hour trips		
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No		
C	More than 100 veh/hr trips in the peak direction	No		
D	Daily Trips \geq 3,000 veh/day	No, proposed conditions result in fewer daily trips		
E	Enrollment increases at public or private schools	Not Applicable		
6.23.5	Site Context	Meets TIA Conditions? (Y/N)		
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No		
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No		
C	Creates a fourth leg at an existing signalized intersection	No		
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No		
E	Access is to/from a Major Street as defined by the City's Street Plan Map	No		
F	Proposed access is within 1,000 feet of an interchange	No		
G	Involves an existing or proposed median crossover	No		
H	Involves an active roadway construction project	No		
I	Involves a break in controlled access along a corridor	No		
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	None noted as of Feb. 19, 2018		

From: Jess Brandes
To: [Hardin, Jason](#)
Subject: Z-3-18 Carson Street
Date: Wednesday, March 21, 2018 4:35:07 PM
Attachments: [image001.png](#)

I'm writing in FAVOR OF this change to the zoning map. CASA is a property owner adjacent to the property. We support increasing density in areas near transit and amenities to encourage more development of a variety of housing types.

Thank you!

Jess Brandes
Housing Developer
CASA

624 W Jones Street, Raleigh NC 27603

Direct line: 919.307.3429

Mobile: 540.220.1582

Office: 919.754.9960 x429 Fax: 919.754.9968

www.casanc.org - [Find Us on Facebook](#)



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 majority of the property is designated "Medium Density Residential" on the Future Land Use Map, which recommends residential density in excess of 14 units per acre and supports single-family, townhouse and apartment building types. Also, this category description states that RX is the most appropriate zoning district for property designated Medium Density Residential. The balance of the property is designated "Low Density Residential", which recommends residential density of up to 6 units per acre and supports a mix of housing types. The rezoning request, as conditioned, is consistent with both Future Land Use Map designations.</p>	
<p>The Medium Density Residential designation supports three-story and four-story buildings, and the Low Density Residential designation supports three-story buildings. A portion of the property qualifies as a "General" condition and a portion of the property qualifies as an "Edge" condition. For property designated Medium Density Residential, Table LU-2 Recommended Height Designations states that a maximum of four stories is appropriate in a "General" condition and a maximum of three stories is appropriate in an "Edge" condition. The rezoning request for a maximum of three stories is consistent with the Comprehensive Plan guidance for building height.</p>	
<p>Most of the property is located within the boundaries of the Five Points East Area Plan, and such property is within an area designated "Transition Area B." Policy AP-FPE 2 states that new structures should not tower over adjacent low-density housing. The rezoning request for a maximum three stories and the condition requiring detached houses adjacent to the existing detached house to the north is consistent with this area plan guidance.</p>	
<p>The rezoning request is consistent with Comprehensive Plan policies LU 1.2, LU 1.3, LU 2.2, LU 4.4, LU 4.7, LU 4.9, LU 5.1, LU 5.4, LU 5.6, LU 7.4, LU 7.6, LU 10.1, UD 2.1 and UD 2.3 because it is consistent with the Future Land Use Map, facilitates redevelopment of an under-utilized site for medium density housing, and provides appropriate transition from industrial uses to the surrounding low density neighborhood.</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>The rezoning request provides a public benefit by redeveloping an under-utilized industrially-zoned site for a more compatible use at an appropriate scale that will add to the established residential Five Points neighborhood.</p>	
<p>The rezoning request provides the public benefit of ensuring that the property will not be developed for incompatible industrial and commercial uses adjacent to low density residential homes.</p>	
<p>The rezoning request provides the public benefit of zoning property consistent with the Future Land Use Map, Area Plan and Comprehensive Plan, instead of permitting development under current zoning that would be inconsistent with the applicable map and policy guidance.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
<p align="center">Impact on Historic Resources</p> <p>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.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
INVENTORY OF HISTORIC RESOURCES	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p> <p>There are no known historic resources located on the property.</p>	
PROPOSED MITIGATION	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>Not applicable.</p>	

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"/>			
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 100 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"/>		
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"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<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"/>

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted 1/8/18		
Existing Zoning IX-3 and R-10	Proposed Zoning RX-3-CU	
Narrative Of Zoning Conditions Offered		
<p>1. The principal uses permitted on the property shall be limited to the following principal uses as listed in the Allowable Principal Use Table (UDO sec. 6.1.4.): single-unit living, two-unit living and multi-unit living.</p>		
<p>2. The following building types, as described in UDO section 1.4.1., shall be permitted on the property: detached house, attached house, townhouse, apartment, and open lot.</p>		
<p>3. Residential density shall be limited to 45 dwelling units, and at least two of these dwelling units shall be located in detached houses.</p>		
<p>4. The detached house building type is the only building type permitted within 90 feet of that parcel identified as Lot 44 on plat recorded in Book of Maps 1920, Page 186 and described in deed recorded in Book 16918, Page 2665, which is located immediately north of the property.</p>		
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 Malcolm G. Roop Print Name Malcolm G. Roop

REZONING OF PROPERTY CONSISTING OF +/- 1.74 ACRES
LOCATED ON THE EAST SIDE OF CARSON STREET,
NORTH OF SUNRISE AVENUE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 28, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, November 28, 2017 at 6:30 p.m. The property considered for this potential rezoning totals approximately 1.74 acres, and is located east of the intersection of Sunrise Avenue and Carson Street, in the City of Raleigh, having Wake County Parcel Identification Numbers 1704-87-3204, 1704-87-3532 and 1704-87-2682. This meeting was held at the Jaycee Park Community Center, located at 2405 Wade Avenue, Raleigh, NC 27607. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

MICHAEL BIRCH
Email: mbirch@morrisrussell.com
Direct: (919) 645-4317

MORRIS RUSSELL
MORRIS, RUSSELL, EAGLE & WORLEY, PLLC
2235 GATEWAY ACCESS POINT, SUITE 201
RALEIGH, NORTH CAROLINA 27607

P. O. Box 19001
Raleigh, NC 27619
www.morrisrussell.com

Telephone: (919) 645-4300
Facsimile: (919) 510-6802

To: Neighboring Property Owner
From: Michael Birch
Date: November 17, 2017
Re: Neighborhood Meeting for Potential Rezoning of 1500, 1512 and 1520 Carson Street

We are counsel for a developer that is considering rezoning three vacant parcels of land totaling 1.92 acres on the east side of Carson Street, north of Sunrise Avenue, with addresses of 1500, 1512 and 1520 Carson Street and Parcel Identification Numbers 1704-87-3532, 1704-87-2682 and 1704-87-3204 (the "Properties"). Two of the Properties are currently zoned IX-3 and one of the Properties is zoned R-10, and the developer is considering rezoning the Properties to RX-3. The purpose of the rezoning is to provide for a variety of residential housing types.

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, November 28, 2017 at 6:30 p.m. This meeting will be held in the meeting room at the Jaycee Park Community Center, located at 2405 Wade Avenue, Raleigh, NC 27607.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@morrisrussell.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2626 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1704573204
NORFOLK SOUTHERN RAILWAY COMPANY

110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704775425
MALFATTI, MAURICE C MALFATTI,
MEGHAN
1531 SUNRISE AVE
RALEIGH NC 27605-2629

1704776463
DRAKE, STEPHEN T
185 ROCKBRIDGE RD
MILLS RIVER NC 28759-3500

1704777201
ALLEN, CORNELL P
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704777351
BENNETT, EDWARD J III
1523 SUNRISE AVE
RALEIGH NC 27605-2629

1704777254
SMITH, KEVIN
208 BICKETT BLVD
RALEIGH NC 27605-2558

1704778229
ALLEN, CORNELL PAT
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704778510
SAIEED, THOMAS A JR SAIEED, KATHRYN
B
301 DANUBE ST
RALEIGH NC 27615-1656

1704779549
HARTER, GEORGE HARTER, BRIDGET
2406 OXFORD RD
RALEIGH NC 27605-1538

1704779708
SAIEED, THOMAS A JR SAIEED, KATHRYN
B
301 DANUBE ST
RALEIGH NC 27615-1656

1704786657
10 FEDERAL WAREHOUSE 1 LLC
4611 WESTERN BLVD
RALEIGH NC 27606-1815

1704778009
RUST PROPERTIES LLC
200 DARTMOUTH RD
RALEIGH NC 27609-5845

1704778525
KASPER, TODD P KASPER, LOUISE JOSEY
HARRIS
1535 SUNRISE AVE
RALEIGH NC 27608-2629

1704777303
BOYLAN HEIGHTS LAND COMPANY LLC
627 W LANE ST
RALEIGH NC 27603-1410

1704777816
WOODARD, NORWOOD BERNICE JR
WOODARD, MARY CHRISTOP...
1542 SUNRISE AVE
RALEIGH NC 27608-2630

1704778058
10 FEDERAL STORAGE 4 LLC
2400 GLENWOOD AVE STE G11
RALEIGH NC 27608-1332

1704778657
SCHIRMER, MATTHEW DOMINIQUE,
HEATHER
1532 SUNRISE AVE
RALEIGH NC 27608-2630

1704778927
DAVENPORT, LAURA ALISON BASS,
SAMUEL QUINCY III
210 E AYCOCK ST
RALEIGH NC 27608-2602

1704778575
HENDRICKSON, LORI R
1526 SUNRISE AVE
RALEIGH NC 27608-2630

1704779877
MCDONALD, JESSICA S MCDONALD,
RUSTY W
110 REVAL WAY
RALEIGH NC 27608-2655

1704789829
10 FEDERAL WAREHOUSE 1 LLC
4611 WESTERN BLVD
RALEIGH NC 27606-1815

1704778034
KOTEFF, ERIKA RENEE KOTEFF, JUSTIN
ANDREW
1616 BICKETT BLVD
RALEIGH NC 27608-2567

1704778554
BARKER, ROBERT J JR BARKER,
JENNIFER G
1533 SUNRISE AVE
RALEIGH NC 27608-2629

1704777335
ALLEN, CORNELL P
1521 SUNRISE AVE
RALEIGH NC 27605-2629

1704777895
SAIEED, THOMAS A JR SAIEED, KATHRYN
301 DANUBE ST
RALEIGH NC 27615-1656

1704778212
PRICE, PATRICK W PRICE, ANNA C
1519 SUNRISE AVE
RALEIGH NC 27608-2629

1704778720
BRITTAIN, FREDA C
1534 SUNRISE AVE
RALEIGH NC 27608-2630

1704778978
FARLEY, TAYLOR C ANDLIK, SHANA M
212 E AYCOCK ST
RALEIGH NC 27608-2602

1704779613
LONG, SANDRA K.
1530 SUNRISE AVE
RALEIGH NC 27608-2630

1704789020
TURLINGTON, TRISHA K.
214 E AYCOCK ST
RALEIGH NC 27608-2602

1704752083
SEARS, CHRISTINE A
216 E AYCOCK ST
RALEIGH NC 27608-2822

1704883563
HARRISPARK PROPERTIES INC
733 W JOHNSON ST STE 201
RALEIGH NC 27603-1478

1704868872
NATIONAL RETAIL PROPERTIES, LP
450 S ORANGE AVE STE 900
ORLANDO FL 32801-3339

1704870351
KINNEY, LINDA M
1515 SUNRISE AVE
RALEIGH NC 27608-2830

1704870367
WILLS, CHRISTOPHER A
1518 SUNRISE AVE
RALEIGH NC 27608-2830

1704870405
VOGEL, FRIEDRICH R JR
1522 SUNRISE AVE
RALEIGH NC 27608-2830

1704870431
SCHILLER, KATHRYN H SCHILLER, DAVID
G
3100 FAIRHAVEN CT
RALEIGH NC 27612-5610

1704870533
COMMUNITY ALTERNATIVES FOR
SUPPORTIVE ABODES CORPO...
PO BOX 12545
RALEIGH NC 27605-2545

1704870709
TA, TUAN T TA, DEBRA
107 REVIVAL WAY
RALEIGH NC 27608-2888

1704870803
SIMPSON, WILLIAM PRESTON
106 REVIVAL WAY
RALEIGH NC 27608-2888

1704871134
DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4209

1704871209
WHITTINGTON, RICHARD H WHITTINGTON,
ANN E
10100 CLAIBOURNE PL
RALEIGH NC 27615-1323

1704871215
WHITTINGTON, RICHARD H WHITTINGTON,
ANN E
10100 CLAIBOURNE PL
RALEIGH NC 27615-1323

1704871222
GUPTA, BHOLA N GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

1704871338
ASHCRAFT, CAROL L
1511 CARSON ST
RALEIGH NC 27608-2803

1704871545
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871628
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871631
EDGERTON, PATRICIA LANE
501 POLK ST
RALEIGH NC 27604-1959

1704871705
FAY, JESSICA MARGARET
1528 CARSON ST
RALEIGH NC 27605-2603

1704871710
HULBERT, KATHLEEN D
498 CARIBBEAN BLVD
KEY LARGO FL 33037-4333

1704871821
JOHNSON, DAVID M JOHNSON, ANDREA B
103 REVIVAL WAY
RALEIGH NC 27608-2888

1704871930
KATZENBACH, DANIEL G KATZENBACH,
KEENA P
102 REVIVAL WAY
RALEIGH NC 27608-2888

1704872652
NORFOLK SOUTHERN RAILWAY COMPANY
110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704872765
MCKEON, MEGHAN M
1530 CARSON ST
RALEIGH NC 27608-2804

1704872771
STRAWINSKI, JOSEPH STRAWINSKI,
BRITTANY E
1528 CARSON ST
RALEIGH NC 27608-2804

1704872857
PRICE, KELLY ELIZABETH
1534 CARSON ST
RALEIGH NC 27608-2804

1704872881
COLEMAN MCAULAY, LLC
LOUISA MCAULAY KING
106 E WHITAKER MILL RD STE A
RALEIGH NC 27608-2888

1704873532
NORFOLK SOUTHERN RAILWAY COMPANY
110 FRANKLIN RD SE
ROANOKE VA 24042-0002

1704874658
LAWRENCE LLC
1507 GAVIN ST
RALEIGH NC 27608-2813

1704874691
BEAN PLANT HOLDINGS LLC
1507 GAVIN ST
RALEIGH NC 27608-2813

1704874729
HAMLIN FAMILY V LLC
1411 W GARNER RD
GARNER NC 27529-3029

1704875485
HOBBY FAMILY LLC
PO BOX 18508
RALEIGH NC 27619-8508

1704875651
TYWEBB LLC
PO BOX 6487
RALEIGH NC 27628-6487

1704876773
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877619
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704878655
ONE GAVIN STREET LLC
PO BOX 31512
RALEIGH NC 27622-1512

1704880071
SIERRA, TITO SIERRA, LESLIE S
326 PERSHING RD
RALEIGH NC 27608-2620

1704881070
COLODNY, ABBE BETH
330 PERSHING RD
RALEIGH NC 27608-2620

1704883053
CRAZY RED DOG LLC
401 N BOYLAN AVE STE 178
RALEIGH NC 27603-1211

1704883174
KING, JAMES A
403 PERSHING RD
RALEIGH NC 27608-2621

1704874937
SOSONKO, CHRISTINE FRIAS SOSONKO,
SEAN
408 PERSHING RD
RALEIGH NC 27608-2622

1704875506
BEAN PLANT HOLDINGS LLC
1507 GAVIN ST
RALEIGH NC 27608-2613

1704876653
J T HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704876930
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877856
HARRELL, LOUISE T HARRELL, ROBERT V
512 PERSHING RD
RALEIGH NC 27608-2624

1704879800
AJA ENTERPRISES LLC
1817 PICTOU RD
RALEIGH NC 27608-3838

1704880272
NOBLIN, M PAULETTE
325 PERSHING RD
RALEIGH NC 27608-2619

1704881155
WARD, KATHERINE TRUNCELLITO WARD,
SEAN C
741 CURRITUCK DR
RALEIGH NC 27609-6319

1704883022
HOWES, LINDSAY ARNDT HOWES,
MICHAEL C
404 PERSHING RD
RALEIGH NC 27608-2622

1704884124
PETTIGREW, ROY G
106 BARDSEY CT
CARY NC 27513-2245

1704874974
WORLEY, ASHLEY LYNN QUAST, BRIAN
DAVID
408 PERSHING RD
RALEIGH NC 27608-2622

1704875881
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704876737
JT HOBBY & SON INC
PO BOX 18508
RALEIGH NC 27619-8508

1704877525
LOT 1428 LLC
1507 GAVIN ST
RALEIGH NC 27608-2613

1704878481
JLMJ INC
PO BOX 6531
RALEIGH NC 27628-6531

1704880016
ADAMS, ROBERT STARK III ADAMS,
MARGARET FITZMAURIC...
324 PERSHING RD
RALEIGH NC 27608-2620

1704881020
HARRISON, ALICE H HARRISON KENNETH
E III CO-TRUSTE...
1008 OLD KEITH RD
WAKE FOREST NC 27587-9751

1704882093
LEE, DAVID E LEE, GAIL S
400 PERSHING RD
RALEIGH NC 27608-2622

1704883108
MOJAC LLC
PO BOX 28929
RALEIGH NC 27611-8929

1704884184
JOE MOORE & COMPANY INC
1431 GAVIN ST
RALEIGH NC 27608-2645

1704855131
MOORE, JOSEPH L JR
2713 RIDDICK DR
RALEIGH NC 27602-7638

1704886019
MOORE, JOSEPH L JR
2713 RIDDICK DR
RALEIGH NC 27609-7635

1704886087
ALEXANDER, WILLIAM H ALEXANDER,
JAMES W JR
1817 PICTOU RD
RALEIGH NC 27608-3838

1704857055
PHILLIPS, TERRY W
PO BOX 6101
RALEIGH NC 27625-6101

EXHIBIT C – ITEMS DISCUSSED

1. Total number of residential units
2. Lot sizes
3. Amount of open space
4. Operation of the railroad spur adjacent to the development
5. Parking for the development's residents; location of garages
6. Height of the townhomes and single-family detached homes
7. Expected traffic impacts to Sunrise Avenue and Carson Street
8. Square footage of the single-family homes and townhomes
9. Proposed conditions with the rezoning application
10. Target consumers; homeowners preferred to renters
11. Planned style, architecture and building materials of townhomes
12. Uses permitted by current zoning and proposed zoning
13. Height allowed by current zoning and proposed zoning
14. Location of the townhomes from Carson Street

EXHIBIT D – MEETING ATTENDEES

1. Chris Wills
2. Erin Dorshorst
3. Chas Guy
4. Meghan Guy
5. David Schiller
6. Todd Kasper
7. Joe Strawinski
8. Brittany Strawinski
9. Preston Simpson
10. Carole Meyle
11. Deb Wood
12. Jessica Fay
13. Edie Jeffreys
14. Ashely Worley
15. Brian Quast

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 11/1/17

Applicant(s) Name White Oak Blue Sky, LLC

Applicant's Mailing Address 21 Glenwood Avenue, Suite 203 Raleigh, NC 27603

Phone 919-412-9038

Email nikita@blueskyservices.com

Property PIN # 1704873532, 1704872682 and a portion of Tax PIN 1740873204

Site Address / Location 1500-1520 Carson Street, Raleigh, NC 27608

Current Zoning IX-3 and R-10

Additional Information (if needed) : RX-3

OFFICE USE ONLY

Transaction # : 536477

Date of Pre-Application Conference : 11/17/17

Staff Signature