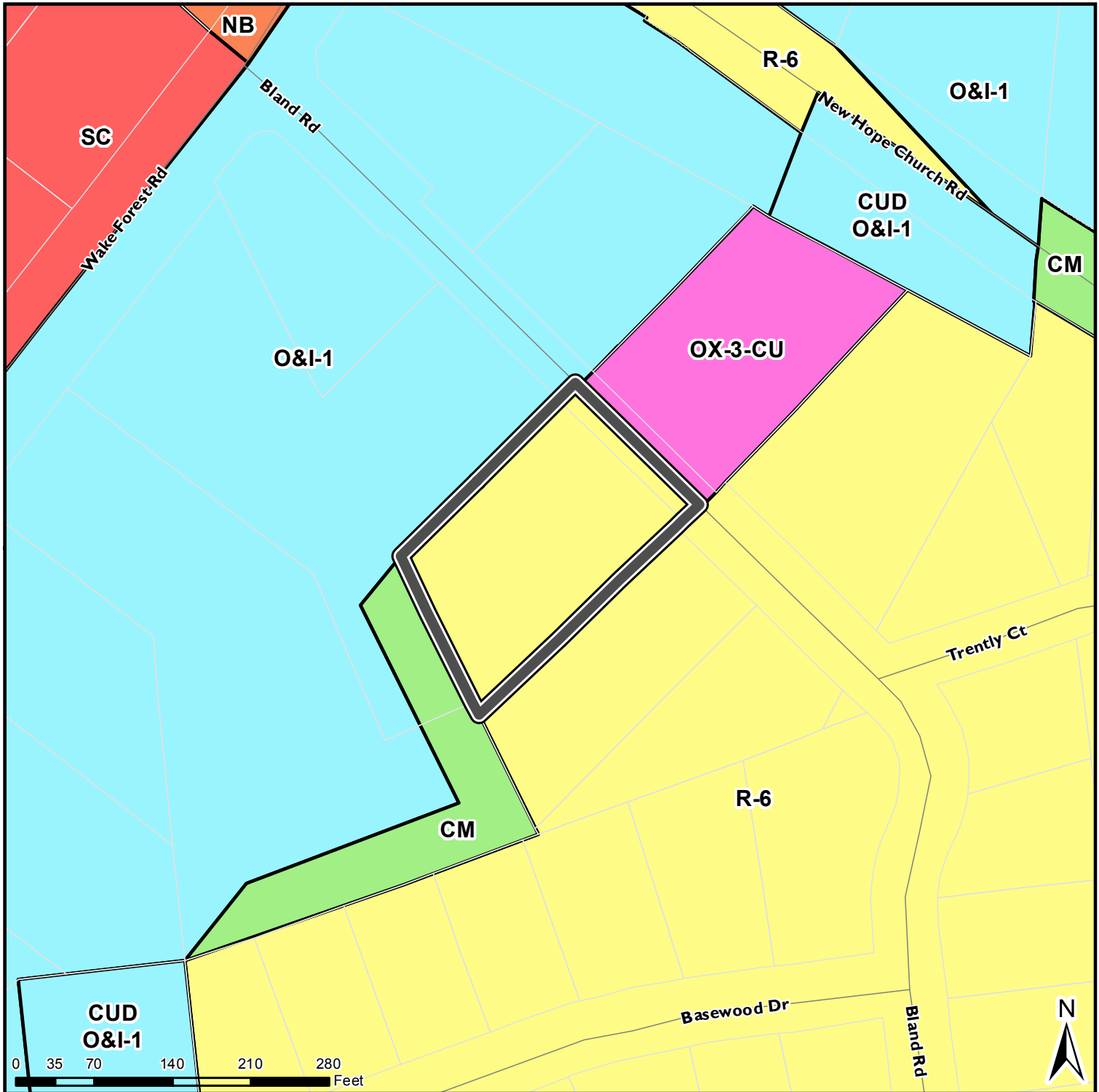


Existing Zoning Map

Z-5-2015

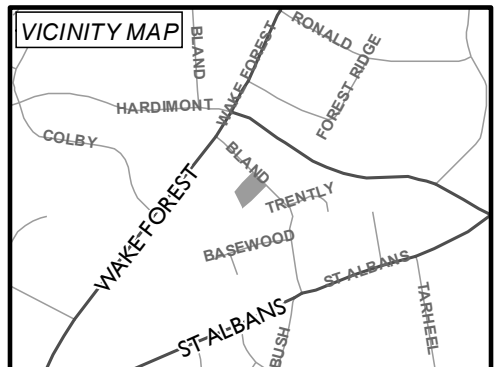


**Submittal
Date**

2/23/2015

Request:

**0.79 acres from
R-6
to OX-3-PL**





Certified Recommendation

Raleigh Planning Commission

CR# 11625

Case Information Z-5-15 3809 Bland Rd

<i>Location</i>	Bland Road, south side, just east of its intersection with Wake Forest Road Address: 3809 Bland Road PIN: 1715497250
<i>Request</i>	Rezone property from R-6 to OX-3
<i>Area of Request</i>	0.79 acre
<i>Property Owner</i>	Catherine J. Tutor 645 Aiken Parkway Fuquay-Varina, NC 27526-2001
<i>Applicant</i>	Tony M. Tate Landscape Architecture, PA/Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713
<i>Citizens Advisory Council (CAC)</i>	Atlantic – Charity Van Horn, Chairperson vanhorn.charity@gmail.com
<i>PC Recommendation Deadline</i>	July 13, 2015

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>	Office & Residential Mixed Use (ORMU)
<i>URBAN FORM</i>	No Center or Corridor designation, but within ½ mile proposed transit stop buffer
<i>CONSISTENT Policies</i>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 4.7 - Capitalizing on Transit Access Policy LU 5.4 - Density Transitions
<i>INCONSISTENT Policies</i>	(None.)

Summary of Proposed Conditions

(None – General Use)

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
1/28/15	3/19/15 and 4/16/15 (pending)	4/14/15	4/21/15	6/2/15

☐ **Valid Statutory Protest Petition**

Attachments

1. Staff report
2. TIA worksheet

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map, Urban Form Map, and pertinent policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. The proposal would allow new office uses close to existing office, commercial, and residential uses. 3. The proposal is compatible with the surrounding area. The Office Mixed Use district is an appropriate transition from the Wake Forest Road corridor to the single family uses to the east.
<i>Motion and Vote</i>	Motion: Fleming Second: Swink In Favor: Braun, Fleming, Fluhrer, Hicks, Lyle, Schuster, Swink and Whitsett

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.

	Date		Date
Planning Director		Planning Commission Chairperson	4/14/15

Staff Coordinator: Vivian Ekstrom: (919) 996-2657; vivian.ekstrom@raleighnc.gov



Zoning Staff Report – Case Z-5-15

General Use District

Case Summary

Overview

The site is located in central North Raleigh on the south side of Bland Road, just to the east of Wake Forest Road between New Hope Church Road to the north and St. Albans Drive to the south. The Wake Forest Road corridor is heavily developed with suburban retail and office buildings mostly constructed in the 1970s, 80s and 90s. Bland Road serves as an entrance to a small residential area with houses mostly dating from 1950 to 1966.

The subject property is currently occupied by a single-family residence. To the west of the site is a parking lot for a 3-story office building that fronts on Wake Forest Road. To the northwest are two office uses, including an urgent care medical center and a 2 story office condominium. The area east of the site is a single –family residential neighborhood.

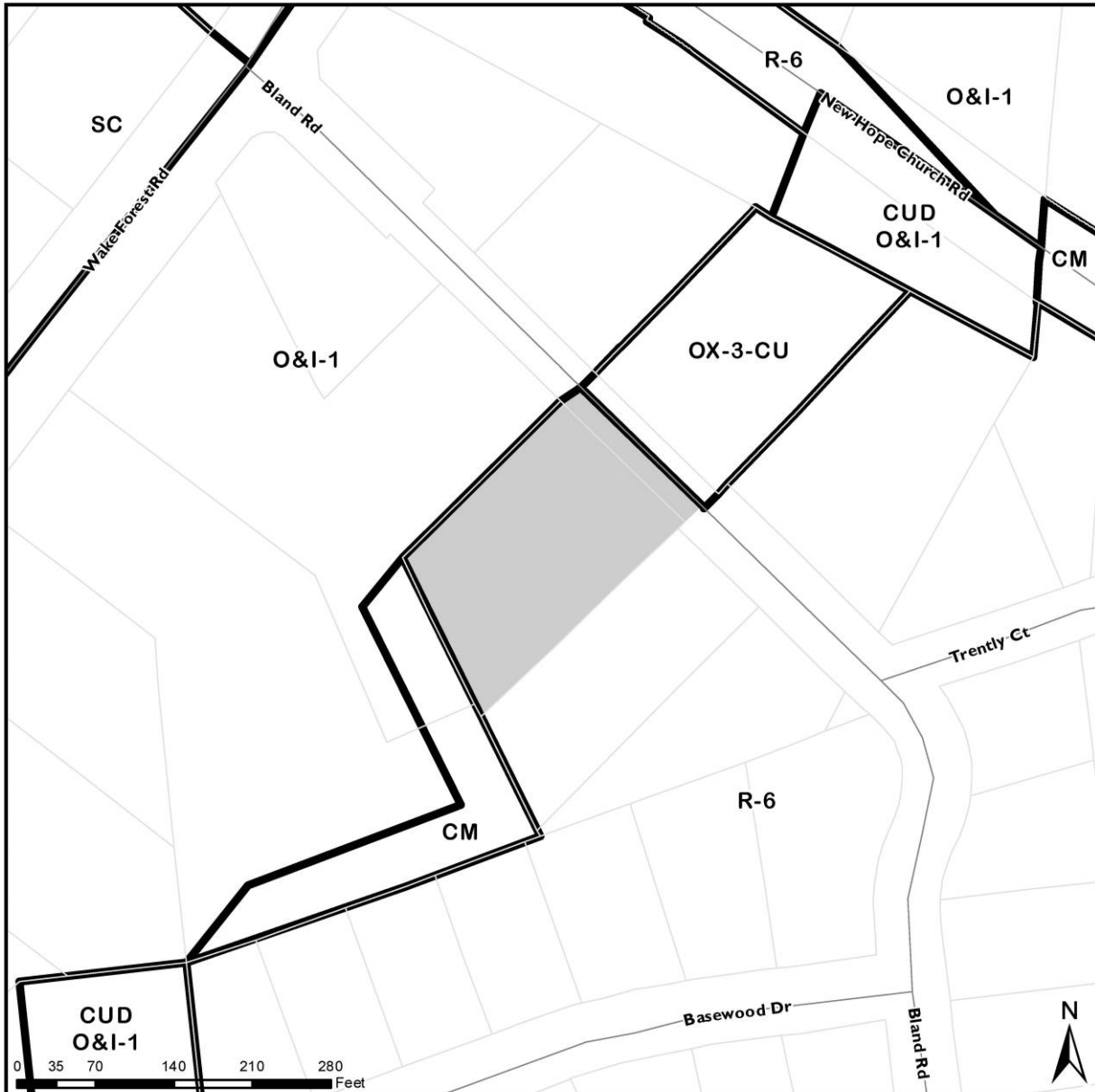
Reflecting current uses, surrounding zoning is a mix of Office and Institution-1 (O&I-1), Office Mixed Use-3 stories-Conditional Use (OX-3-CU), and Residential-6 (R-6). The property directly across from the subject site was rezoned to OX-3-CU as part of zoning case Z-27-13. Recognizing the transition of this section of Bland Road from single-family to low-scale office uses, Z-27-13 resulted in a staff-initiated Comprehensive Plan amendment (CP-3-14) that changed the future land use designation for the remaining 5 residential properties on this section of Bland Road from Moderate Density Residential to Office & Residential Mixed Use.

Outstanding Issues

<i>Outstanding Issues</i>	<i>(None.)</i>	<i>Suggested Mitigation</i>	<i>n/a</i>
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Existing Zoning Map

Z-5-2015

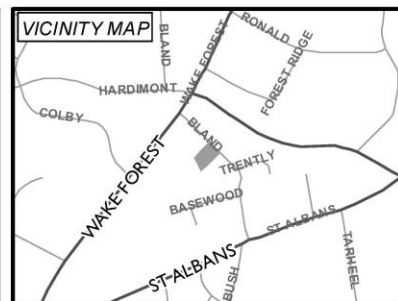


**Submittal
Date**

2/23/2015

Request:

**0.79 acre from
R-6
to OX-3**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-6	Office and Institution-1 Conditional Use and Office Mixed Use-3 stories- Conditional Use	Office and Institution-1, Conservation Management, and Residential-6	Residential-6	Office and Institution-1 and Shopping Center
<i>Additional Overlay</i>	n/a	n/a	n/a	n/a	n/a
<i>Future Land Use</i>	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use and Moderate Density Residential	Office & Residential Mixed Use and Moderate Density Residential	Office & Residential Mixed Use and Community Mixed Use
<i>Current Land Use</i>	Single-family residence	Office and single-family residence	Office parking lot and single-family residence	Single-family residences	Offices and associated parking lots, shopping center
<i>Urban Form (if applicable)</i>	Within ½ mile of future transit stop	Within ½ mile of future transit stop; some properties within Transit Oriented District	Within ½ mile of future transit stop	Within ½ mile of future transit stop	Within ½ mile of future transit stop

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	5 units/acre (4 units total)	34 units/acre (27 units total)
<i>Setbacks:</i>		<i>If General Building Type:</i>
<i>Front:</i>	10'	5'
<i>Side:</i>	5'	0' or 6'
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	(not permitted)	4,500 sf**
<i>Office Intensity Permitted:</i>	(not permitted)	25,500 sf

1.3 Estimated Development Intensities

	<i>Existing Zoning</i>	<i>Proposed Zoning*</i>
<i>Total Acreage</i>	0.79	0.79
<i>Zoning</i>	R-6	OX-3
<i>Max. Gross Building SF (if applicable)</i>	n/a	34,500 sf
<i>Max. # of Residential Units</i>	4	27
<i>Max. Gross Office SF</i>	(not permitted)	25,500 sf
<i>Max. Gross Retail SF</i>	(not permitted)	4,500 sf**
<i>Max. Gross Industrial SF</i>	(not permitted)	- 0 -
<i>Potential F.A.R</i>	--	1

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

** Not allowed as a standalone use; must be within or attached to a multi-tenant building. Maximum floor area is 15% of building gross floor area.

The proposed rezoning is:

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

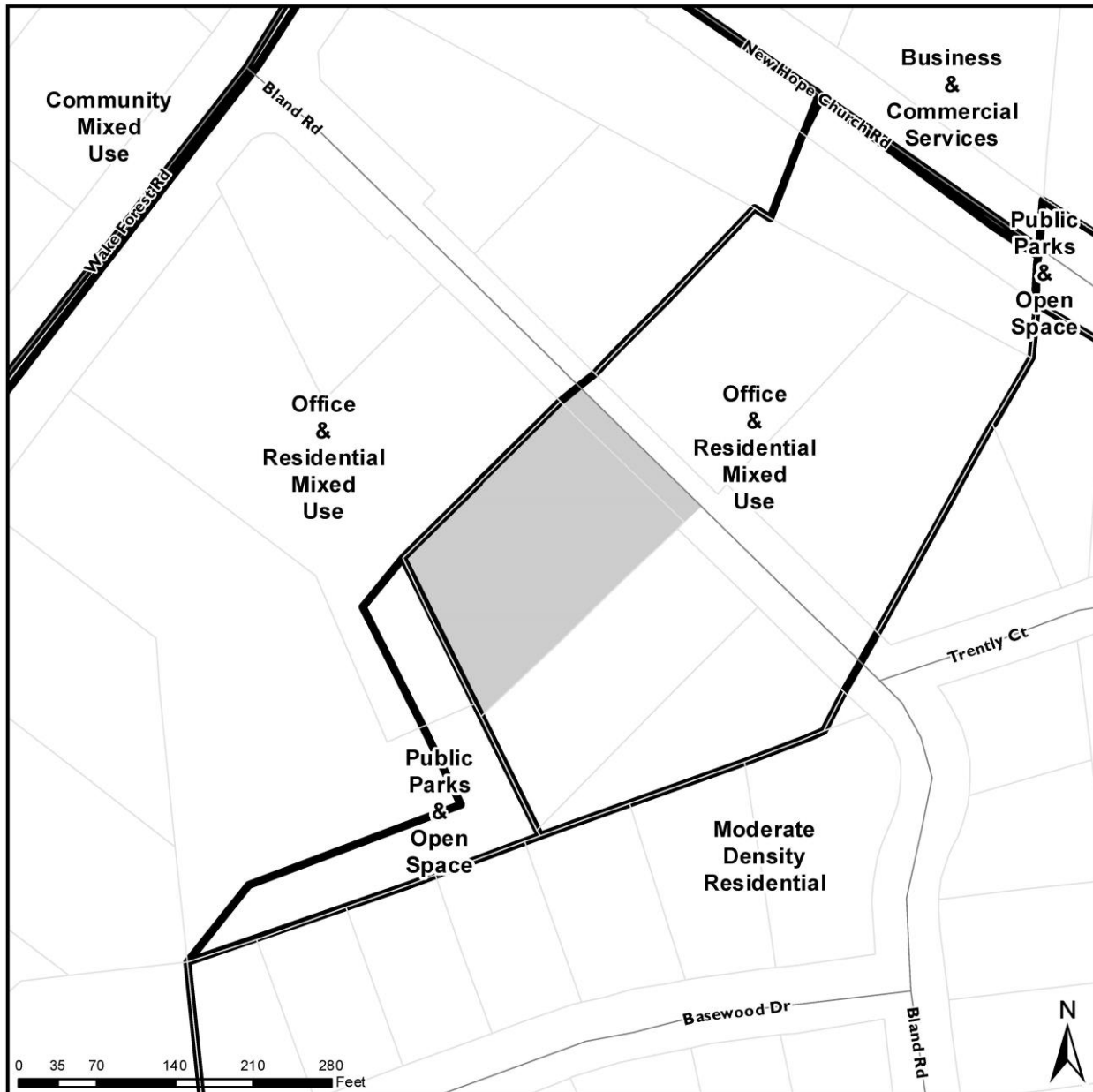
☐ **Incompatible.**

Analysis of Incompatibility:

n/a

Future Land Use Map

Z-5-2015

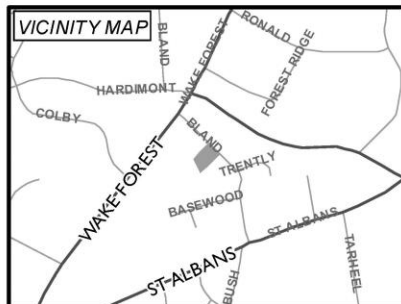


**Submittal
Date**

2/23/2015

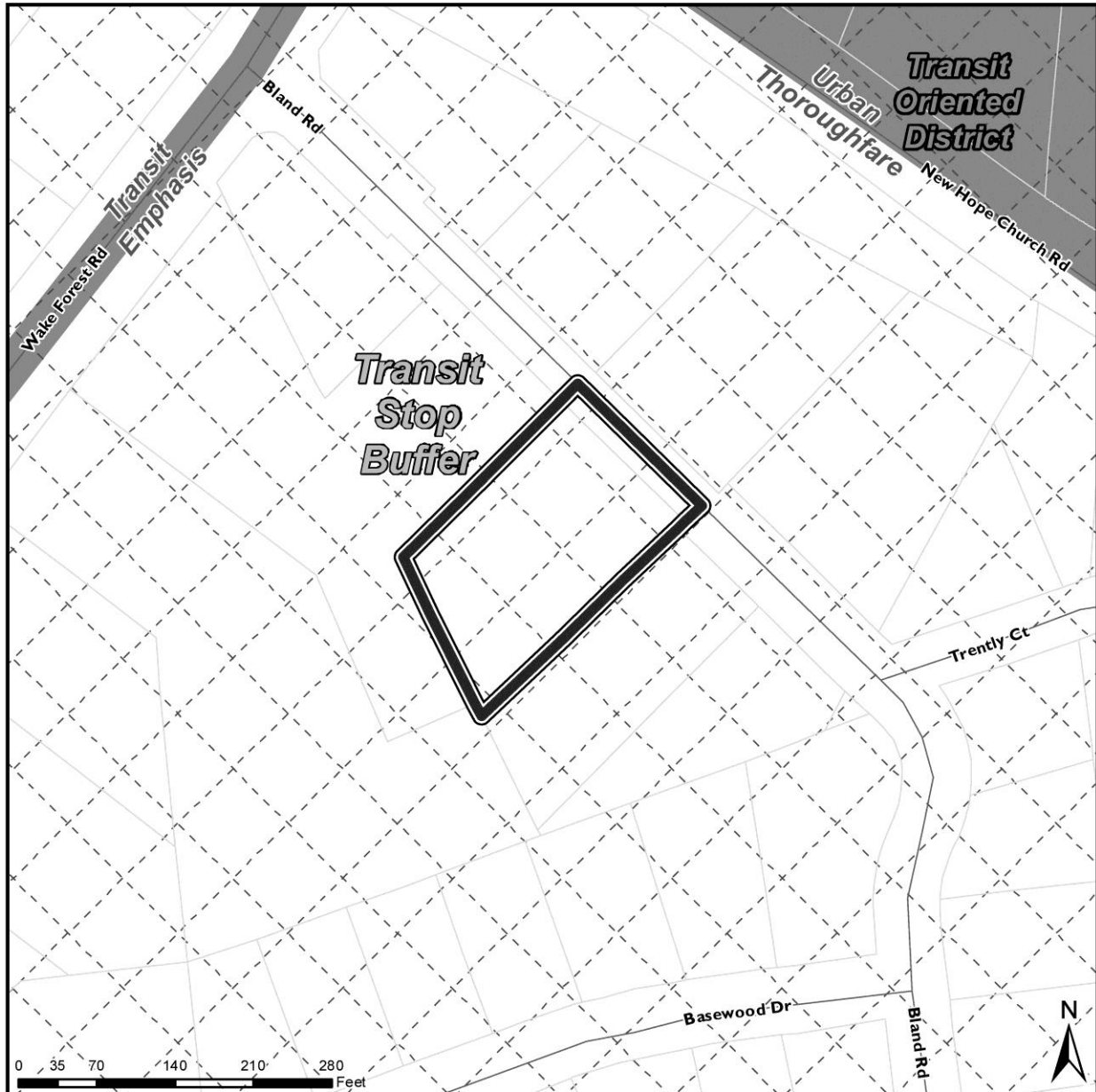
Request:

**0.79 acres from
R-6
to OX-3**



Urban Form Map

Z-5-2015



**Submittal
Date**

2/23/2015

Request:

**0.79 acres from
R-6
to OX-3**



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 consistent with the vision, themes, and policies of the Comprehensive Plan, as well as the Future Land Use and Urban Form designations for the property; permitted site uses and built form are commensurate with existing build-out and anticipated future build-out and land uses nearby. The Future Land Use Map designates the site as Office & Residential Mixed Use, which supports Office Mixed Use as the closest corresponding zoning district. Existing community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation:

☐ **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:

(None.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Increased opportunity for redevelopment of the site, through a broadening of potential uses.
- Opportunity to provide limited personal service or retail uses on site for the benefit of site residents and nearby residential areas.

3.2 Detriments of the Proposed Rezoning

(None identified.)

4. Impact Analysis

4.1 Transportation

This segment of Bland Road is a two-lane, ribbon-paved cross section without curb, gutter or sidewalks. It connects to both Wake Forest Road and St Albans Drive. There are no CIP projects planned in the areas adjacent to the site. The subject parcel is surrounded by commercial uses to the north and single-family residential uses to the south. There are no special circumstances with respect to driveway issues. Cross access to adjacent properties would be determined during site plan review. The proposed zoning, OX, allows for a maximum block perimeter of 3,000 feet. The block perimeter would be addressed during site plan review.

The expected change in PM peak hour trips is 122 veh/hr; the expected change in Daily trips is 428 veh/day. Rezoning case Z-5-2015 meets the requirement for a traffic study as shown in section 6.23.4.B (Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane road). OTP staff waives the traffic study requirement due to the low volume of Daily trips and the connection to both Wake Forest Road and St Albans Drive.

Impact Identified: None.

4.2 Transit

This area is served by Route 2 Falls of the Neuse which travels on Wake Forest Rd and Route 24L which travels on New Hope Church Rd. Route 2 stops are located northbound at Wake Forest/Colby and southbound in front of Eastgate Shopping Center. Route 24: stops are located on New Hope Church Rd at the Wal-Mart entrance and opposite the Wal-Mart entrance.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Big Branch
<i>Stormwater Management</i>	Subject to Article 9, Section 2
<i>Overlay District</i>	None

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	2,765 gpd	6,750 gpd
<i>Waste Water</i>	2,765 gpd	6,750 gpd

Impact Identified: The proposed rezoning would add approximately 3,985 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

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

Site is not adjacent to existing or planned greenway corridor, connector, or trail. Nearest trail is Marsh Creek Trail (1.2miles). Park services are available at Brentwood Park (1.2 miles).

Impact Identified: None.

4.6 Urban Forestry

This site is less than 2 acres and not subject to UDO Article 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

No known historic resources.

Impact Identified: None.

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 proposed rezoning is consistent with the Comprehensive Plan, Future Land Use Map, and Urban Form designation. Office Mixed Use is the closest corresponding zoning district for Office & Residential Mixed Use areas, and the proposed building height is compatible with surrounding residential and office uses.



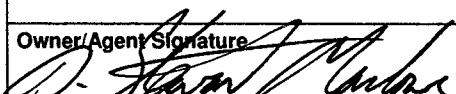
Planning & Development

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 checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Transaction Number
Existing Zoning Classification R-6 Proposed Zoning Classification Base District OX Height 3 Frontage	
If the property has been previously rezoned, provide the rezoning case number. NA	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	

GENERAL INFORMATION		
Property Address 3809 Bland Road, Raleigh, NC	Date	
Property PIN 1715-49-7250	Deed Reference (Book/Page)	DB 9483 Pg 0221
Nearest Intersection Bland Road and Wake Forest Road	Property size (in acres) 0.79 ac	
Property Owner/Address Catherine J. Tudor 645 Alken Parkway Fuquay-Varina, NC 27526-2001	Phone	Fax
	Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA/ Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713	Phone 919-484-8880	Fax 919-484-8881
	Email tony@tmtla.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

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
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.	Transaction Number Zoning Case Number 2-5-15

STATEMENT OF CONSISTENCY

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.

- | | |
|----|--|
| 1. | The property is consistent with the future land use, the future land use map designates Office & Residential Mixed use for the property. |
| 2. | The property is not located within an Urban Growth Center. |
| 3. | The rezoning request is consistent with the following Comprehensive Plan Policies: LU 4.5 "Connectivity"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.2 "Managing Commercial Development"; LU 5.5 "Transitional & Buffer Zone Districts"; LU 5.6 "Buffering Requirements" |
| 4. | |

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

- | | |
|----|--|
| 1. | The rezoning of the property will bring additional office space into the area, which will bring jobs to local economy. |
| 2. | The permitted land uses size and scale are compatible with nearby residential office uses. |
| 3. | |
| 4. | |

SUMMARY OF ISSUES

A neighborhood meeting was held on January 28th 2015 to discuss a potential rezoning located at 3809 Bland Road, Raleigh NC. The neighborhood meeting was held at the Green Road Community Center, Room #5, 4201 Green Road, Raleigh NC 27604. There were approximately three neighbors in attendance of which only one was a neighbor of the site.

A summary of the general issues discussed were:

Proposed Future Improvements

1. The location of the future building and parking areas were discussed with the neighbors.
2. The location of the future landscape buffers and materials in required buffers were discussed with the neighbors.
3. We discussed the general concepts of future architecture proposed for the project.
4. We discussed the extent of the future roadway improvements required for Bland Road.

Attendance Roster:

Name

Address

John Presby
Dan Presby

3807 Bland Rd