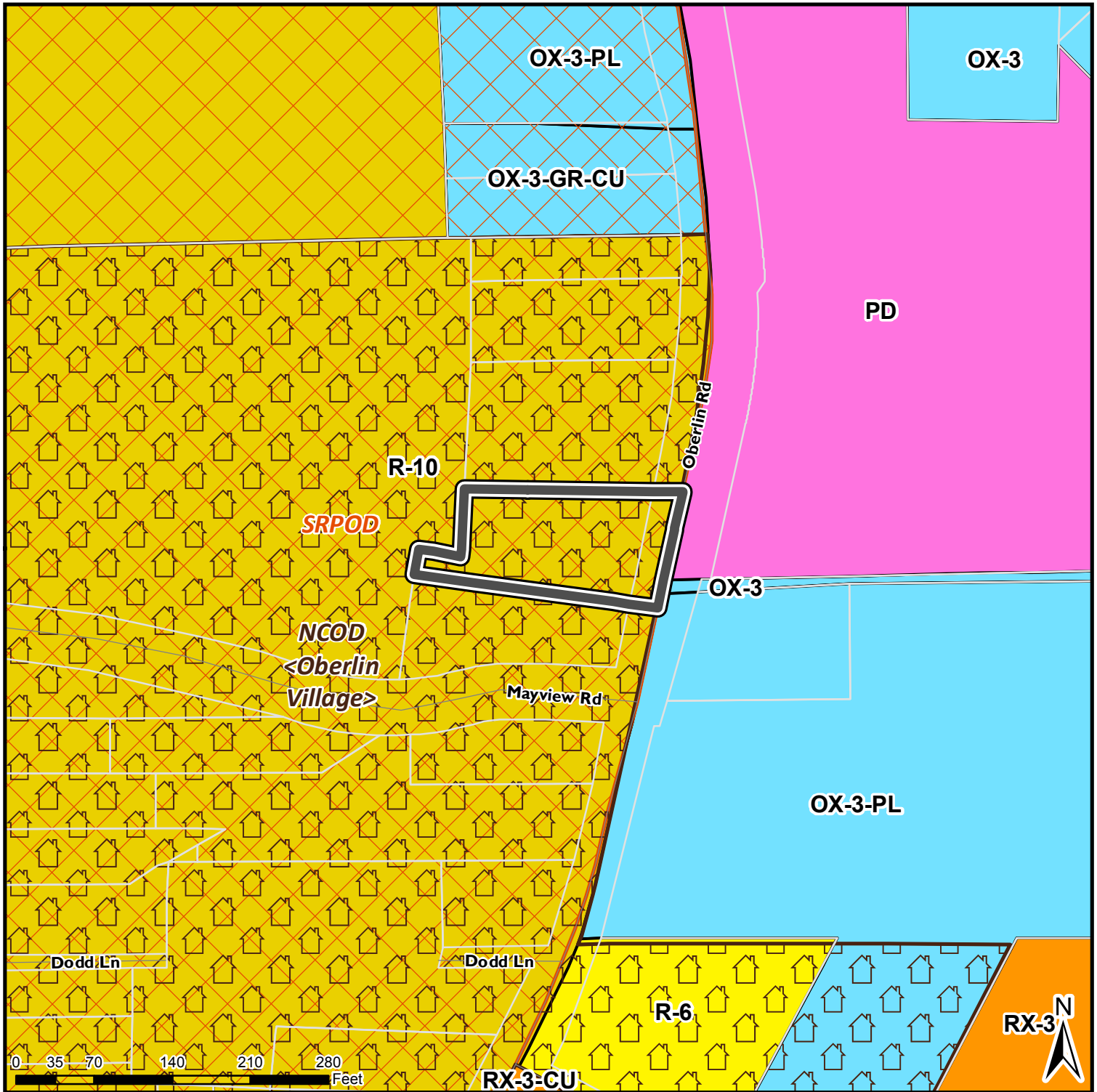


# Existing Zoning Map

# Z-4-2016

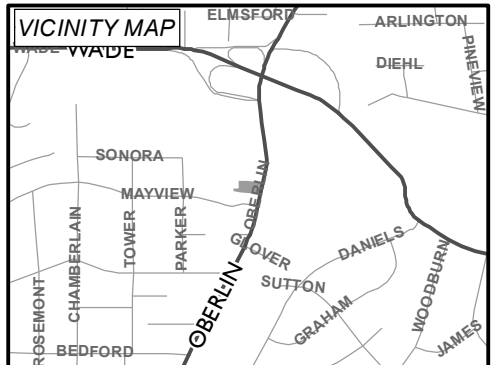


**Submittal Date**

1/14/2016

**Request:**

**0.36 acres from  
R-10 w/SRPOD & NCOD  
to OX-3-PL-CU  
w/ SRPOD & NCOD**





# Certified Recommendation

Raleigh Planning Commission

CR#

## Case Information: Z-4-16 – Oberlin Road

<i>Location</i>	Oberlin Road, west side, north of Mayview Road Address: 1019 Oberlin Road PIN: 1704056360
<i>Request</i>	Rezone property from Residential-10 with Neighborhood Conservation Overlay District and Special Residential Parking Overlay District (R-10 w/ NCOD & SPROD) to Office Mixed Use-3 stories-Parking Limited-Conditional Use with Neighborhood Conservation Overlay District and Special Residential Parking Overlay District (OX-3-PL-CU w/ NCOD & SPROD)
<i>Area of Request</i>	0.36 acre
<i>Property Owner</i>	Jonathan Anderson 1019 Oberlin LLC/ P.O. Box 6356/ Raleigh, NC 27628
<i>Applicant</i>	Marshall Rich: 919-624-7871; <a href="mailto:marshall@richrealtygroup.com">marshall@richrealtygroup.com</a>
<i>Citizens Advisory Council (CAC)</i>	Wade-- Donna Bailey, Chair: <a href="mailto:donna.bailey.nc@gmail.com">donna.bailey.nc@gmail.com</a>
<i>PC Recommendation Deadline</i>	June 6, 2016

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Moderate Density Residential (6 to 14 dwelling units per acre)
<b><i>URBAN FORM</i></b>	Center: (N/A) Corridor: Transit Emphasis Within ½-Mile Transit Buffer? No.
<b><i>CONSISTENT Policies</i></b>	Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 4.9 - Corridor Development Policy LU 7.6 - Pedestrian-Friendly Development Policy T 4.15 - Enhanced Rider Amenities Policy UD 1.10 - Frontage Policy UD 2.2 - Multi-Modal Design Policy UD 3.7 - Parking Lot Placement Policy UD 6.1 - Encouraging Pedestrian-Oriented Uses Policy UD 6.2 - Ensuring Pedestrian Comfort and Convenience Policy UD 7.3 - Design Guidelines Policy HP 2.4 - Protecting Historic Neighborhoods Policy HP 2.7 - Mitigating Impacts on Historic Sites





## Zoning Staff Report – Z-4-16

### Conditional Use District

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## Case Summary

### Overview

The proposal seeks to rezone the site primarily to allow office uses. The present base zoning, R-10, permits residential development only, up to a maximum of 10 units per acre, subject to the standards of the Neighborhood Conversation Overlay District (NCOD), which adds further restrictions on built form. The property is also within the Special Residential Parking Overlay District (SRPOD), which restricts parking in the front yard of single-unit, detached housing.

The site is currently occupied by a 1½-story, 2,500 square-foot, single-family residence, built about 1950. The home is one of the later residences built in the Oberlin Village community, a historically African-American neighborhood dating from the 19<sup>th</sup> century. The subject site is between two designated Raleigh Historic Landmarks—on the north, the Wilson Temple United Methodist Church (built 1910-11) and its associated campus, and to the south, the two-story James S. Morgan House (c. 1900). Five other Raleigh Historic Landmarks stand within 1,000 feet of the site, along with numerous other neighborhood houses exemplifying the historic character and building scale which led to designation of the Oberlin Village NCOD in the 1990s.

Properties outside the NCOD exhibit varied built form and uses. Across Oberlin Road, the 4-story Oberlin Court mixed-use complex features ground-floor retail and upper story apartments facing Oberlin Road. Just south of it is a one-story office, and south of that the two-story InterAct social services building. West of the site, and within the NCOD, is the 4½-acre Mayview Apartments complex, consisting of 61 units housed within 26 buildings. The 25-acre Jaycee Park borders the apartment campus on the north.

Topographically, the site is situated near a high point along Oberlin Road, with parcel contours descending gradually toward the north and west. At present, a tall hedge edges a semi-circular, front yard driveway, obscuring much of the building from the street. Several large trees stand toward the rear of the lot, but most of the yard area is open lawn.

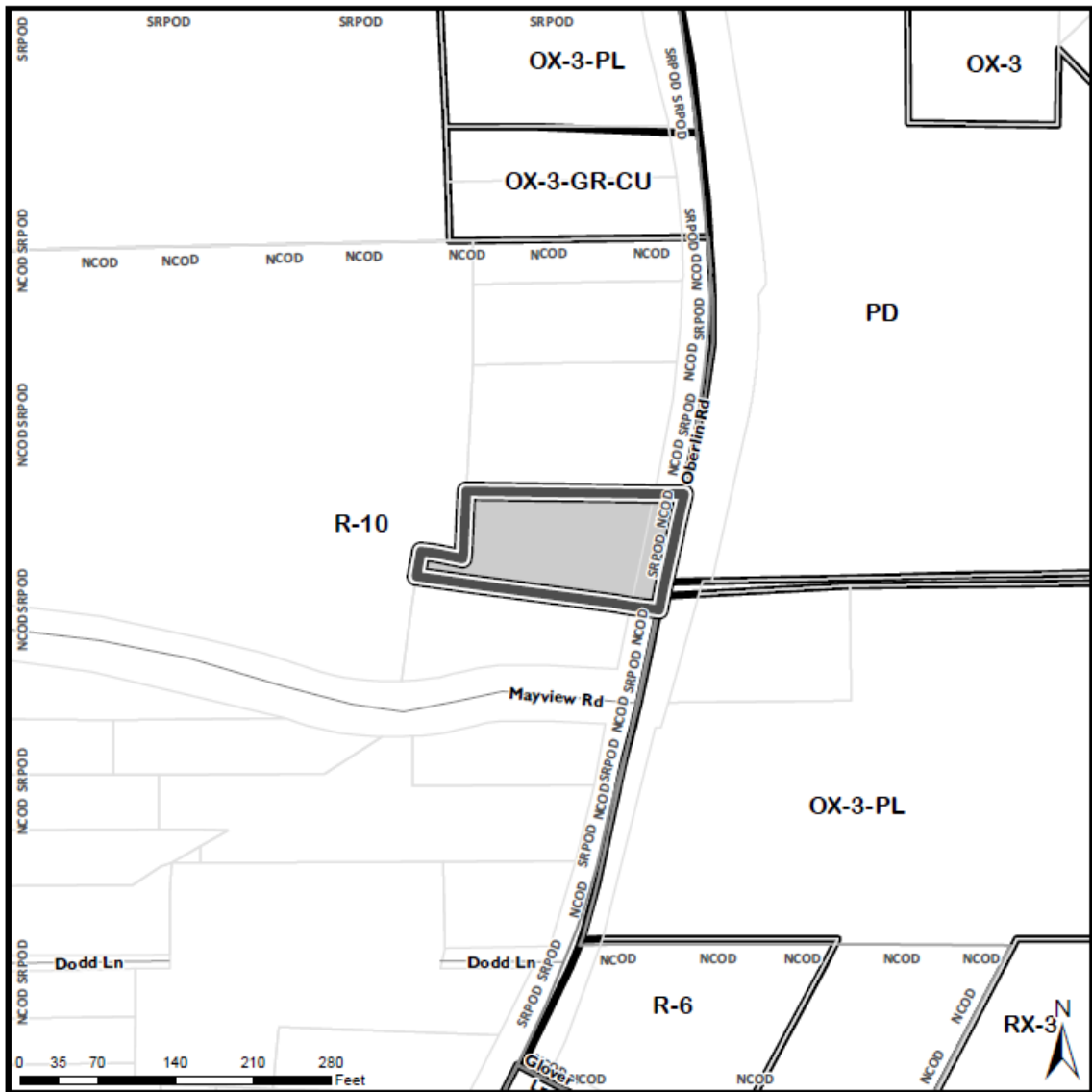

The current zoning of most of the properties west of Oberlin Road, adjoining the subject site, is R-10. The Oberlin Court complex is within a Planned Development area, while the offices south of it are zoned Office Mixed Use-3 stories-Parking Limited (OX-3-PL). Like the subject site, properties west of Oberlin Road also are subject to NCOD and SRPOD standards.

The requested base zoning, OX-3, would permit office and residential uses on site. Density is conditioned to a maximum of 14 units per acre--the same maximum as the site's Future Land Use designation, Moderate Density Residential. NCOD standards will be retained under the zoning, as will SRPOD designation. Case conditions go further, requiring retention of the existing building's front facade (and thus its setback), and restricting front-yard parking for non-residential uses [the requested Parking Limited (PL) frontage would otherwise permit up to two bays of parking between the building and street]. PL frontage is considered a "hybrid" form per the Urban Form map, and is consistent with the designation of Oberlin Road as a Transit Emphasis Corridor. The conditioned transit easement further supports the corridor designation. Other case conditions provide mitigation of potential redevelopment impacts.

## Outstanding Issues

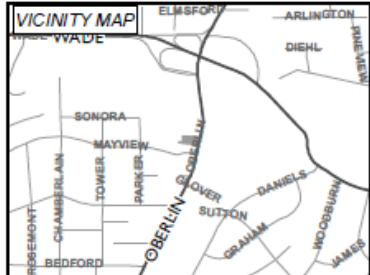
<i>Outstanding Issues</i>		<i>Suggested Mitigation</i>	
	1. Sewer and fire flow matters may need to be addressed upon development.		1. Address sewer and fire flow capacities at the site plan stage.

# Adopted Zoning Map Z-4-2016

**Submittal Date**  
1/14/2016

**Request:**  
0.36 acres from  
**R-10 w/SRPOD & NCOD**  
to **OX-3-PL-CU**  
w/ **SRPOD & NCOD**



# 1. Compatibility Analysis

## 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	Residential-10	Residential-10	Residential-10	Planned Development; Office Mixed Use-3 stories-Parking Limited	Residential-10
<i>Additional Overlays</i>	Special Residential Parking; Neighborhood Conservation	Special Residential Parking; Neighborhood Conservation	Special Residential Parking; Neighborhood Conservation	(N/ A)	Special Residential Parking; Neighborhood Conservation
<i>Future Land Use</i>	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Neighborhood Mixed Use; Private Open Space; Office & Residential Mixed Use	Moderate Density Residential
<i>Current Land Use</i>	Single-Unit Living	Church campus	Single-Unit Living	Mixed-use building; office building	Apartments
<i>Urban Form</i>	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor; Mixed-Use Center	(N/ A)

## 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	10 DUs/ acre (max. 3 DUs)	14 DUs/ acre (max. 5 DUs)
<i>Setbacks:</i>	<i>Per NCOD:</i>	<i>Per NCOD:</i>
<i>Front:</i>	w/n 10% of median on same side of block face	w/n 10% of median on same side of block face
<i>Side:</i>	5'	0' or 6'
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	-0-	-0-
<i>Office Intensity Permitted:</i>	-0-	10,200

**1.3 Estimated Development Intensities**

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	0.36 acre	0.36 acre
<i>Zoning</i>	R-10 w/ SRPOD & NCOD	OX-3-PL-CU w/ SRPOD & NCOD
<i>Max. Gross Building SF</i>	n/a	11,400
<i>Max. # of Residential Units</i>	3	5
<i>Max. Gross Office SF</i>	-0-	10,200
<i>Max. Gross Retail SF</i>	-0-	-0-
<i>Max. Gross Industrial SF</i>	-0-	-0-
<i>Potential F.A.R.</i>	n/a	0.73

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

The proposed rezoning is:

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

**Incompatible.**

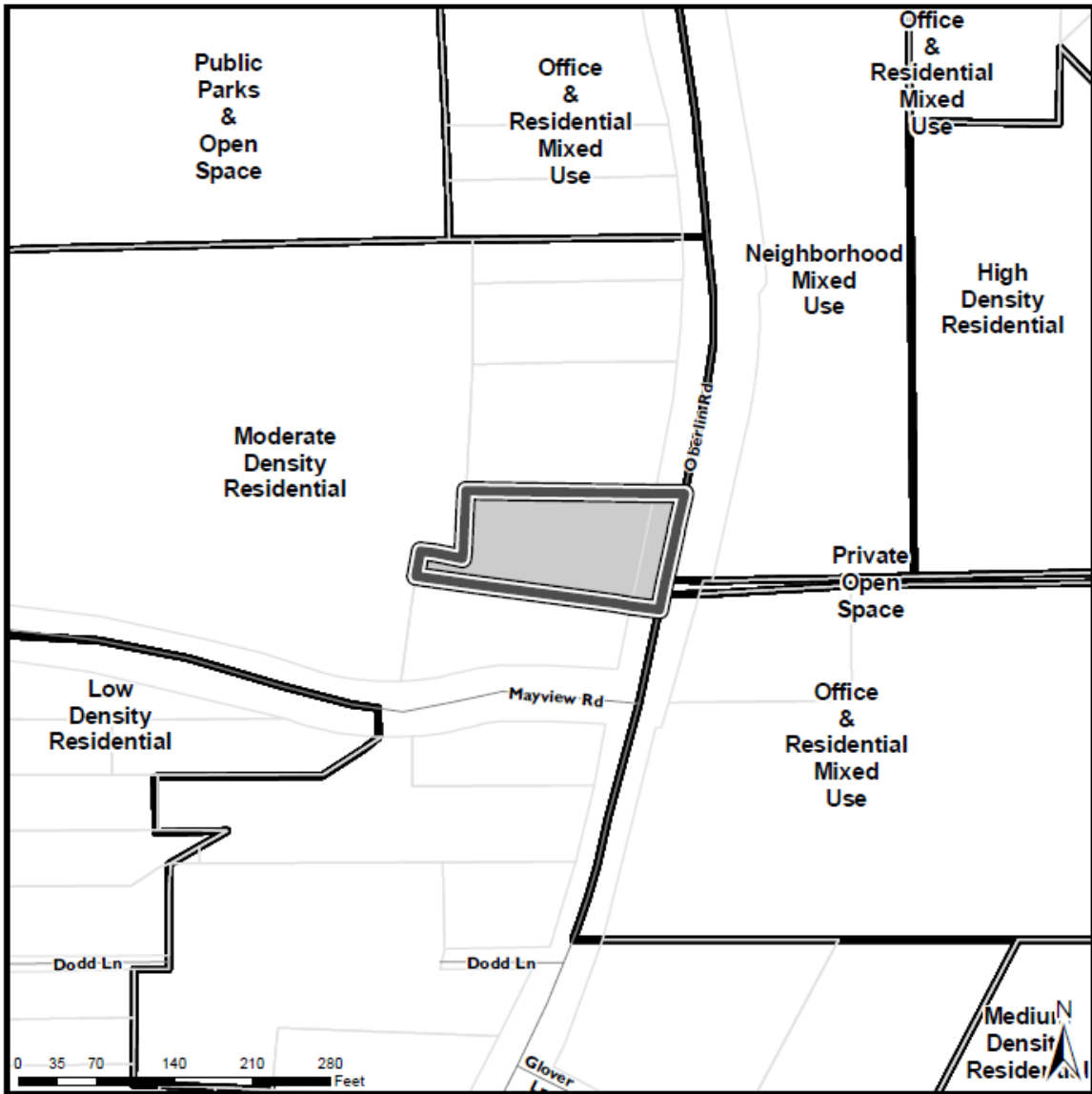
Analysis of Incompatibility:

(N/A)
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# Future Land Use Map

Z-4-2016

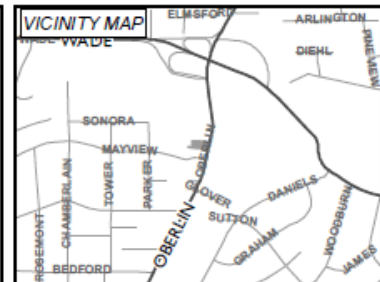


Submittal Date

1/14/2016

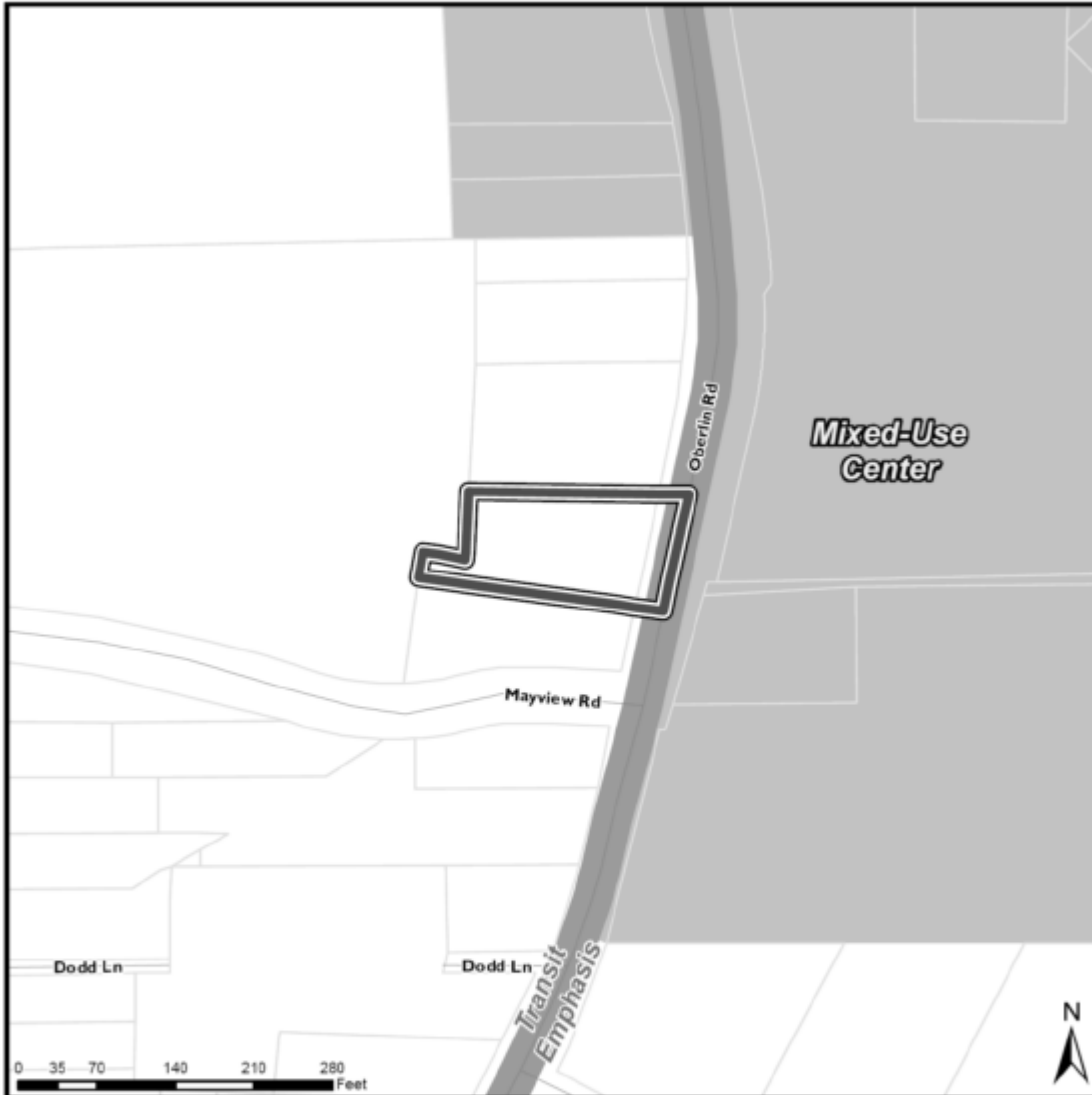
## Request:

0.36 acres from  
**R-10 w/SRPOD & NCOD**  
 to **OX-3-PL-CU**  
 w/ SRPOD & NCOD



# Urban Form Map

# Z-4-2016



**Submittal Date**  
1/14/2016

**Request:**  
0.36 acres from  
R-10 w/SRPOD & NCOD  
to OX-3-PL-CU  
w/ SRPOD & NCOD



## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is largely consistent with the Comprehensive Plan. The Urban Form Map designates Oberlin Road a Transit Emphasis Corridor, for which the Comprehensive Plan prescribes a "hybrid" frontage. The requested Parking Limited frontage matches that designation. The conditioned transit easement and shelter further support future transit use.

The Wade/ Oberlin Area Plan places the site within an area designated for "Lower Intensity." While the term is not defined quantitatively in the plan, it is applied to most of the residential properties in the plan area on Oberlin Road, and the Cameron Village neighborhood to the southeast of the site. Case conditions seek to mitigate possible impacts: limiting non-residential uses, capping residential density, restricting changes visible from the street, limiting most parking to the rear, and limiting the height and design of pole-mounted lighting.

The rezoning is inconsistent with the Future Land Use Map, which designates the property for Moderate Density Residential development. However, while the proposal would allow office uses on site, retail uses otherwise permitted under OX zoning are prohibited. Additionally, residential density on site would be capped consistently with the Moderate Density designation (a maximum of 14 dwelling units per acre).

Existing community facilities and streets appear sufficient to accommodate site redevelopment.

### 2.2 Future Land Use

**Future Land Use designation:** Moderate Density Residential (6 to 14 units/ acre)

**The rezoning request is:**

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

**Inconsistent**

Analysis of Inconsistency:

The rezoning would permit non-residential uses. The future land use designation only envisions residential uses on site. However, the requested zoning restricts site density to the maximum recommended for the site by the future land use designation—14 units per acre.

## **2.3 Urban Form**

**Urban Form designation:** Transit Emphasis Corridor (Oberlin Road)

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

**The rezoning request is:**

**Consistent** with the Urban Form Map.

**Inconsistent**

Analysis of Inconsistency:

(N/A)

## **2.4 Policy Guidance**

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 requested Office Mixed Use zoning would permit non-residential development as the principal use of the site. The Future Land Use map designates the property for residential uses.

## **2.5 Area Plan Policy Guidance**

*(None identified.)*

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

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

- Conditioned to minimize impacts of use and form on adjoining properties.
- Potential provision of services within walking distance of existing neighborhoods.

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

- Possible introduction of non-residential uses inside the neighborhood's edge.

## 4. Impact Analysis

### 4.1 Transportation

The site is located on the west side of Oberlin Road, across from the Oberlin Court development. It is approximately 0.16 miles south of Wade Avenue. Oberlin Road is maintained by the City of Raleigh. This segment of Oberlin Road currently has a two-lane cross section with curb, gutter and sidewalks. Oberlin Road is classified as a mixed-use street in the UDO Street Plan Map (Avenue, 2-Lane, Divided). There are no City of Raleigh CIP projects planned for Oberlin Road.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots. If an abutting owner refuses in writing to allow construction of the internal vehicular circulation on their property, a stub for future cross-access shall be provided as close as possible to the common property line. If cross-access is waived by the Public Works Director in accordance with Sec. 8.3.6., bicycle and pedestrian connections shall be provided between abutting properties except where there is a perennial wet stream crossing greater than 15 feet in width that interferes with such access.

Site access will be limited to Oberlin Road. In accordance with UDO section 8.3.2, the maximum block perimeter for OX-3 zoning is 3,000 feet. The block perimeter bounded by the rights-of-way for Oberlin Road, Mayview Road, Gardner Street and Wade Avenue is ~6,300 feet. The subject parcel cannot meet the City's block perimeter standards. Approval of case Z-4-2016 would increase average peak hour trip volume by 37 veh/hr; daily trip volume will increase by 627 veh/day. A traffic impact analysis report is not required for Z-4-2016.

**Impact Identified:** Block perimeter standards cannot be met.

### 4.2 Transit

Oberlin Road is a Transit Emphasis corridor and development should be transit supportive (Policy LU 4.9). This segment of Oberlin Road is currently served Monday–Saturday by GoRaleigh route 16 Oberlin. There is an existing transit stop 200 feet to the south of the site, across the street (serving northbound transit riders) and another on the same side of the street as the zoning site, 50 feet from the site, at the corner with Mayview (for southbound riders). The latter stop is less than 50 feet from the Z-4-16 parcel. There are benches at either stop; however, the southbound stop is not ADA-compliant and cannot be made so within the existing Right of Way. Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Investment Strategy call for additional service in this corridor.

**Impact Identified:** None. Based on the increase in traffic and a mode split of 5%, new development on the parcel in case Z-4-16 would increase transit use by 31-passengers/day, but would not exceed the capacity of the current system. The offer of a transit easement and passenger amenities would mitigate this impact.

### 4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Beaverdam SW
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None.

**Impact Identified:** No major impacts identified. Commercial development may be eligible for an exemption to stormwater requirements per TC-6-15.

#### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	1,890 gpd	8,125 gpd
<i>Waste Water</i>	1,890 gpd	8,125 gpd

The proposed rezoning would add approximately 6,235 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

**Impact Identified:** The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

#### 4.5 Parks and Recreation

The site is not located on a proposed or existing greenway trail, corridor or connector. The nearest trail access is 0.44 mile, to the Gardner Street Trail. Recreation services are provided by Jaycee Community Center, 0.12 mile.

**Impact Identified:** None.

#### 4.6 Urban Forestry

UDO Article 9.1 is not applicable to site plans or subdivisions less than 2 acres in size.

**Impact Identified:** None.

#### 4.7 Designated Historic Resources

The site is located between two Raleigh Historic Landmarks, the Wilson Temple United Methodist Church and the James S. Morgan House and across the street from the Oberlin Cemetery. The Latta House and University Site, John T. and Mary Turner House, Plummer T. Hall House and Occidental Life Insurance Building are within 1,000 feet of the site.

**Impact Identified:** None anticipated. Under the proposal, Neighborhood Conservation Overlay standards remain in place; case conditions additionally require the existing appearance of the front façade and roof form to be retained.

#### 4.8 Community Development

This site is not located within a redevelopment plan area.

**Impact Identified:** None.

#### 4.9 Impacts Summary

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

#### 4.10 Mitigation of Impacts

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

## 5. Conclusions

The proposal is inconsistent with the Future Land Use Map, in potentially introducing non-residential uses to a site earmarked for Moderate Density Residential uses alone. However, the requested frontage--Parking Limited--is consistent with the Urban Form Map, which designates Oberlin Road as a Transit Emphasis Corridor. Retention of the existing NCOD and SRPOD assures consistency with adjoining properties' zoning, while case conditions provide added measures for maintaining site form and character, even with a change in use. Offer of a transit stop easement and shelter further support transit use.

**Neighborhood Conservation Overlay District Standards**  
**Oberlin Village Neighborhood**  
(UDO Sec. 5.4.3.F.12.)

- a. Minimum lot size: 5,000 square feet.
- b. Maximum lot size: 12,500 square feet.
- c. Minimum lot width: 50 feet.
- d. Front yard setback: Within 10% of the median front yard setback established by buildings on the same side of the block face of the proposed building.
- e. Building entrance: All buildings shall have a minimum of 1 entrance facing the public street.
- f. Maximum building height: 25 feet or 2 stories.






# Planning & Development

**Development Services  
Customer Service Center**

One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan  Existing Zoning Classification R-10 with NCOD and SRPOD Proposed Zoning Classification Base District OX-3-PL-CU with NCOD and SRPOD  If the property has been previously rezoned, provide the rezoning case number.  Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. <b>438146</b>	Transaction Number

GENERAL INFORMATION		
Property Address 1019 Oberlin Rd., Raleigh, NC 27605		Date 3/10/2016
Property PIN 1704056360	Deed Reference (Book/Page) 16063 2036	
Nearest Intersection Oberlin and Mayview		Property size (in acres) .36
Property Owner/Address Jonathan Anderson 1019 Oberlin LLC, P.O. Box 6356, Raleigh, NC 27628	Phone 919-624-7871	Fax
	Email jon@lawofficejwa.com	
Project Contact Person/Address Marshall Rich 712 Mills Street, Raleigh, NC 27608	Phone 919-697-5320	Fax
	Email marshall@richrealtygroup.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.




# Planning & Development

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One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

<b>Conditional Use District Zoning Conditions</b>		<b>OFFICE USE ONLY</b>
Zoning Case Number Z-4-16		Transaction Number
Date Submitted 03/28/16		
Existing Zoning R-10 with NCOD and SRPOD	Proposed Zoning OX-3-PL-CU with NCOD and SRPOD	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The maximum residential density permitted on the property shall be 14 units per acre.
2.	The front façade of the existing building shall be retained; no changes shall be made to the front façade and roof height/form of the existing building, except as part of regular maintenance, and then only of like design, materials, and general appearance as that now existing, except in such instance that casualties exceed 50% of the replacement cost value of the building as determined in accordance with UDO Section 10.3.3.G.4. The subject façade and roof are those facing and parallel to Oberlin Road. No later than 60 days following the effective date of this rezoning, detailed documentation of the front façade and roof shall be furnished to the City of Raleigh Planning Department, including but not limited to photographs and written descriptions of existing materials and architectural forms. The latter shall be completed in consultation with the staff of the Raleigh Historic Development Commission. The existing building setback from Oberlin Road shall remain as it is (approximately 60' from the northeast corner, 50' from the southeast corner), consistent with NCOD. Any future additions will be made only to the rear of the existing building.
3.	If the building is used for non-residential purposes, no more than three (3) parking spaces shall be permitted between the building and Oberlin Road. All other required parking shall be located at the rear of the property.
4.	The following uses shall be prohibited on the property: Health Club, Sports Academy, Outdoor Sports or Entertainment—all types, Overnight Lodging—all types, Parking Lot—all types, Retail Sales.
5.	All outdoor lighting fixtures shall be of full cut-off design. Any pole-mounted lighting shall be a maximum height of fifteen (15) feet with the exception of pedestrian-scaled lighting or pole light for parking the rear.
6.	Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15' in depth and 20' in width) and location of the easement along Oberlin Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the building permit, the Public Works Department requests installation of a shelter, an ADA accessible shelter shall be constructed on a 15'x20' cement pad on the easement, and a 30' long cement landing zone installed between the sidewalk and curb, paralleling the street, with all construction plans to be approved by the Public Works Department.
7.	
8.	

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 Jonathan W Anderson
--	-----------------------------------



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number <b>2-4-16</b></p>

STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
1.	It would not be consistent with the future land use map but the streetscape would remain virtually the same.
2.	The current structure and façade of the building will remain the same, with parking in the front limited to three (3) spots.
3.	The request is consistent with the 2030 Comprehensive Plan.
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	The rezoning would serve the public by providing a transitional nature to this corridor and offering another professional service that Oberlin Village neighbors would be able to walk to and without adding more group housing or student rentals.
2.	
3.	
4.	

## URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

1.	<p>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.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
2.	<p>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.</p> <p style="text-align: center;"><b>Response: The current structure and façade will remain as it is, as the height is limited by the overlay.</b></p>
3.	<p>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.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
4.	<p>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.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
5.	<p>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.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
6.	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p style="text-align: center;"><b>Response: Parking Limited has been requested and the existing façade is to remain. Parking in the front will be limited to 3 spaces.</b></p>
7.	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p style="text-align: center;"><b>Response: Parking Limited has been requested and the building is to remain.</b></p>
8.	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
9.	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p style="text-align: center;"><b>Response: Parking Limited has been requested and the existing façade is to remain to define the front area</b></p>
10.	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p style="text-align: center;"><b>Response: Parking Limited has been requested and the existing façade is to remain to define the front area.</b></p>
11.	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
12.	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "roomRes" that is comfortable to users.</p> <p style="text-align: center;"><b>Response: Parking Limited has been requested and the existing façade is to remain to define the front area.</b></p>
13.	<p>New public spaces should provide seating opportunities.</p> <p style="text-align: center;"><b>Response: N/A</b></p>
14.	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p style="text-align: center;"><b>Response: Parking in the front will be limited to 3 spots.</b></p>
15.	<p>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.</p>

	<b>Response: The site parking is conditioned to be mostly behind the building.</b>
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> <b>Response: N/A</b>
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> <b>Response: N/A</b>
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> <b>Response: There are existing sidewalks. Also, Parking Limited has been requested and the existing façade is to remain to define the front area.</b>
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> <b>Response: N/A</b>
20.	<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> <b>Response: N/A</b>
21.	<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> <b>Response: Parking Limited has been requested and the existing façade is to remain to define the front area.</b>
22.	<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> <b>Response: This is to be addressed at the site plan review.</b>
23.	<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> <b>Response: Parking Limited has been requested and the existing façade is to remain to define the front area.</b>
24.	<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> <b>Response: The entrance is currently on the front.</b>
25.	<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> <b>Response: This is to be addressed at the site plan review.</b>
26.	<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> <b>Response: This is to be addressed at the site plan review.</b>





Date: 11/16/15

Re: potential rezoning of 1019 Oberlin Road Raleigh NC 27605

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Monday, December 7<sup>th</sup>, 2015. The meeting will be held at 2021 Fairview Road, Raleigh NC 27608 and will begin at 6pm. Additional parking is available across the street at the Wells Fargo Bank.

The purpose of this meeting is to discuss a potential rezoning of the property located at 1019 Oberlin Road. This site is currently zoned R-10 and is proposed to be rezoned to OX-3, which would allow for office/mixed use up to three stories. The current plan is to renovate and add to the existing structure, which will be kept, to create a law office. All parking will be kept in the rear and Wilson Temple Baptist would have parking rights there on Sunday's.

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

If you have any concerns or questions I (we) can be reached at: 919-697-5320.

Thank you,

Marshall Rich

## **SUMMARY OF ISSUES**

A neighborhood meeting was held on 12/7/16 to discuss a potential rezoning located at 1019 Oberlin Road, Raleigh, NC 27605. The neighborhood meeting was held at 2021 Fairview Rd., Raleigh, NC 27608. There were approximately seven neighbors in attendance. The general issues discussed were:

### **Summary of Issues:**

See the attached notes. In summation, it seemed that the only issue was removing the NCOD overlay which we have conceded to not do now based on feedback from this meeting and the Wade CAC meeting and leaders.

Notes from Meeting with Marshall of Rich Realty  
Dec. 7, 2015

Attendees from F of O: Nancy Lee McLean, Becky Boston, Scott Shore, Joelle Weltzin, Sabrina Goode, Keri Christensen, Ted Carter

Marshall met with Donna Bailey from Wade CAC.

Because they removed the NCOD overlay for Kimberly development, they would also consider removing them for Marshall's property because of the frontage on Oberlin Rd.

Wants the same thing that Chad's got—Office mixed use, OX3, meet condition for mixed use for NCOD overlay and allow 3 stories at the rear of the property. Balance of retaining structure of look from the front. But lot of space in the rear and would put all parking in the rear. Will give Wilson Temple rights to parking in the rear.

Want to keep front character the same and only add to the rear.

Would condition to 2 stories in the front with the original structure to remain, but want 3 stories in the back.

Sabrina says this lot is not as deep as the Kimberly group. They do not have plans to go to 3 but want the option for something like an office that needs the extra space. Want to distinguish it—does not have historic style that some of the others have. Currently does allow for group housing—R10. Impact and street scape thinks better like the Rich Realty building on Fairview.

Can't give assurance that they would not tear down if it had to be a triplex—

Rich Realty is renting on Fairview, they might move. But thinking to market to dentists and doctors.

Sabrina thinks as much as they can, want to keep it residential.

People in the small houses in the neighborhood don't have money to fix them up. Want to keep a nice residential flavor. Surrounded by two private homes.

Marshall wants to find way to display artifacts from that area and house them in the area.

Current zoning would allow tear down and rebuild—could be ugly square building.

Marshall says parking in the rear even if build out. They do not anticipate having a big sign or anything—but cannot assure that wouldn't happen in the future.

Owner lives in a historical house and has paid for mold removal for the Oberlin property. Tried to get this property zoned for historical but age and modifications do not allow that. Has reached out to Russ Stevenson to see what he thought.

The person who owns this property has both residential and commercial property. Owner thinks triplex would be more lucrative but is willing to consider keeping for the professional office.



Sabrina says F of O will bring it up at the next meeting in January. Marshall is on agenda tomorrow night for one of the other neighborhood groups—not sure which one—he is trying to find out.

What other conditions? They are open to any other conditions. Architectural styling would be fine for discussion. This house can't be protected by historic conditions. It is 2X the size of the other lots on Oberlin. They might consider doing a rendering of what it might look like.

He offered to take people through the house to look around—would be happy to have Wilson Temple buy it.

Marshall will send out where tomorrow's meeting is.

**Attendance Roster:**

**Name**

**Address**

Nancy Lee McLean

1011 Overlin

Becky Boston

2614 Wells Ave.

Scott Shore

"

JOELLE WELTZIN

3400 GREAT BEAR LN 27614

Spring Goodie

4701 St Thomas Pl Raleigh NC

Ken Christensen

1012 D Denton Rd

TED CARTER

2025 Summer Shoreway 27604