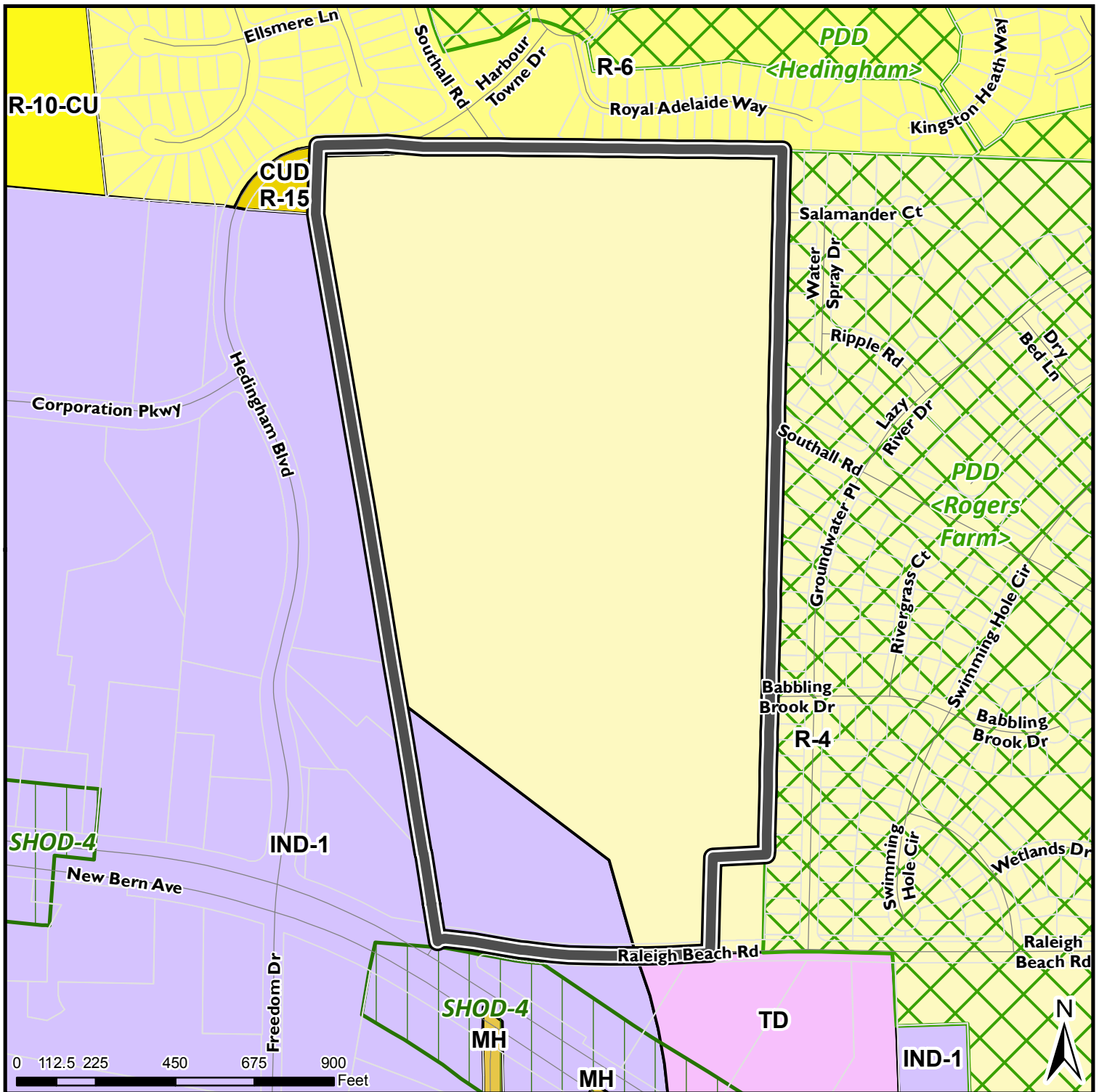


Existing Zoning Map

Z-6-2014



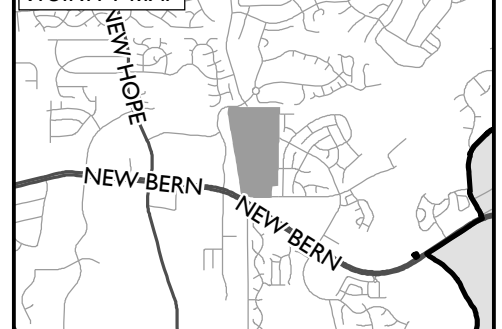
**Submittal
Date**

1/28/2014

Request:

**57.27 acres from
R-4 & IND-1
to RX-3-CU**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11586

Case Information Z-6-14 Raleigh Beach Road

<i>Location</i>	Raleigh Beach Road, northeast of its intersection with New Bern Avenue Address: 4805 Raleigh Beach Road PIN: 1734261556
<i>Request</i>	Rezone property from R-4 and I-1 to RX-3-CU
<i>Area of Request</i>	57.27 acres
<i>Property Owner</i>	Ruthie Sue Brewer and Deborah Rose Gambill P. O. Box 763 Wendell, NC 27591-0763
<i>Applicant</i>	Andrew Petesch Petesch Law 916 N. Blount Street Raleigh, NC 27604-1128
<i>Citizens Advisory Council</i>	NE CAC Chairperson Michi Vojta (919) 358-9266 michinjeri@yahoo.com
<i>PC Recommendation Deadline</i>	October 22, 2014

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>	Community Mixed Use
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 4.5 – Connectivity Policy LU 2.6 – Zoning and Infrastructure Impacts
<i>INCONSISTENT Policies</i>	None noted

Summary of Proposed Conditions

1. Some uses are prohibited.
2. Most limited and special uses are prohibited
3. Provision of 50' buffer adjacent to residentially-zoned properties
4. Residential development limited to 650 dwelling units or 16 dwellings per acre
5. Provision for distribution of allowed development intensity across subsequent parcels, if the original parcel is subdivided.
6. No construction material or equipment stored in buffer areas

Public Meetings

<i>Neighborhood Meeting</i>	<i>Committee</i>	<i>Planning Commission</i>
December 10, 2013	Date: Action	July 22, 2014: Initial Planning Commission discussion, item held August 12, 2014: Second Planning Commission discussion, item held September 9, 2014: Third Planning Commission discussion, item voted out with recommendation to approve.

☐ ***Valid Statutory Protest Petition***

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission recommends approval of this rezoning proposal and recommends that the City Council authorize a public hearing to be held on October 7 th .
<i>Findings & Reasons</i>	The Planning Commission finds this proposal to be reasonable and in the public interest.
<i>Motion and Vote</i>	Motion: Whitsett Second: Buxton In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling-Lewis, 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.

_____ Planning Director	Date	_____ Planning Commission Chairperson	8/12/14 Date
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Staff Coordinator: James Brantley james.brantley@raleighnc.gov



Zoning Staff Report – Case # Z-6-14

Conditional Use District

Case Summary

Overview

At 57 acres, this site is a relatively large undeveloped parcel of land in east Raleigh north of New Bern Avenue between North New Hope Road to the west and North Rogers Lane to the east. The site is occupied by one single family house and is traversed from north to south by an approximately 150' wide overhead transmission line easement. To the north and east of the site are single family neighborhoods, most notably Hedingham and Rogers Farm. A small townhouse development is located immediately to the northwest of the site. To the west, between Hedingham Boulevard and the western boundary of the property are a church and a daycare. South of the property, across Raleigh Beach Road, are two industrial/commercial buildings. Immediately to the southwest is a church. New Bern Avenue from the vicinity of the site, west to the I-440 Beltline, is mostly developed as a commercial strip.

The site forms much of the eastern boundary of a Mixed Use Center as designated on the City's Urban Form Map. The Mixed Use Center is clustered around the North New Hope Road/New Bern Avenue intersection and is anchored by a WalMart. New Bern Avenue approaching the Mixed Use Center from the east is designated as a Parkway Corridor.

Much of the New Bern Avenue corridor, including the site of the proposed rezoning, is designated "Community Mixed Use" on the Future Land Use Map. Land to the west and south of the site share this designation. The neighborhoods to the north and east of the site are designated for Low Density Residential. Land to the west is designated as a Mixed Use Center on the Urban Form Map.

The site is split zoned. Approximately 5 acres in the southwest corner of the parcel are zoned Industrial-1, the remainder is zoned R-4. The neighborhood to the east is zoned R-4 PDD and to the north, R-6. The small townhouse development at the northwest corner of the site is zoned R-15 CUD. Land to the west and south are zoned I-1 and TD CUD.

The high and flat portion of the site is in the northeast. From there the land slopes down to the southwest corner of the parcel, which is clipped by an un-named tributary of Crabtree Creek.

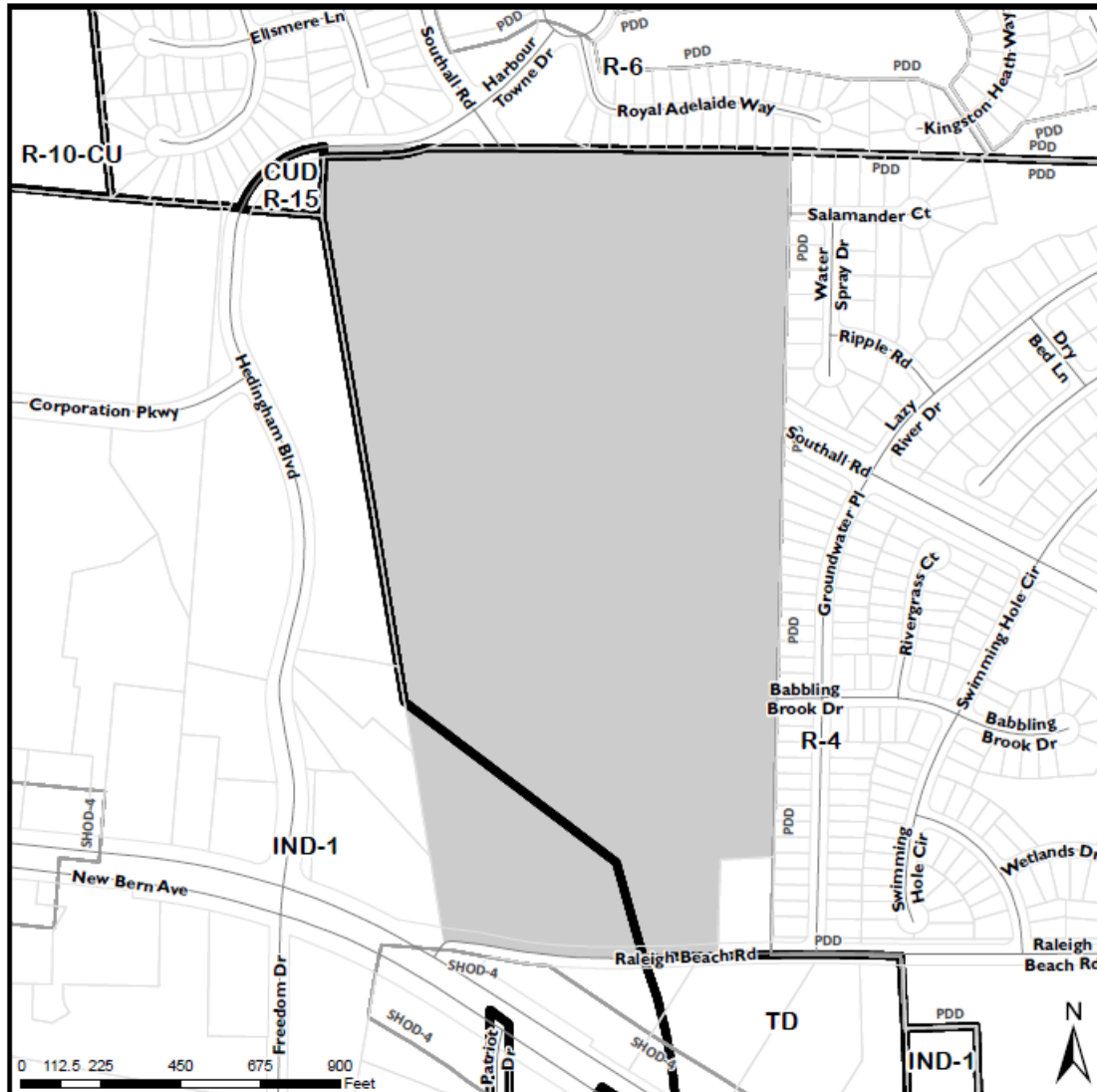
Outstanding Issues

<i>Outstanding Issues</i>	None noted	<i>Suggested Mitigation</i>	None noted
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ZONING REQUEST

Existing Zoning Map

Z-6-2014

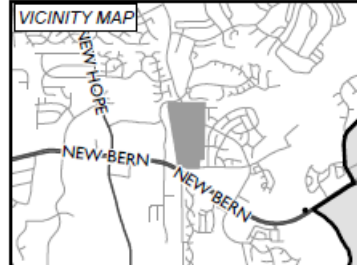


Submittal
Date

1/28/2014

Request:

57.27 acres from
R-4 & IND-1
to RX-3-CU



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-4, I-1	R-6	R-4, I-1, TD	R-4	I-1
<i>Additional Overlay</i>			SHOD-4	PDD	
<i>Future Land Use</i>	Community Mixed Use	Low and Moderate Density Residential	Community Mixed Use	Low Density Residential	Community Mixed Use
<i>Current Land Use</i>	Vacant	Single family houses	Commercial	Single family houses	Church daycare, vacant
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	Mixed Use Center	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	4 dwellings per acre (R-4 section); residential not allowed (I-1 section)	16 dwellings per acre
<i>Setbacks:</i>		
<i>Front:</i>	20' (R-4), 50' (I-1)	10' to 30'
<i>Side:</i>	10' (R-4), 0', aggregate 40'(I-1)	0' or 6'
<i>Rear:</i>	30' (R-4), 0' (I-1)	20'
<i>Retail Intensity Permitted:</i>	0.3 FAR (I-1 portion only)	Cannot be determined
<i>Office Intensity Permitted:</i>	0.5 FAR (I-1 portion only)	Cannot be determined

*Assumes apartment building

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	57.27 acres	57.27 acres
<i>Zoning</i>	I-1, R-4	RX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	Cannot be determined	2,446,000*
<i>Max. # of Residential Units</i>	163	650
<i>Max. Gross Office SF</i>	120,000 sq. ft.	Cannot be determined
<i>Max. Gross Retail SF</i>	66,000 sq. ft.	Cannot be determined
<i>Max. Gross Industrial SF</i>	Cannot be determined	Not allowed

<i>Potential F.A.R</i>	Cannot be determined	0.97 FAR*
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*The development intensities for proposed zoning districts were estimated using the **Envision Tomorrow** impact analysis tool. Reasonable assumptions are factored into the analysis to project the worst case development scenario for the proposed rezoning. The estimates presented in this table are rough estimates intended only to provide guidance for analysis in the absence of F.A.R's and density caps for specific UDO districts.

The proposed rezoning is:

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

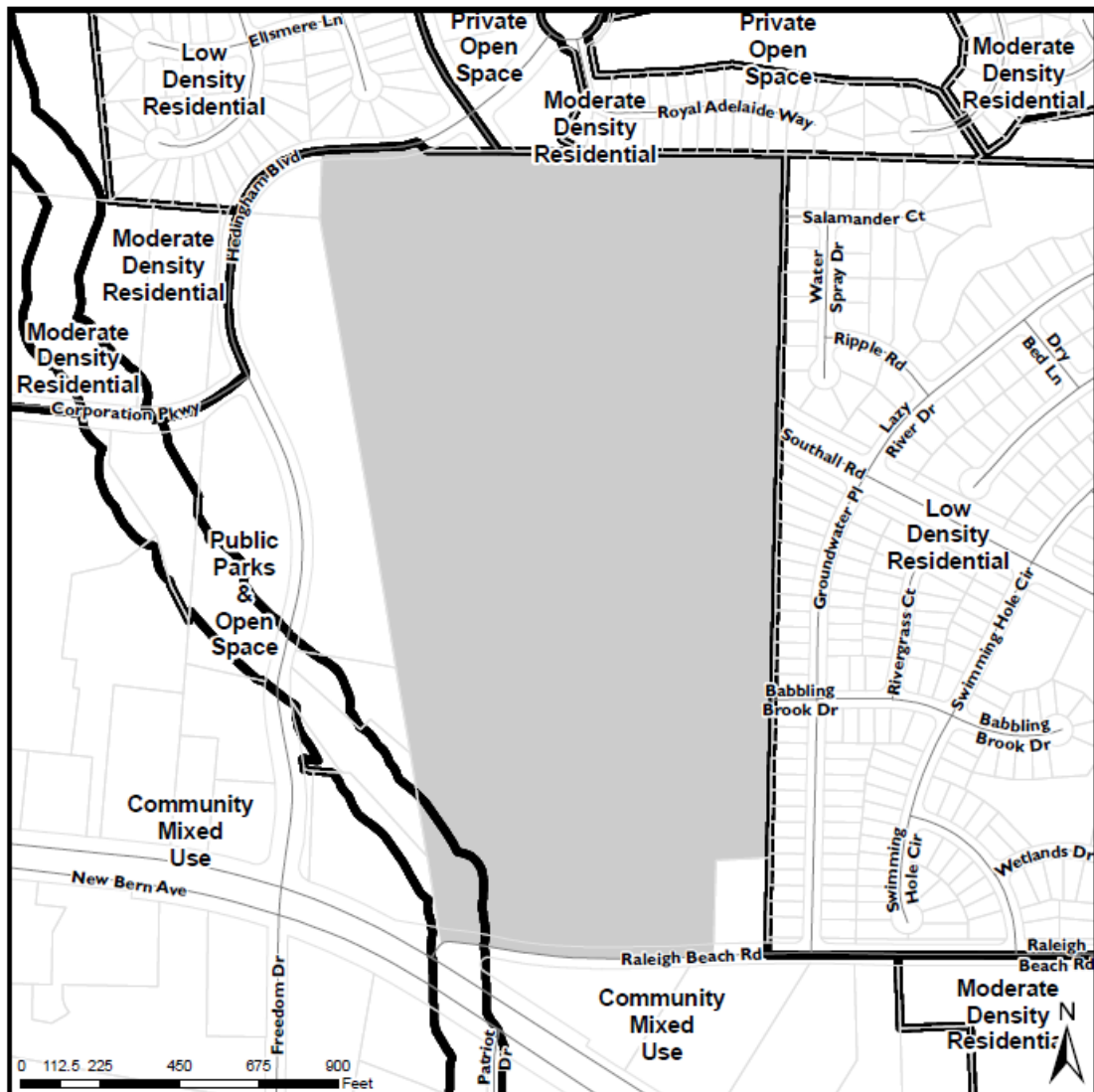
☐ **Incompatible.**

Analysis of Incompatibility:

Although the site is designated for Community Mixed Use on the FLUM, higher density housing as implied by the RX zoning district (rather than commercial development) would provide a transition between the lower density residential areas to the north and east and the retail uses to the west and south. Given the size of the parcel, it is possible to step down residential density along the property's perimeter where there is adjacent single family housing.

Future Land Use Map

Z-6-2014

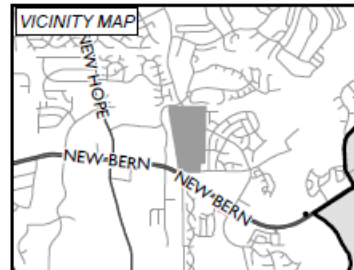


Submittal
Date

1/28/2014

Request:

57.27 acres from
R-4 & IND-1
to RX-3-CU



2. Comprehensive Plan Consistency Analysis

All rezoning petitions are subject to a four point test for consistency, as per the guidance of Section A.1 of the Comprehensive Plan:

1. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
2. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
3. 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?
4. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Staff finds this case consistent. The proposal meets tests 1 and 3. Per test 2, although the property is designated Community Mixed Use on the Future Land Use Map, RX-3 is not inappropriate for the location, given that it lies between a retail center to the west and single family housing to the east. Given the size of the property and its development potential, a Traffic Impact Analysis has been prepared. Consequently test 4 will be met when road connections and road improvements required by the City are constructed.

2.1 Future Land Use

Future Land Use designation:

Community Mixed Use

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The Community Mixed Use Designation does not preclude residential development, but it does create the possibility for higher density housing. Retail might not be suitable for this parcel, since there are underperforming retail developments in the vicinity, and access to the site from New Bern Avenue will be problematic due to the existing intersection configuration of New Bern Avenue and Raleigh Beach Road.

2.2 Urban Form

Not applicable, no Urban Form designations for this property.

2.3 Policy Guidance

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

None noted

2.3 Area Plan Policy Guidance

Not applicable, no area plan exists for this locale.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposal could provide additional housing fairly close in to town, with transit access available in the New Bern Avenue corridor. Nearby underperforming shopping areas could be invigorated by increased population in the area. This is a relatively large plot of land and provides a rare opportunity for a unified development scheme.

3.2 Detriments of the Proposed Rezoning

A full build-out of residential development at 3 stories and 16 dwellings per acre could strain the infrastructure of the area. Access to New Bern Avenue may require a reconfiguration of the intersection of Raleigh Beach Road and New Bern Avenue.

4. Impact Analysis

4.1 Transportation

1. Raleigh Beach Road is classified as a two lane undivided avenue according to Map T-1 of the 2030 Comprehensive Plan and requires a total of 64' of R/W. The petitioner will need to dedicate 32' of R/W measured from the existing centerline to the subject parcel if the R/W does not currently exist.
2. The block perimeter for the proposed site is greater than 6,000 feet. Section 8.3.2 of the Unified Development Ordinance identifies a maximum block perimeter of 3,000 feet for development that is four stories or less under the Residential Mixed Use zoning classification. New public streets may be required to maintain a well-connected street network to meet this standard.

Impact Identified:

Traffic Impact Analysis was requested and has been submitted.

4.2 Transit

Currently the closest transit stop is New Hope/New Bern. Both the City of Raleigh Short Range Transit Plan and the Wake County 2040 Transit Study call for extending transit to this area.

Impact Identified: This development will increase demand for transit in this area.

4.3 Hydrology

1. The site is subject to Part 10, Chapter 9 Stormwater Regulations.
2. Alluvial soil types Wo (Wehadkee and Bibb soils) Me (Mantachie soil) appears to be on site
3. Some Neuse River Buffer in the southwest corner of the property

Floodplain	No FEMA Floodplain present
Drainage Basin	Crabtree and Neuse
Stormwater Management	Subject to Part 10, Chapter 9
Overlay District	none

Impact Identified: None noted.

4.5 Parks and Recreation

A planned greenway corridor exists in the southwestern corner of the site. At time of plan review, greenway corridor will need to be dedicated. Greenway connectivity through site is unlikely. Park Services are provided by Marsh Creek Community Center (2.6 miles distant) and the proposed Milburne site (0.68 miles).

4.6 Urban Forestry

This rezoning is will have an impact on the application of UDO 9.1 Tree Conservation to the property.

Impact Identified:

1. Fences that cause tree disturbing activity when installed are not allowed in tree conservation areas or if installation disturbs the critical root zone of trees in the designated tree conservation area.
2. Tree conservation areas are only acceptable as outlined in UDO requirements Article 9.1.

4.7 Designated Historic Resources

N/A

4.8 Community Development

N/A

4.9 Appearance Commission

N/A

4.10 Impacts Summary

The primary impact will be upon the road network. A Traffic Impact Analysis has been provided.

4.11 Mitigation of Impacts

Road connections and intersection improvements will be required at time of subdivision.

5. Conclusions

The proposal is consistent with the Future Land Use Map and is compatible with surrounding land uses. Although the Future Land Use Map calls for Community Mixed Use on the property, RX-3 is a reasonable zoning category for the property.



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

Received
July 16, 2014
10 AM
JWB

Second Amended Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Transaction Number
Existing Zoning Classification: <u>R-4 & I-1</u> Proposed Zoning Classification Base District: <u>RX</u> Height: <u>3 Stories</u> Frontage: <u>None</u>	
If the property has been previously rezoned, provide the rezoning case number. Z-6-14	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 380606	<u>Z-6-14</u>

GENERAL INFORMATION			
Property Address 4805 Raleigh Beach Road, Raleigh NC		1/27/2014 Revised <u>5/30/2014</u> <u>7/16/14 igp</u>	
Property PIN 1734261556 000			
Nearest Intersection Raleigh Beach Road & New Bern Avenue		Property size (in acres) <u>57.27</u>	
Property Owner Ruthie Sue Brewer & Deborah Rose Gambill PO Box 763 Wendell NC 27591-0763	Phone	Fax	
	Email		
Project Contact Andrew Petesch Petesch Law 916 N Blount Street Raleigh, NC 27604-1128	Phone 919-345-0442	Fax 888-848-9605	
	Email andy@peteschlaw.com		
Owner/Agent Signature <u>Ruthie Sue Brewer</u> <u>Attorney in fact for owners</u>	Email andy@peteschlaw.com		

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



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

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-6-14		Transaction Number
Date Submitted: 5/30/2014 7/16/14		

NARRATIVE OF ZONING CONDITIONS OFFERED

1.	The following uses shall be prohibited: <ul style="list-style-type: none">• Dormitory, fraternity, sorority;• Rest Home;• Outdoor sports or entertainment facility of less than 250 seats; and• Hospitality House.
2.	Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except: <ul style="list-style-type: none">• Health Club shall be allowed as an accessory use;• Community Garden shall be allowed as an accessory use; and• Produce Stand shall be allowed as an accessory use.
3.	A buffer width of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. All portions of the subject parcel fronting Raleigh Beach Road shall be exclusively controlled by the applicable provisions of the City of Raleigh Unified Development Ordinance.
4.	Residential development on the subject parcel shall not exceed either six hundred fifty (650) total dwelling units or sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 57.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.
5.	During construction, no construction materials, debris or equipment shall be stored, handled or parked within the buffer area.

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.

Revision 10.16.13

Owner/Agent Signature <i>Ruthie Sue Brewer</i> <i>Attorney in fact for owners</i>	Print Name Ruthie Sue Brewer Attorney-in-Fact for Owners
--	---



Planning & Development

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One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number 2-6-14</p>

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 proposed RX classification is consistent with the City's Future Land Use Map ("FLUM"), which designates the subject property as Community Mixed Use.
2.	The subject property does not include any centers or corridors on the City's Urban Form Map. It is adjacent to an area located to the immediate west, which is designated as a mixed-use center and includes a transit emphasis corridor and urban thoroughfares. A parkway corridor is designated to the south and east of the subject property.
3.	A portion of the subject property contains a legacy zoning classification (I-1), which already requires a rezoning in the next 12-18 months to align with the new UDO districts. A change to RX is consistent with Community Mixed Use, while the suggested districts listed in the City's Remapping Guidance Document for I-1 are not generally consistent with the Comprehensive Plan.
4.	Among other points in the 2030 Comprehensive Plan, an RX classification would allow for development that improves neighborhood connectivity (Pol. UD 5.3 & LU 4.5), fulfills the FLUM's purpose (Pol. LU 1.1), promotes compact development (Pol. LU 2.2) and healthy communities (Pol. LU 2.5), provides a density transition for low density neighborhoods to the immediate north and east (Pol. LU 5.4), and adds variation in housing types (Pol. LU 8.1) while also preserving open space (Pol. LU 8.9).

5.	LU 3.2 Location-Growth. The development of vacant properties shall occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including the provision of conservation areas. The subject property is within the Raleigh City limits.
6.	LU 4.5 Connectivity. New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors. The subject property, when developed, will complete and/or enhance connectivity with Southall Road, Corporation Parkway, Salamander Court, and Babbling Brook Drive.
7.	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 purpose of this rezoning is to allow development of multi-family housing in both the form of rental apartments and townhomes for sale, both of which will add to the housing stock available in East Raleigh.

PUBLIC BENEFITS

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

1.	The RX classification allows for diversity of future development for a significant parcel of land uniquely located between what is currently mostly low to medium density residential, retail, industrial, and civic uses.
2.	Given that this 57 acres parcel is located adjacent to an area designated as a mixed-use center on the Urban Form Map, RX allows for medium density residential development that would feed commercial retail investment in the mixed-use center.
3.	Improved connectivity with existing neighborhoods that factors in travel by motor vehicles as well as bicycles and pedestrians further enhances the potential benefits to the surrounding community. This includes connection to the greenway system.
4.	The potential for multi-family residential to the east of downtown Raleigh provides additional quality housing options close to a major growth area of the City that is more affordable than housing found in the immediate downtown area, which often commands premium rents and purchase prices.

Revision 10.16.13

URBAN DESIGN GUIDELINES

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

1.	All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.
2.	Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.
3.	A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.
4.	Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.
5.	New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
6.	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
7.	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
8.	If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.
9.	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
10.	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.

11.	<i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i>
12.	<i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i>
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i>
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i>
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i>
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i>
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i>
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i>
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>

SUMMARY OF ISSUES

A neighborhood meeting was held on December 10, 2013 to discuss a potential rezoning located at 4805 Raleigh Beach Road. The neighborhood meeting was held at Willow Oak Clubhouse in Hedingham Community, 4401 Willow Oak Road off Bartholomew Circle. There were **zero (0)** neighbors in attendance. The general issues discussed were:

Summary of Issues: **No issues were discussed as no neighbors attended the meeting.**

However, meeting notice letters were sent and received as Mr. Petesch received and responded to two separate requests (one via telephone and one via email) for additional information beyond what was included in the letter.

- Prior to the meeting date, a Mr. Ronald Smith (address unknown) spoke with Mr. Petesch via telephone. Mr. Smith was informed of the proposed development of multifamily dwellings on the subject property and was encouraged to attend the meeting. He stated that he planned to attend, but did not.
- After the meeting date, Jim Phillips, Property Manager Assistant for Northern Tool & Equipment, whose office is at 2800 Southcross Dr. W., Burnsville, MN 55306, contacted Mr. Petesch via email. Northern Tool & Equipment operates a store located at 4927 New Bern Ave, Raleigh, North Carolina. Mr. Phillips was informed of the proposed development of multifamily dwellings on the subject property. Mr. Phillips did not raise any issues with respect to the rezoning or potential for multifamily development at that location.