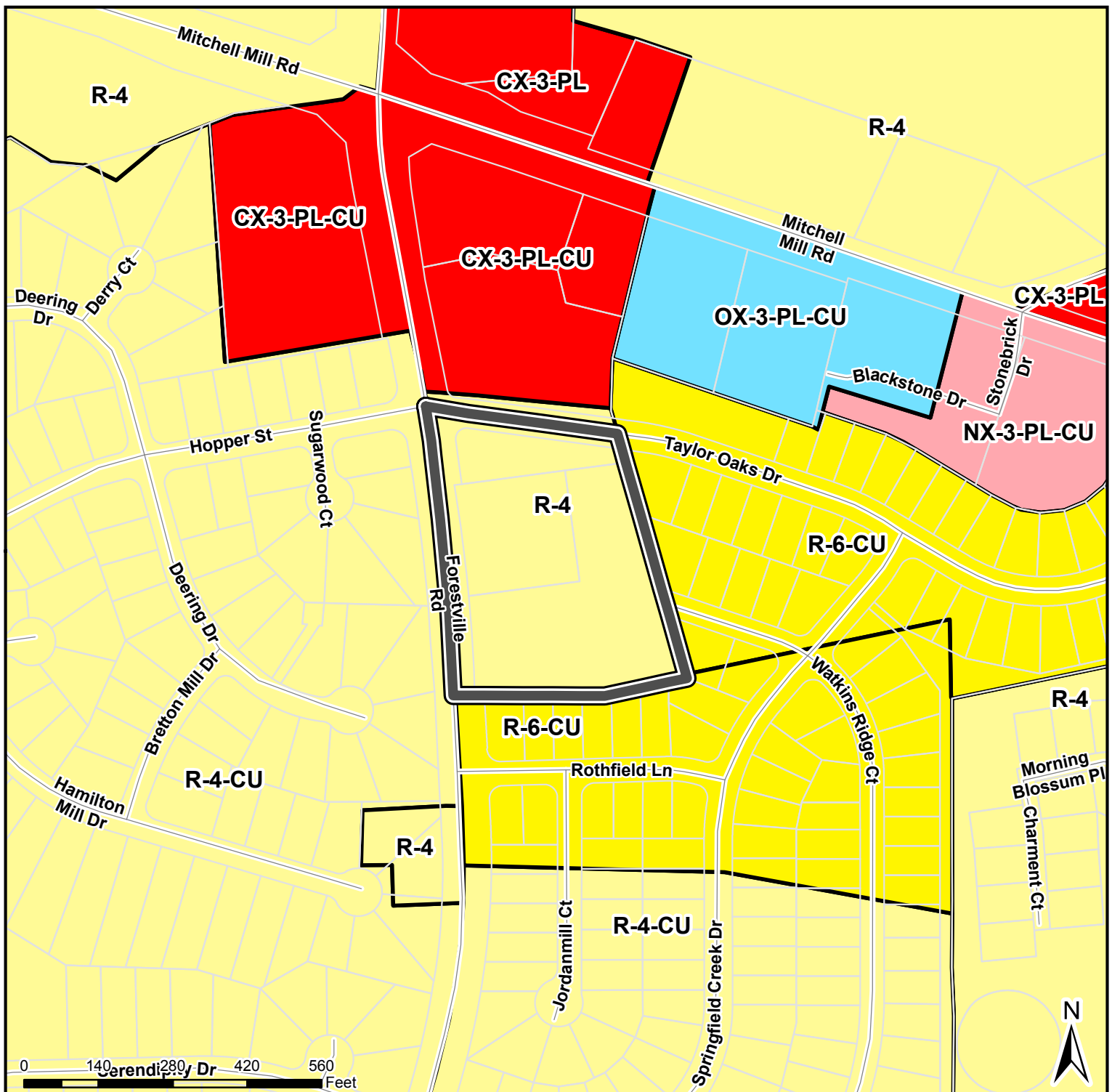
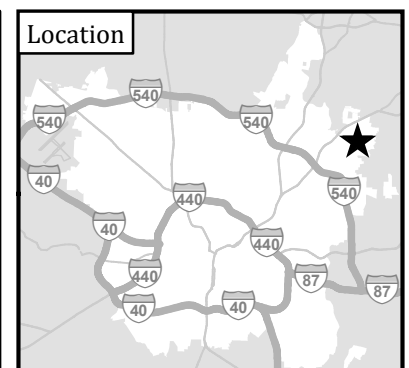


Existing Zoning

Z-4-2018



Property	3535/3537 Forestville Rd & 4002 Taylor Oaks Rd
Size	3.91 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-4-18 FORESTVILLE ROAD AND TAYLOR OAKS DRIVE

Location	Forestville Road, at the southeast corner of its intersection with Taylor Oaks Drive Addresses: 3535 & 3537 Forestville Road and 4002 Taylor Oaks Drive PINs: 1747553879, 1747555734, and 1747564006
Request	Rezone property from R-4 to R-10-CU
Area of Request	4.05 acres
Corporate Limits	The rezoning site is within the ETJ and existing corporate limits.
Property Owner	James and Beverly Watkins 4209 Mitchell Mill Road Wake Forest, NC 27587 Wake Crossroads Commons LLC 4033 Mitchell Mill Road Raleigh, NC 27616
Applicant	James and Beverly Watkins 4209 Mitchell Mill Road Wake Forest, NC 27587
Citizens Advisory Council (CAC)	Forestville CAC Chair Toshiba Rice toshibarice@gmail.com
PC Recommendation Deadline	August 6, 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>	Low Density Residential (LDR)
<i>URBAN FORM</i>	None.
<i>CONSISTENT Policies</i>	Policy LU 2.2 - Compact Development Policy LU 5.4 - Density Transitions Policy LU 7.3 - Single Family Lots on Major Streets Policy LU 8.1 - Housing Variety Policy LU 8.10 - Infill Development Policy H 1.8 - Zoning for Housing Policy AP-WC 3 - Wake Crossroads Buffer Land Uses

<i>INCONSISTENT Policies</i>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency Policy LU 5.5 - Transitional and Buffer Zone Districts Policy LU 5.6 - Buffering Requirements Policy LU 8.5 - Conservation of Single-Family Neighborhoods Policy LU 8.12 - Infill Compatibility
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SUMMARY OF PROPOSED CONDITIONS

1. Limits development to townhouses and limits density to 8 dwelling units per acre.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
10/11/2017	3/13/2018	5/8/2018, 5/22/2018	

PLANNING COMMISSION RECOMMENDATION

[Select one of the following and fill in details specific to the case.]

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

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	

<i>Recommendation</i>	
<i>Motion and Vote</i>	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan Amendment Analysis

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

_____	_____	_____
Planning Director	Date	Planning Commission Chairperson Date
Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov		



ZONING STAFF REPORT – Z-4-18

CONDITIONAL USE DISTRICT

OVERVIEW

The rezoning site is composed of three parcels located at the southeast corner of the intersection of Forestville Road and Taylor Oaks Drive. It is approximately 500 feet south of Mitchell Mill Road. Wake County tax records show the area of the site as 4.05 acres. GIS analysis by City staff indicates that the deed acreage includes a portion of the right-of-way of Forestville Road. For the purposes of this report, the size of the site was calculated by GIS to be 3.91 acres.

The site is mostly vegetated with tree cover along the northern, southern, and eastern boundaries. One single-family house exists roughly in the center of the site and facing Forestville Road. The topography slopes slightly downward from the southwest corner toward the northeast corner. Sidewalk, curb, and gutter are present at the corner of Forestville Road and Taylor Oaks Drive and along the entire Taylor Oaks Drive frontage.

The area to the west, south, and east is zoned Residential-4 and Residential-6 and occupied by single family neighborhoods. Non-residential uses are present along Mitchell Mill Road to the north, including office, personal service, restaurant, and vehicle fuel sales. Zoning along the south side of Mitchell Mill Road is a mix of Commercial Mixed Use, Neighborhood Mixed Use, and Office Mixed Use. A Raleigh Fire Department Station #28 is located just south of the southwest corner of Forestville Road and Mitchell Mill Road.

The Future Land Use Map is Low Density Residential for the site and the areas to the west, south, and east. The commercial area on the south side of Mitchell Mill Road is designated for Neighborhood Mixed Use. The fire station is designated Public Parks & Open Space. A tributary of the Neuse River runs from northeast to southwest behind the fire station. A proposed greenway corridor follows this stream. There is no Urban Form guidance for the rezoning site.

The rezoning, through an offered condition, would allow twice the residential density that is currently allowed. The offered condition would also allow the townhouse building type, which is not allowed by the existing zoning. Detached house would be prohibited by the zoning request because of the condition requiring townhouse development.

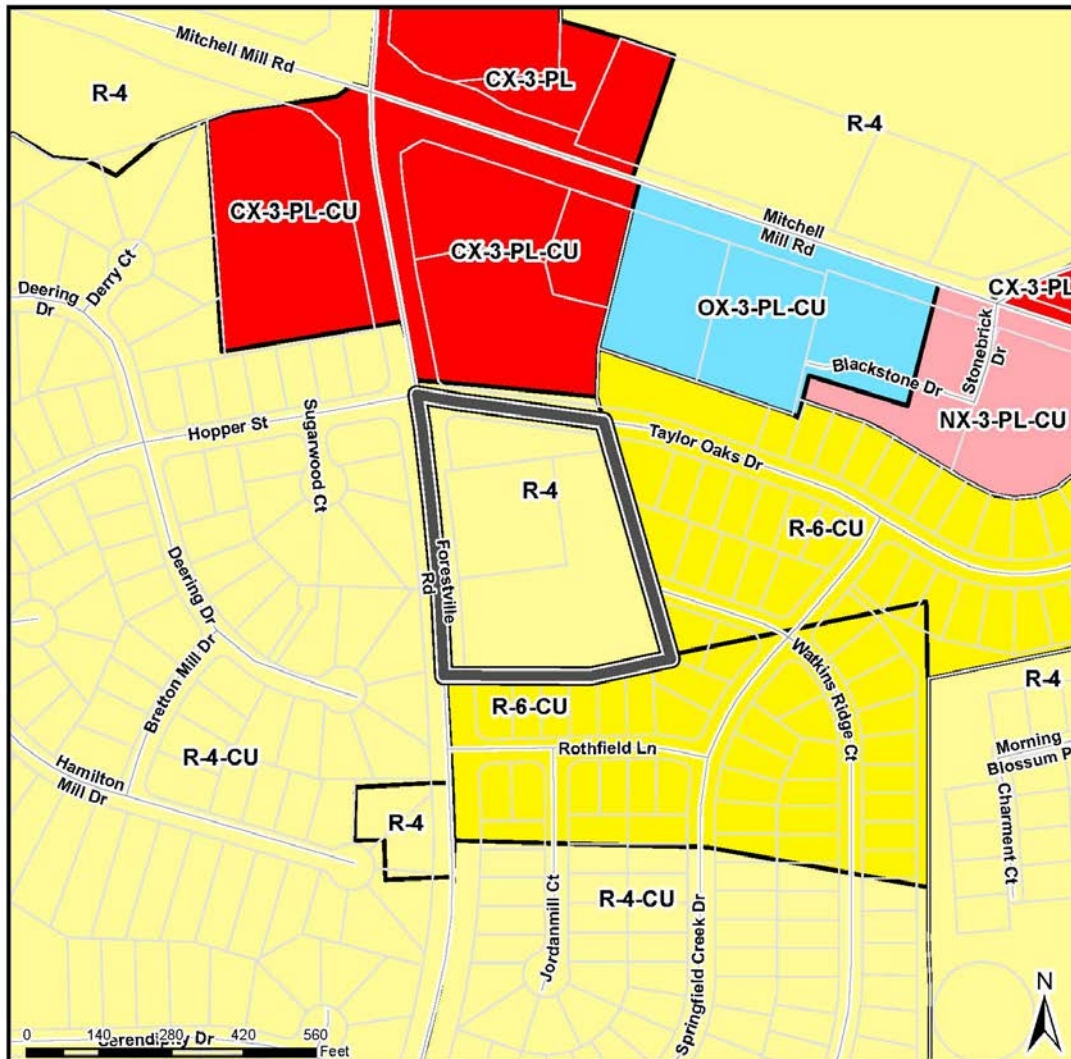
Due to the concentration of R-4 zoning in the vicinity of the request, concerns of illegal spot zoning may arise in this case. The rezoning site is located between residential zoning and three distinct Mixed Use districts. Therefore, it fails one of the tests of illegal spot zoning, which is that the surrounding area be homogenously zoned.

OUTSTANDING ISSUES

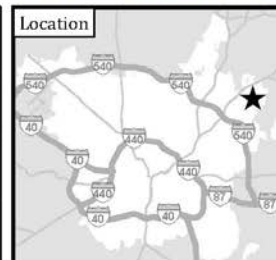
Outstanding Issues	<ol style="list-style-type: none">1. The request is inconsistent with the Future Land Use Map and the Comprehensive Plan.2. The offered zoning condition requires ownership of residential units and cannot be enforced.	Suggested Mitigation	<ol style="list-style-type: none">1. Conditions may be offered to reduce density to 6 dwelling units per acre. A condition could be offered to require additional open space to be set aside. Additional conditions could be offered to mitigate narrative policy inconsistencies.2. Revise condition to remove ownership requirement.
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Existing Zoning

Z-4-2018



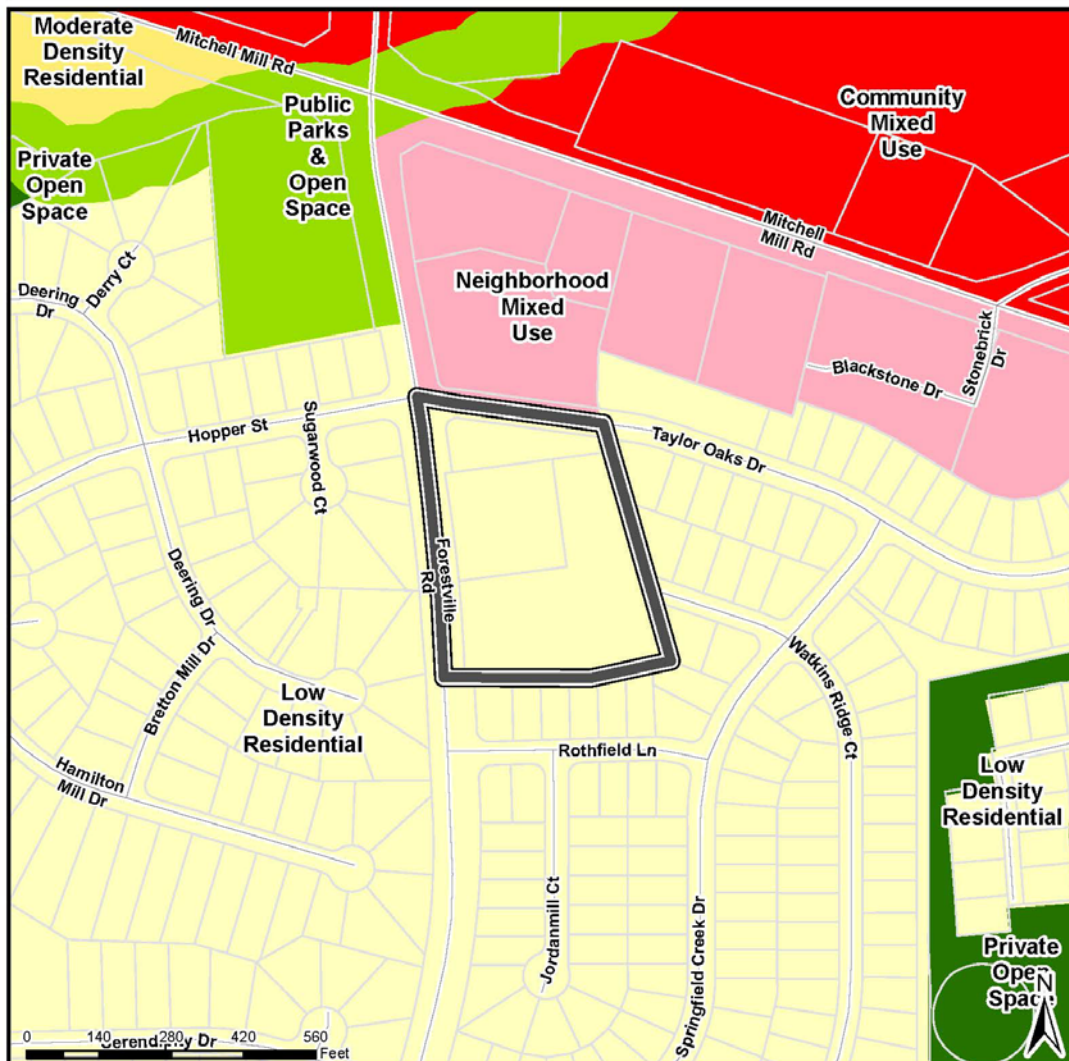
Property	3535/3537 Forestville Rd & 4002 Taylor Oaks Rd
Size	3.91 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (dtsek), 3/5/2018

Future Land Use Z-4-2018

Future Land Use Z-4-2018



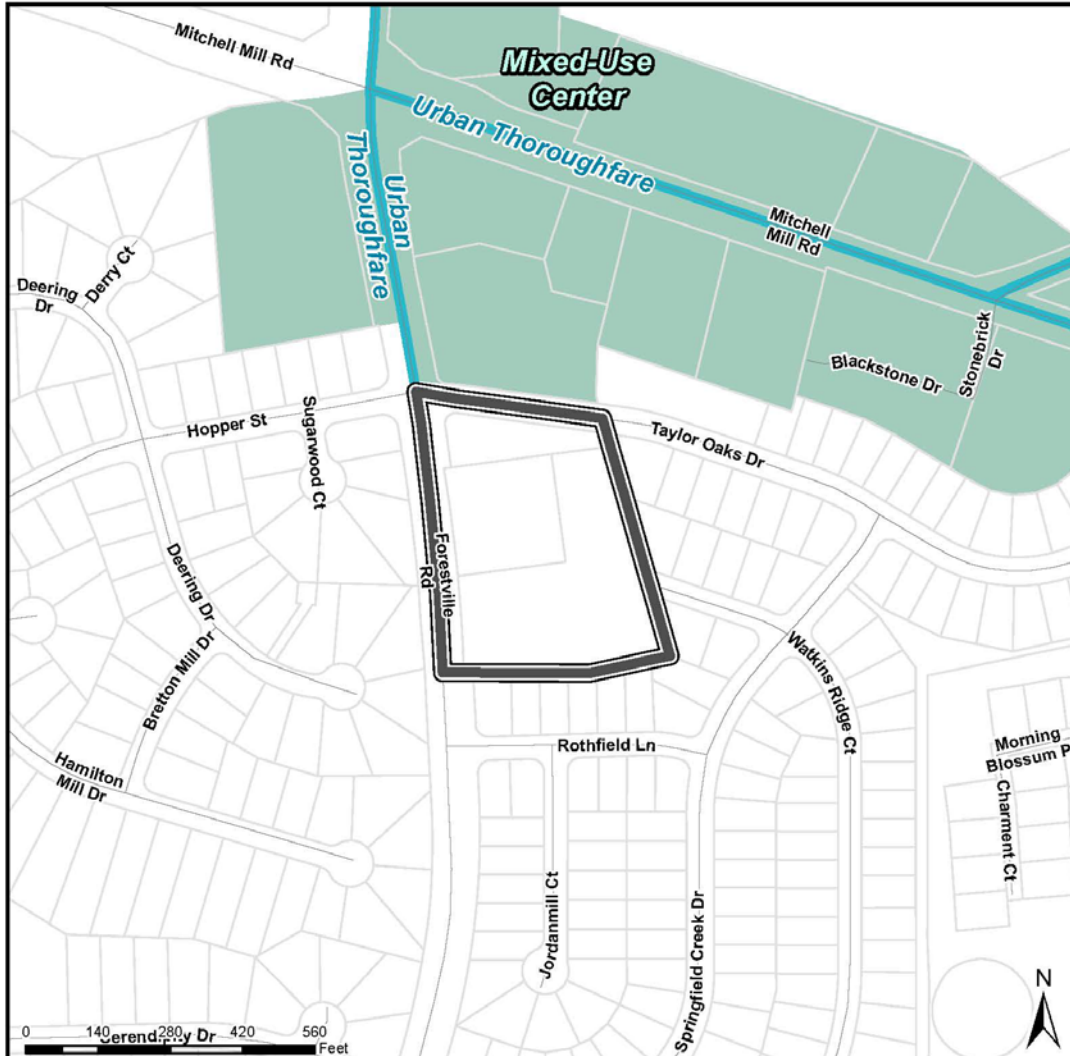
Property	3535/3537 Forestville Rd & 4002 Taylor Oaks Rd
Size	3.91 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



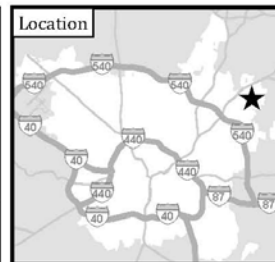
Map by Raleigh Department of City Planning (littlek): 3/5/2018

Urban Form

Z-4-2018



Property	3535/3537 Forestville Rd & 4002 Taylor Oaks Rd
Size	3.91 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (title), 3/5/2018

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?

No, the request is inconsistent with the Growing Successful Neighborhoods and Communities Vision Theme because it would allow a building type and massing that are not in keeping with the character of nearby, single-family developments.

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

No, the density allowed by the proposal would exceed the density recommended by the Future Land Use Map. In addition, the townhouse building type is only recommended in the Low Density Residential designation when combined with significant open space. No conditions have been offered to provide greater open space than is required by the UDO. The site does not meet the minimum site size requirement for the Conservation Development option.

- 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?

Not applicable. The combination of density and building type enabled by the request are not specifically designated by the Future Land Use Map.

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

Yes, community facilities and streets are available in the area surrounding the rezoning site. Subdivision of the rezoning site would require improvement of the immediately adjacent roadway to City standards.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is:

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

☒ **Inconsistent**

Analysis of Inconsistency: The request would allow density greater than what is recommended by the Future Land Use Map. The proposal includes a condition limiting density to 8 dwelling units per acre. The Low Density Residential designation recommends density of 6 dwelling units per acre or less. The rezoning would allow the townhouse building type, which is only recommended for this designation is open space is set aside beyond what is required by the UDO. The request does not include any conditions requiring additional open space.

Urban Form

Urban Form designation: N/A

The rezoning request is:

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

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Analysis of Inconsistency: N/A

Compatiblility

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Incompatibility: The rezoning request would allow the townhouse building type at a density of 8 dwelling units per acre. The massing and density enabled by the proposal is similar to the existing urban form in the nearby area. Maximum height allow in the proposed district is compatible with the two-story houses immediately to the east and south.

Public Benefits of the Proposed Rezoning

The request would allow additional housing supply.

Detriments of the Proposed Rezoning

The rezoning may allow significant building mass in proximity to neighboring properties without buffering.

Policy Guidance

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

Policy LU 2.2 - Compact Development

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

The proposal would allow a denser development pattern in an area already served by City infrastructure.

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 density enabled by the request is moderately higher density than the neighborhoods to the south and provides a moderate density transition to the commercial area to the north.

Policy LU 7.3 - Single Family Lots on Major Streets

No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

The request would prohibit single family houses, which would prevent any new single family lots that receive access from Forestville Road.

Policy LU 8.1 - Housing Variety

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

The Mixed Use zoning districts to the north of the rezoning site are the subject of the Wake Crossroads area plan as well as a Mixed Use Center on the Urban Form Map. The request would allow the townhouse building type adjacent to this node in an area where detached house is the predominant building type.

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 rezoning site contains two vacant parcels that are gaps in the surrounding development pattern. The proposal would allow an incremental density transition between low density single family neighborhoods and a commercial node.

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.

The request would allow the townhouse building type in an area that is mostly zoned for single family housing. The request would increase the potential for housing variety in the immediate area.

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 proposed zoning would enable development that is not aligned with the density, building type, and open space recommendations of the Low Density Residential designation. Low Density Residential calls for a maximum density of six dwelling units while the request would allow eight units per acre. Townhouses are only recommended if significant open space is set aside. The request does not set aside open space above and beyond UDO requirements.

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 offered condition is inconsistent with the Future Land Use Map in terms of density, building type, and open space. No other conditions are offered to mitigate impacts of proximity and massing from the allowed townhouse building type.

Policy LU 5.5 - Transitional and Buffer Zone Districts

Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.

While the request provides for a transition zoning district between residential and commercial areas, no zoning conditions are offered to mitigate impacts of mass and proximity that may result from the proposal.

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 proposal does not offer conditions to require buffering for neighboring single-family homes on the south and east sides of the site. No buffering other than building setbacks is required by the proposed zoning district. Side setbacks for Townhouses in R-10 can be zero feet.

Policy LU 8.5 - Conservation of Single-Family Neighborhoods

Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

The request would allow density and scale that is does not reflect the nearby single-family neighborhoods. Zoning conditions to reduce mass and height could mitigate this impact.

Policy LU 8.12 - Infill Compatibility

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

The proposal would allow mass and height that is inconsistent with the adjacent neighborhoods and does not offer conditions to control height, setbacks, or massing.

Area Plan Policy Guidance

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

Policy AP-WC 3 - Wake Crossroads Buffer Land Uses

Mixed-uses with an emphasis on office, service, and higher-density residential uses should be located outside the Wake Crossroads retail core transitioning with lower intensities to the adjacent single family neighborhoods.

The request would provide a lower intensity transition between the Wake Crossroads area and the single-family neighborhoods to the south.

Impact Analysis

Transportation

The Z-4-2018 site is located in the southeast quadrant of Taylor Oaks Drive and Forestville Road. Forestville Road (SR 2049) is maintained by the NCDOT; Forestville Road has curbs and sidewalks along its west side but lacks curbing or sidewalks on its eastern side. Forestville Road is classified as a major street in the Raleigh Street Plan (Avenue, 4-Lane, Divided). Taylor Oaks Drive is maintained by the City and has a two-lane cross section with curbing and sidewalks on the south side. There are no transit stops or exclusive bike lanes in the vicinity of the Z-4-2018 parcels.

The City of Raleigh has a project to widen and improve Mitchell Mill Road from US-401 to Forestville Road. The project will include improvements to Forestville Road between Mitchell Mill and Taylor Oaks Drive, but the Forestville Road improvements will not extend across the Z-4-2018 parcels. Forestville Road is slated for bicycle lanes in the Long Term Bikeway Plan, though there is no timetable for installation. A development plan for the subject parcels would require curbs and sidewalks to be installed across the public street frontage of Forestville Road. In some cases, as determined by Development Services, fees in lieu are taken instead of requiring construction of improvements.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The Z-4-2018 site is bounded by detached, single-family residences on the south and east and by public streets on the north and west.

Site access is available via Forestville Road, Taylor Oaks Drive and the stub street known as Watkins Ridge Court. Driveways accessing major streets, such as Forestville Road, are generally discouraged when access is available via mixed-use streets or neighborhood streets.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. The block perimeter for Z-4-2018, as defined by public rights-of-way for Forestville Road, Rothfield Lane, Springfield Creek Drive and Taylor Oaks Drive is 2,420 feet.

The existing land is occupied by a single family residence which generates virtually no traffic. Approval of case Z-4-2018 would increase average peak hour trip volumes by 9 veh/hr in the AM peak and by 4 veh/hr in the PM peak; daily trip volume will increase by 89 veh/day. These volumes are long-term averages and will vary from day to day. A traffic study is not required for Z-4-2018.

Z-4-2018 Existing Land Use (One Single Family Residence)	Daily Trips (vpd) 10	AM peak trips (vph) 1	PM peak trips (vph) 2
Z-4-2018 Current Zoning Entitlements (15 Single Family Residences)	Daily Trips (vpd) 143	AM peak trips (vph) 11	PM peak trips (vph) 19
Z-4-2018 Proposed Zoning Maximums (31 Townhomes)	Daily Trips (vpd) 232	AM peak trips (vph) 20	PM peak trips (vph) 23
Z-4-2018 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd) 89	AM peak trips (vph) 9	PM peak trips (vph) 4

Impact Identified: The request may increase vehicle trips at the rezoning site.

Transit

This area is not currently served by transit and the Wake County Transit Plan does not call for future service.

Impact Identified: None.

Hydrology

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

Impact Identified: None.

Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	625 gpd	9,375 gpd	19,375 gpd
<i>Waste Water</i>	625 gpd	9,375 gpd	19,375 gpd

Impact Identified:

1. The proposed rezoning would add approximately 10,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails or greenway corridors.
2. Nearest existing park access is provided by Horseshoe Farm Nature Preserve (1.25 miles).
3. Nearest existing greenway access is provided by the Neuse River Trail (1.25 miles).
4. Park access level of service in this area is well below average.
5. Considering the (future park) city-owned properties nearby, this area is not considered a high priority for park land acquisition. The Watkins Rd property is a 38-acre undeveloped site approximately 1.5 miles away, and River Bend Park (6580 Perry Creek Rd) will begin construction within the next year.

Impact Identified: Residents of development on the site would experience below-average parks level of service.

Urban Forestry

This rezoning will not affect the application of UDO Article 9.1 Tree Conservation.

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

The proposal may add vehicle trips to the nearby street network and produce additional water and sewer demand.

Mitigation of Impacts

No mitigation is recommended.

Conclusion

The request is to rezone from Residential-4 to Residential-10-Conditional Use. A single condition is offered that limits development to townhouse building types with a maximum density of eight dwelling units per acre. The site is located between low density neighborhoods and a commercial node at the corner of Forestville Road and Mitchell Mill Road. The density exceeds the recommendation of the Low Density Residential Future Land Use Map designation. The Townhouse building type is also not called for by this designation without a significant dedication of open space.

The proposal does not offer additional open space nor does it offer conditions to restrict height, massing, or setbacks of townhouses. Without conditions of this nature, development of the site under the proposed zoning may lead to negative impacts on adjacent homes. For these reasons it is inconsistent with the Future Land Use Map as well as narrative policies related to neighborhood character and compatibility. It is inconsistent with the Comprehensive Plan.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
3/5/2018	Application complete	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-4	CX-3-PL-CU, OX-3-PL-CU	R-6-CU, R-4- CU	NX-3-PL-CU, R-6-CU	R-4-CU
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Neighborhood Mixed Use	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Single family	Vehicle Fuel Sales, Restaurant, Office, Vacant	Single family	Single family	Single family
Urban Form (if applicable)	None	None	None	None	None

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	R-4	R-10-CU
Total Acreage	3.91	3.91
Setbacks:		
Front:	20'	10' to 55' (build-to)
Side:	10'	5'
Rear:	30'	20'
Residential Density:	3.84	7.93
Max. # of Residential Units	15	31
Max. Gross Building SF (if applicable)	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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



COMPREHENSIVE PLAN AMENDMENT

ANALYSIS– CASE Z-4-18

OVERVIEW

Approval of this request would cause amendment to the Comprehensive Plan. The Future Land Use Map and six narrative policies could potentially be amended in conjunction with approval of this case. The most reasonable Future Land Use Map designation that could be indicated by approval of this case would be Moderate Density Residential.

Narrative policies related to protection of single-family neighborhoods would also be subject to modification. Elements of these policies may be altered to account for distinct site contexts and attributes.

Amending the Future Land Use Map to the Moderate Density Residential designation for the rezoning site would improve overall consistency to a degree that the request would be consistent with the Comprehensive Plan. This designation is frequently used in similar contexts where low density neighborhoods are close to commercial areas and provides an appropriate transition of density and uses.

The inconsistent policies listed here can be mitigated through zoning conditions offered by the applicant. Zoning conditions that limit height, mass, and density could be offered as well as conditions requiring set aside of open space, additional buffering, and/or greater setbacks from single family homes.

LIST OF AMENDMENTS

1. Future Land Use Map

Designate the rezoning site for Moderate Density Residential on the Future Land Use Map.

2. 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.

Resolved by amending the Future Land Use Map.

3. 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.

Resolved by amending the Future Land Use Map.

4. Policy LU 5.5 - Transitional and Buffer Zone Districts

Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Where needed, zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.

5. Policy LU 5.6 - Buffering Requirements

New development adjacent to areas of lower use 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.

6. Policy LU 8.5 - Conservation of Single-Family Neighborhoods

Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Except for areas of transition to higher intensity land uses, ~~C~~carefully manage the development of vacant land and the alteration of existing structures in ~~and adjacent to~~ single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

7. Policy LU 8.12 - Infill Compatibility

Vacant lots and infill sites completely within and surrounded by existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

AMENDED MAPS

The request would be consistent with the Future Land Use Map if the designation for the rezoning site was amended to "Moderate Density Residential".

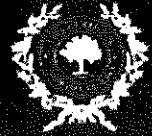
IMPACT ANALYSIS

Amending the Future Land Use Map for the rezoning site would encourage future rezoning requests that may be significantly out of character with the nearby neighborhoods and do not provide an appropriate transition density between the neighborhoods and the commercial node to the north.

Amending narrative policies as shown above would increase policy consistency of rezoning requests that may be detrimental to neighborhood character and lead to development at neighborhood edges that is incompatible in scale.

Z-4-2018 Existing Land Use (One Single Family Residence)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	10	1	2
Z-4-2018 Current Zoning Entitlements (15 Single Family Residences)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	143	11	19
Z-4-2018 Proposed Zoning Maximums (31 Townhomes)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	232	20	23
Z-4-2018 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	89	9	4
Z-4-2018 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No	
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, the change in average daily trip volume is less than 100 veh/day	
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	Yes, Forestville Rd is classified as Avenue, 4-Lane, Divided in the Raleigh Street Plan. A Traffic study for Z-4-2018 is waived by Transportation Dept. staff due to the small change in trip volumes.	
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 March 19, 2018	

Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height **3** Frontage Overlay(s) **N/A**

Proposed Zoning Base District **R-10** Height **3** Frontage Overlay(s) **N/A**

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: **N/A**

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

529363

524718

GENERAL INFORMATION

Date **12/28/2017** Date Amended (1) **12/28/2017** Date Amended (2) **12/28/2017**

Property Address **3535 & 3537 FORESTVILLE ROAD, 4002 TAYLOR OAKS ROAD**

Property PIN **1747555734, 1747553879, 1747564006** Deed Reference (book/page) **08000691, PG01959 DB008691, PG01959 DB013345, PG02509**

Nearest Intersection **FORESTVILLE ROAD/ TAYLOR OAKS ROAD**

Property Size (acres) **4.05 AC.** (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address
**MURDOCK AND GANNON CONSTR.
PO BOX 61370
RALEIGH NC 27661-1370**

Phone **9196495549**

Fax

Email **STEPHENGANNON2003@YAHOO.COM**

Project Contact Person/Address
**GEORGE "MAC" MCINTYRE PE
4932 B WINDY HILL DRIVE
RALEIGH NC 27614**

Phone **9194275227**

Fax

Email **MACMCINTYREPE@GMAIL.COM**

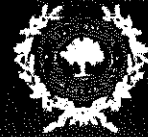
Owner/Agent Signature

Email

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

5.77 - Beverly Watkins Print - 373 Beverly Watkins
5.77 - James Russell Watkins Print - James Russell Watkins

Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District	R-4	Height 3 Frontage Overlay(s) N/A	
Proposed Zoning Base District	R-10	Height 3 Frontage Overlay(s) N/A	
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
529363	524718		

GENERAL INFORMATION		
Date	12/28/2017	Date Amended (1) 12/28/2017 Date Amended (2) 12/28/2017
Property Address 3535 & 3537 FORESTVILLE ROAD, 4002 TAYLOR OAKS ROAD		
Property PIN 1747555734, 1747553879, 1747564006		Deed Reference (book/page) D0000691, PG01959 D0000691, PG01959 D0113345 PG02509
Nearest Intersection FORESTVILLE ROAD/ TAYLOR OAKS ROAD		
Property Size (acres)	4.05 AC.	(For PD Applications Only) Total Units Total Square Feet
Property Owner/Address MURDOCK AND GANNON CONSTR. PO BOX 61370 RALEIGH NC 27661-1370		Phone 9196495549 Fax Email STEPHENGANNON2003@YAHOO.COM
Project Contact Person/Address GEORGE "MAC" MCINTYRE PE 4932 B WINDY HILL DRIVE RALEIGH NC 27614		Phone 9194275227 Fax Email MACMCINTYREPE@GMAIL.COM
Owner/Agent Signature <i>Nola H Lee</i>		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



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

REZONING REQUEST					
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # JAN 10 2018 Rezoning Case #		
Existing Zoning Base District	R-4	Height 3		Frontage	Overlay(s) N/A
Proposed Zoning Base District	R-10	Height 3		Frontage	Overlay(s) N/A
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.					
If the property has been previously rezoned, provide the rezoning case number: N/A					
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:					
529363		524718			

GENERAL INFORMATION					
Date	12/28/2017	Date Amended (1)	12/28/2017	Date Amended (2)	12/28/2017
Property Address 3535 & 3537 FORESTVILLE ROAD, 4002 TAYLOR OAKS ROAD					
Property PIN 1747555734, 1747553879, 1747564006			Deed Reference (book/page) DB008691, PG01959 DB008691, PG01959 DB013345, PG02509		
Nearest Intersection FORESTVILLE ROAD/ TAYLOR OAKS ROAD					
Property Size (acres) 4.05 AC.		(For PD Applications Only) Total Units		Total Square Feet	
Property Owner/Address MURDOCK AND GANNON CONSTR. PO BOX 61370 RALEIGH NC 27661-1370		Phone 9196495549		Fax	
		Email STEPHENGANNON2003@YAHOO.COM			
Project Contact Person/Address GEORGE "MAC" MCINTYRE PE 4932 B WINDY HILL DRIVE RALEIGH NC 27614		Phone 9194275227		Fax	
		Email MACMCINTYREPE@GMAIL.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.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted FEBRUARY 14, 2018		
Existing Zoning R-4	Proposed Zoning R-10 CU	
Narrative Of Zoning Conditions Offered		
1. DEVELOPMENT WILL BE LIMITED TO INDIVIDUALLY OWNED TOWNHOMES ON SEPARATE LOTS WITH A MAXIMUM DENSITY OF 8.0 UNITS PER ACRE		
2.		
3.		
4.		
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: Nola H. Lee Print Name: NOLA H. LEE

James Russell Watkins
Beverly Watkins

James Russell Watkins
Beverly Watkins

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

Existing Zoning

Proposed Zoning

Rezoning Case #

Narrative Of Zoning Conditions Offered

1. DEVELOPMENT WILL BE LIMITED TO INDIVIDUALLY OWNED TOWNHOMES ON SEPARATE LOTS WITH A MAXIMUM DENSITY OF 8.0 UNITS PER ACRE

2.

3.

4.

5.

6.

7.

8.

9.

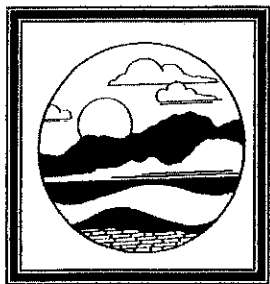
10.

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

Owner/Agent Signature

Print Name

STEPHEN GANNON



McIntyre & Associates ,P.L.L.C.

Engineers and Land Planners

September 27, 2017

Re: 4002 Taylor Oaks Drive, 3535 Forestville Road, 3537 Forestville Road

Neighboring Property Owners

You are invited to attend a neighborhood meeting . The meeting will be held at 4932B Windy Hill Drive in Raleigh and will begin at 7:00 pm on October 11, 2017 .The purpose of the meeting is to discuss a potential rezoning of the property located at 4002 Taylor Oaks Drive, 3535 Forestville Road and 3537 Forestville Road. This site is currently zoned R-4 and is proposed to be rezoned to R-10 conditional use zoning. 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 . For more information about rezoning , you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919 996-2625, (rezoning@raleighnc.gov)). If you have any concerns or questions I can be reached at 9194275227.

Thank You

Mac McIntyre P.E.

[illegible]

SUMMARY OF ISSUES

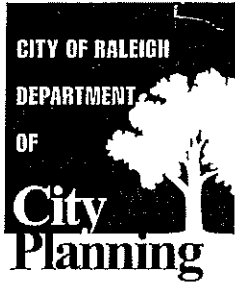
A neighborhood meeting was held on OCTOBER 11 (date) to discuss a potential rezoning located at 3535 & 3537 FORESTVIEW RD & 4002 TAYLOR LAKES RD. (property address).

The neighborhood meeting was held at 4932 B WINDY HILL DR. (location).

There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

WHAT TREES COULD BE SAVED



Pre-Application Conference Meeting Record

Transaction #: 529363 Meeting Date & Time: 9/15/17 11 AM

Location: OEP 410

Attendees: Matt Klemm, Jason Hardin, Kyle Little, Mac McIntyre

Parcels discussed (address and/or PIN): 3535, 3537 Forestville Rd & 4002 Taylor Oaks Dr

Current Zoning: R-4

Potential Re-Zoning: R-10-CU

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

General Notes: Would connect street at the stub to meet block perimeter and street connectivity requirements. Future land use map is low density residential would support up to 6 units per acre. Request would be a little higher density than the PLUM, still need to go to CAC and have neighborhood meetings. Some buffering between adjacent property owners may help.

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