**Location**

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

<table>
<thead>
<tr>
<th>Property</th>
<th>3535/3537 Forestville Rd &amp; 4002 Taylor Oaks Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>3.91 acres</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>R-4</td>
</tr>
<tr>
<td><strong>Requested Zoning</strong></td>
<td>R-10-CU</td>
</tr>
</tbody>
</table>
CERTIFIED RECOMMENDATION
Raleigh Planning Commission

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**

| FUTURE LAND USE | Low Density Residential (LDR) |
| URBAN FORM | None. |
| CONSISTENT Policies | 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 |
**INCONSISTENT Policies**
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

**SUMMARY OF PROPOSED CONDITIONS**
1. Limits development to townhouses and limits density to 8 dwelling units per acre.

**PUBLIC MEETINGS**

<table>
<thead>
<tr>
<th>Neighborhood Meeting</th>
<th>CAC</th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
</table>

**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.

<table>
<thead>
<tr>
<th>Reasonableness and Public Interest</th>
<th>Change(s) in Circumstances [if applicable]</th>
<th>Amendments to the Comprehensive Plan [if applicable]</th>
</tr>
</thead>
</table>

Staff Evaluation
Z-4-18 Forestville Road and Taylor Oaks Drive
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
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

<table>
<thead>
<tr>
<th>Outstanding Issues</th>
<th>Suggested Mitigation</th>
</tr>
</thead>
</table>
| 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. | 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. |
**Existing Zoning**

**Z-4-2018**

<table>
<thead>
<tr>
<th>Property</th>
<th>3535/3537 Forestville Rd &amp; 4002 Taylor Oaks Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
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<tr>
<td>Requested Zoning</td>
<td>R-10-CU</td>
</tr>
</tbody>
</table>
Staff Evaluation
Z-4-18 Forestville Road and Taylor Oaks Drive
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:

- [x] Not applicable (no Urban Form designation)
- [ ] Consistent with the Urban Form Map.
- [ ] Inconsistent

Analysis of Inconsistency: N/A

**Compatibility**

The proposed rezoning is:

- [x] 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 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.
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**

<table>
<thead>
<tr>
<th>Floodplain</th>
<th>No FEMA Floodplain present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Neuse</td>
</tr>
<tr>
<td><strong>Stormwater Management</strong></td>
<td>Subject to stormwater regulations under Article 9 of UDO.</td>
</tr>
<tr>
<td><strong>Overlay District</strong></td>
<td>none</td>
</tr>
</tbody>
</table>

Impact Identified: None.

**Public Utilities**

<table>
<thead>
<tr>
<th><strong>Maximum Demand (current use)</strong></th>
<th><strong>Maximum Demand (current zoning)</strong></th>
<th><strong>Maximum Demand (proposed zoning)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>625 gpd</td>
<td>9,375 gpd</td>
</tr>
<tr>
<td>Waste Water</td>
<td>625 gpd</td>
<td>9,375 gpd</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Revision [change to requested district, revised conditions, etc.]</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/5/2018</td>
<td>Application complete</td>
<td></td>
</tr>
</tbody>
</table>
## Appendix

### Surrounding Area Land Use/ Zoning Summary

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

### Current vs. Proposed Zoning Summary

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

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.*
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, 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.
<table>
<thead>
<tr>
<th>Z-4-2018 Existing Land Use</th>
<th>Daily Trips (vpd)</th>
<th>AM peak trips (vph)</th>
<th>PM peak trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Single Family Residence</td>
<td>10</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Z-4-2018 Current Zoning Entitlements</th>
<th>Daily Trips (vpd)</th>
<th>AM peak trips (vph)</th>
<th>PM peak trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(15 Single Family Residences)</td>
<td>143</td>
<td>11</td>
<td>19</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Z-4-2018 Proposed Zoning Maximums</th>
<th>Daily Trips (vpd)</th>
<th>AM peak trips (vph)</th>
<th>PM peak trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(31 Townhomes)</td>
<td>232</td>
<td>20</td>
<td>23</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Z-4-2018 Trip Volume Change</th>
<th>Daily Trips (vpd)</th>
<th>AM peak trips (vph)</th>
<th>PM peak trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Proposed Maximums minus Current Entitlements)</td>
<td>89</td>
<td>9</td>
<td>4</td>
</tr>
</tbody>
</table>

### 6.23.4 Trip Generation

<table>
<thead>
<tr>
<th>Condition</th>
<th>Meets TIA Conditions? (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Peak Hour Trips ≥ 150 veh/hr</td>
<td>No</td>
</tr>
<tr>
<td>B Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane street</td>
<td>No</td>
</tr>
<tr>
<td>C More than 100 veh/hr trips in the peak direction</td>
<td>No</td>
</tr>
<tr>
<td>D Daily Trips ≥ 3,000 veh/day</td>
<td>No, the change in average daily trip volume is less than 100 veh/day</td>
</tr>
<tr>
<td>E Enrollment increases at public or private schools</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

### 6.23.5 Site Context

<table>
<thead>
<tr>
<th>Condition</th>
<th>Meets TIA Conditions? (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]</td>
<td>No</td>
</tr>
<tr>
<td>B Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]</td>
<td>No</td>
</tr>
<tr>
<td>C Creates a fourth leg at an existing signalized intersection</td>
<td>No</td>
</tr>
<tr>
<td>D Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.</td>
<td>No</td>
</tr>
<tr>
<td>E Access is to/from a Major Street as defined by the City's Street Plan Map</td>
<td>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.</td>
</tr>
<tr>
<td>F Proposed access is within 1,000 feet of an interchange</td>
<td>No</td>
</tr>
<tr>
<td>G Involves an existing or proposed median crossover</td>
<td>No</td>
</tr>
<tr>
<td>H Involves an active roadway construction project</td>
<td>No</td>
</tr>
<tr>
<td>I Involves a break in controlled access along a corridor</td>
<td>No</td>
</tr>
</tbody>
</table>

### 6.23.6 Miscellaneous Applications

<table>
<thead>
<tr>
<th>Application</th>
<th>Meets TIA Conditions? (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Planned Development Districts</td>
<td>No</td>
</tr>
<tr>
<td>B In response to Raleigh Planning Commission or Raleigh City Council resolutions</td>
<td>None noted as of March 19, 2018</td>
</tr>
</tbody>
</table>
# 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**

<table>
<thead>
<tr>
<th>Existing Zoning Base District</th>
<th>R-4</th>
<th>Height</th>
<th>3</th>
<th>Frontage</th>
<th>Overlay(s)</th>
<th>N/A</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proposed Zoning Base District</th>
<th>R-10</th>
<th>Height</th>
<th>3</th>
<th>Frontage</th>
<th>Overlay(s)</th>
<th>N/A</th>
</tr>
</thead>
</table>

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**: 17 47555734, 17 47553879, 1747564006
- **Deed Reference (book/page)**: [Details]

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

<table>
<thead>
<tr>
<th>Property Size (acres)</th>
<th>4.05 AC.</th>
<th>(For PD Applications Only) Total Units</th>
<th>Total Square Feet</th>
</tr>
</thead>
</table>

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

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

- **Phone**: 9196495549
- **Fax**: [Details]
- **Email**: STEPHENGANNON2003@YAHOO.COM

- **Phone**: 9194275227
- **Fax**: [Details]
- **Email**: MACMCINTYREPE@GMAIL.COM

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

- **Owner/Agent Signature**: [Signatures]

---

**PAGE 1 OF 13**

**WWW.RALEIGHNC.GOV**

**REVISION 02.13.17**
# Rezoning Application

## Department of City Planning

**Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626**

## Rezoning Request

- **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:

| Transaction # | 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):** 01000091/P009665 02000061/P004589 03011005/P005209
- **Nearest Intersection:** FORESTVILLE ROAD/ TAYLOR OAKS ROAD
- **Property Size (acres):** 4.05 AC.
- **Property Owner/Address:** MURDOCK AND GANNON CONSTR.
  PO BOX 61370
  RALEIGH NC 27661-1370
- **Project Contact Person/Address:** GEORGE "MAC" MCINTYRE PE
  4932 B WINDY HILL DRIVE
  RALEIGH NC 27614
- **Owner/Agent Signature:** [Signature]

Phone **9196495549**
Fax

Email **STEPHENGANNON2003@YAHOO.COM**

Phone **9194275227**
Fax

Email **MACMCINTYREPE@GMAIL.COM**

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

<table>
<thead>
<tr>
<th>General Use</th>
<th>Conditional Use</th>
<th>Master Plan</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>Transaction #</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>JAN 10 2018 PN 1:43</td>
</tr>
<tr>
<td>Existing Zoning Base District</td>
<td>R-4</td>
<td>Height 3</td>
<td>Frontage</td>
</tr>
<tr>
<td>Proposed Zoning Base District</td>
<td>R-10</td>
<td>Height 3</td>
<td>Frontage</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Date Amended (1)</th>
<th>Date Amended (2)</th>
<th>Property Address</th>
<th>Property PIN</th>
<th>Nearest Intersection</th>
<th>Property Size (acres)</th>
<th>Property Owner/Address</th>
<th>Project Contact Person/Address</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/28/2017</td>
<td>12/28/2017</td>
<td>12/28/2017</td>
<td>3535 &amp; 3537 FORESTVILLE ROAD, 4002 TAYLOR OAKS ROAD</td>
<td>1747555734, 1747553879, 1747564006</td>
<td>FORESTVILLE ROAD/ TAYLOR OAKS ROAD</td>
<td>4.05 AC.</td>
<td>MURDOCK AND GANNON CONSTR. PO BOX 61370 RALEIGH NC 27681-1370</td>
<td>GEORGE &quot;MAC&quot; MCINTYRE PE 4932 B WINDY HILL DRIVE RALEIGH NC 27614</td>
<td>9196495549</td>
<td></td>
<td><a href="mailto:STEPHENGANNON2003@YAHOO.COM">STEPHENGANNON2003@YAHOO.COM</a></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9194275227</td>
<td></td>
<td><a href="mailto:MACMCINTYREPE@GMAIL.COM">MACMCINTYREPE@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

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## Conditional Use District Zoning Conditions

<table>
<thead>
<tr>
<th>Zoning Case Number</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td>February 14, 2018</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>R-4</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>R-10 CU</td>
</tr>
</tbody>
</table>

### 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.

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
## 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
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.
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joyce Miles</td>
<td>PO Box 513, Knightdale, NC 27545</td>
</tr>
<tr>
<td>Stephen Cannon</td>
<td>PO Box 61270, Dallas, GA 35461</td>
</tr>
<tr>
<td>Mac McFarland</td>
<td>4732B Helen Hill Dr, 27609</td>
</tr>
<tr>
<td>Leora Massey</td>
<td>4009 Rothfield Lane, Raleigh, NC 27616</td>
</tr>
<tr>
<td>Brenda Singleton</td>
<td>4001 Rothfield Ln, Raleigh, NC 27616</td>
</tr>
</tbody>
</table>
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 LAKE RD** (property address).

The neighborhood meeting was held at **4972B 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 Harding, Kyle Little, Mac McKee

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 ELUM, still need to go to CAC and have neighborhood meeting, some buffering between adjacent property owners may help.

<table>
<thead>
<tr>
<th>Department &amp; Staff</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Services</td>
<td>UDO Sections:</td>
</tr>
<tr>
<td>Justin Rametta</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:Justin.Rametta@raleighnc.gov">Justin.Rametta@raleighnc.gov</a></td>
<td></td>
</tr>
<tr>
<td>919-996-2665</td>
<td></td>
</tr>
<tr>
<td>Mike Walters</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:Michael.Walters@raleighnc.gov">Michael.Walters@raleighnc.gov</a></td>
<td></td>
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<tr>
<td>919-996-2636</td>
<td></td>
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<tr>
<td>Walt Fulcher</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:Walt.Fulcher@raleighnc.gov">Walt.Fulcher@raleighnc.gov</a></td>
<td></td>
</tr>
<tr>
<td>919-996-3517</td>
<td></td>
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</tbody>
</table>