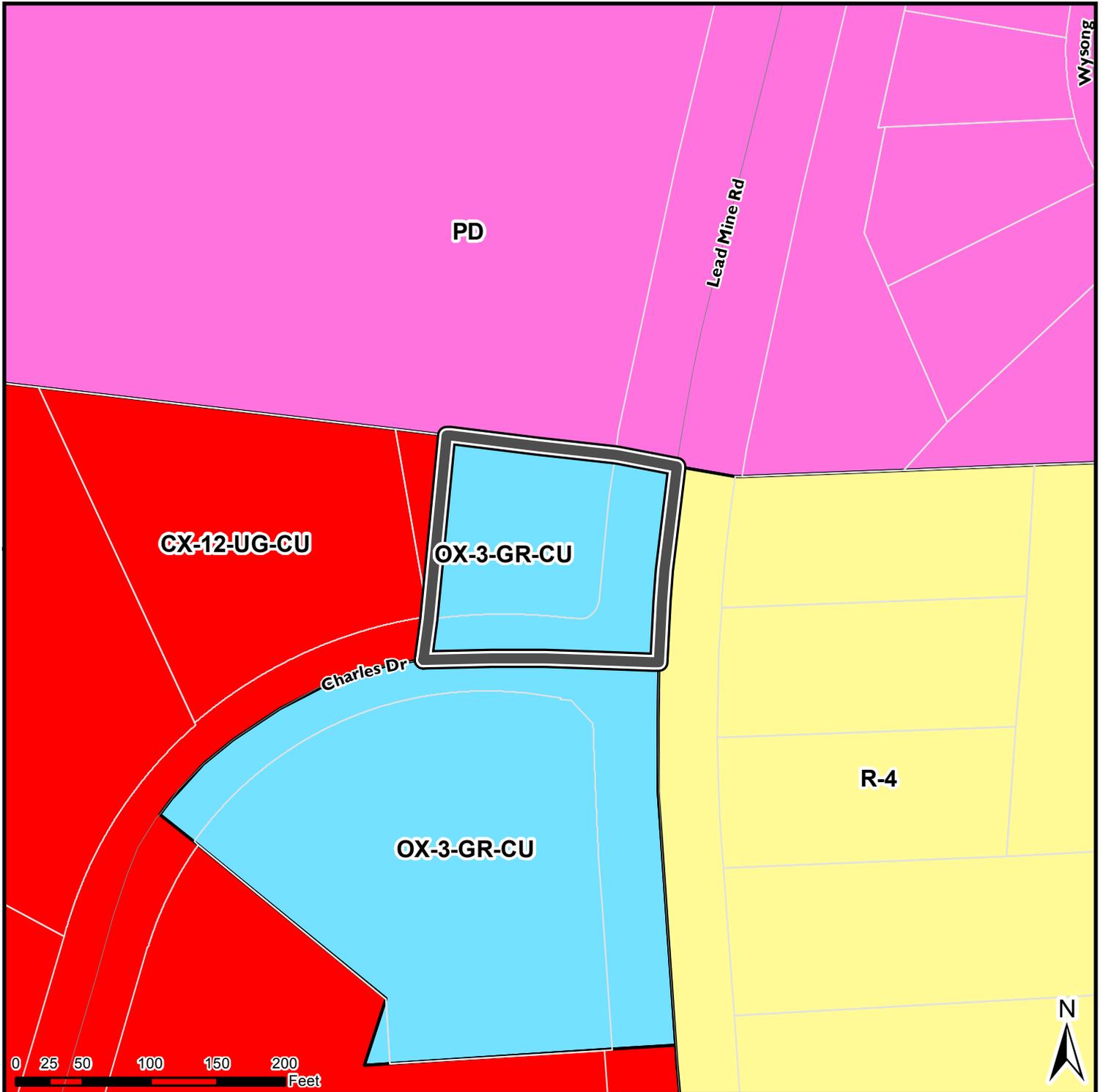


Existing Zoning Map

Z-6-2017

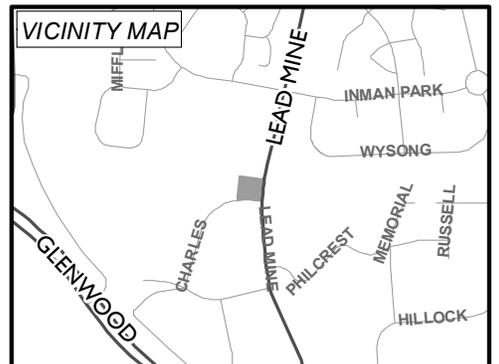


Submittal Date

3/3/2017

Request:

0.38 acres from
OX-3-GR-CU
to **OX-3-UG**





Certified Recommendation

Raleigh Planning Commission

CR# 11778

Case Information Z-6-17 Charles Drive

<i>Location</i>	Northwest quadrant of Lead Mine Road and Charles Drive Address: 2265 Charles Drive PIN: 0796623073
<i>Request</i>	Rezone property from Office Mixed Use-3 Stories-Green Frontage-Conditional Use (OX-3-GR-CU) to Office Mixed Use-3 Stories-Urban General Frontage (OX-3-UG)
<i>Area of Request</i>	0.38 acres
<i>Property Owner</i>	5040 Isabella Cannon Dr. Raleigh, NC, 27612
<i>Applicant</i>	Blue Sky Services Attn: Vincenzo Verdino 2810 2-A Yonkers Rd Raleigh, NC 27604
<i>Citizens Advisory Council (CAC)</i>	Northwest CAC Chairperson : Jay Gudeman: (919) 789-9884; jay@kilpatrickguteman.com
<i>PC Recommendation Deadline</i>	July 24, 2017

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 and Residential Mixed Use
<i>URBAN FORM</i>	Center: City Growth Corridor: Urban Thoroughfare (Lead Mine Road)
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy T 5.10 – Building Orientation Policy AP-C 2 – Crabtree Area Hillside Policy AP-C 3 – Crabtree Creek
<i>INCONSISTENT Policies</i>	None identified



Zoning Staff Report – Case Z-6-17

General Use District

Case Summary

Overview

The proposed zoning district is 0.38 acres situated at the northwest quadrant of Charles Drive and Lead Mine Road. The subject property is undeveloped with few trees. The property is relatively flat with little change in topography. The property is located north of Glenwood Avenue and the Crabtree Valley Mall and is a part of the Crabtree Area Plan.

The applicant seeks to rezone the property from Office Mixed Use-3 Stories-Green Frontage-Conditional Use (OX-3-GR-CU) to Office Mixed Use-3 Stories-Urban General Frontage (OX-3-UG). South of the subject property is a site under development, zoned Office Mixed Use-3 Stories-Green Frontage-Conditional Use. To the west and south is a property zoned Commercial Mixed Use – 12 Stories – Urban General – Conditional Use. The area is currently characterized by a mix of residential and office uses.

The purpose of the rezoning is to remove conditions placed on the property in 2002. The property is subject to conditions specifying building materials, building height and size, vehicular access, and exterior lighting. There is currently a condition that limits building size to 4,400 square feet. Eliminating this condition allows for a larger building to be built. This building would be regulated by the Urban General frontage, bringing the mass of the building closer to Charles Drive.

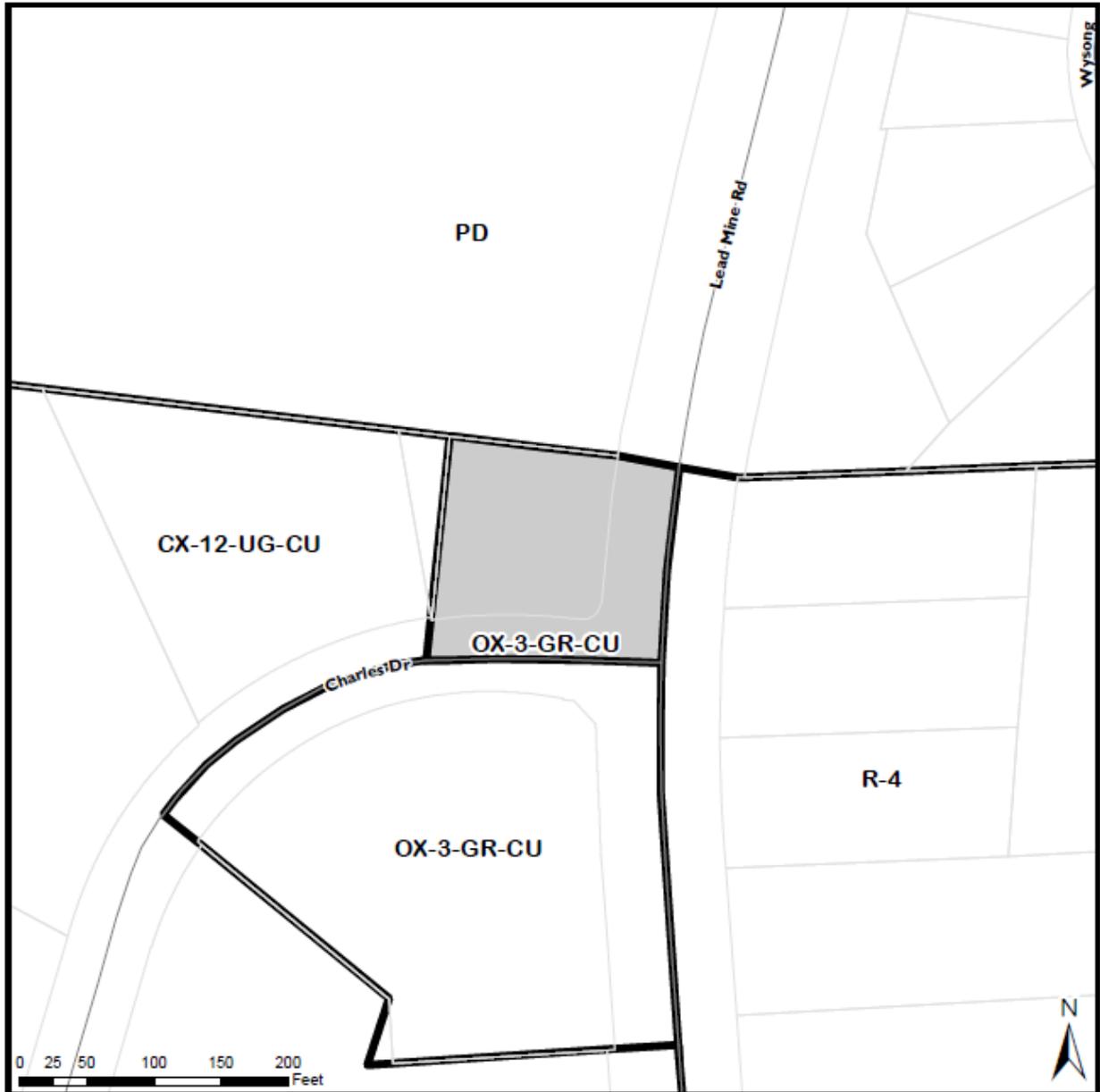
The future land use is Office and Residential Mixed Use. The property is surrounded by this future land use designation. The property is also located on the edge of a City Growth Center and Lead Mine Road is designated as an Urban Thoroughfare on the Urban Form Map. Properties to the South and West are also designated as a City Growth Center.

Outstanding Issues

<i>Outstanding Issues</i>	1. None	<i>Suggested Mitigation</i>	1. None
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Existing Zoning Map

Z-6-2017



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Office Mixed Use-3 Stories-Green Frontage-Conditional Use	Planned Development-Smith Estate	Office Mixed Use-3 Stories-Green Frontage-Conditional Use	Residential-4	Commercial Mixed Use – 12 Stories – Urban General – Conditional Use
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use
<i>Current Land Use</i>	Undeveloped, Vacant	Developed, Office	Developed, Office	Developed, Single Family	Developed, Multi-Family
<i>Urban Form (if applicable)</i>	City Growth Center; Urban Thoroughfare (Lead Mine Rd.)	None	City Growth Center; Urban Thoroughfare (Lead Mine Rd.)	Urban Thoroughfare (Lead Mine Rd.)	City Growth Center

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	50 du/ac (19 Units)	60 du/ac (23 Units)
<i>Setbacks:</i>	Green Fontage	Urban General Frontage
<i>Front:</i>	20'/50' (build to)	0/20' (build to)
<i>Side:</i>	20'/50' (build to)	0/20' (build to)
<i>Rear:</i>	5'	5'
<i>Retail Intensity Permitted:</i>	11,780	13,681
<i>Office Intensity Permitted:</i>	3,254	4,000

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	.38	.38
<i>Zoning</i>	OX-3-GR-CU	OX-3-UG
<i>Max. Gross Building SF (if applicable)</i>	22,621	26,690
<i>Max. # of Residential Units</i>	19	23
<i>Max. Gross Office SF</i>	11,780	13,681
<i>Max. Gross Retail SF</i>	3,254	4,000
<i>Max. Gross Industrial SF</i>	12,621	14,415
<i>Potential F.A.R</i>	1.37	1.62

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

The proposed rezoning is:

Compatible with the property and surrounding area.

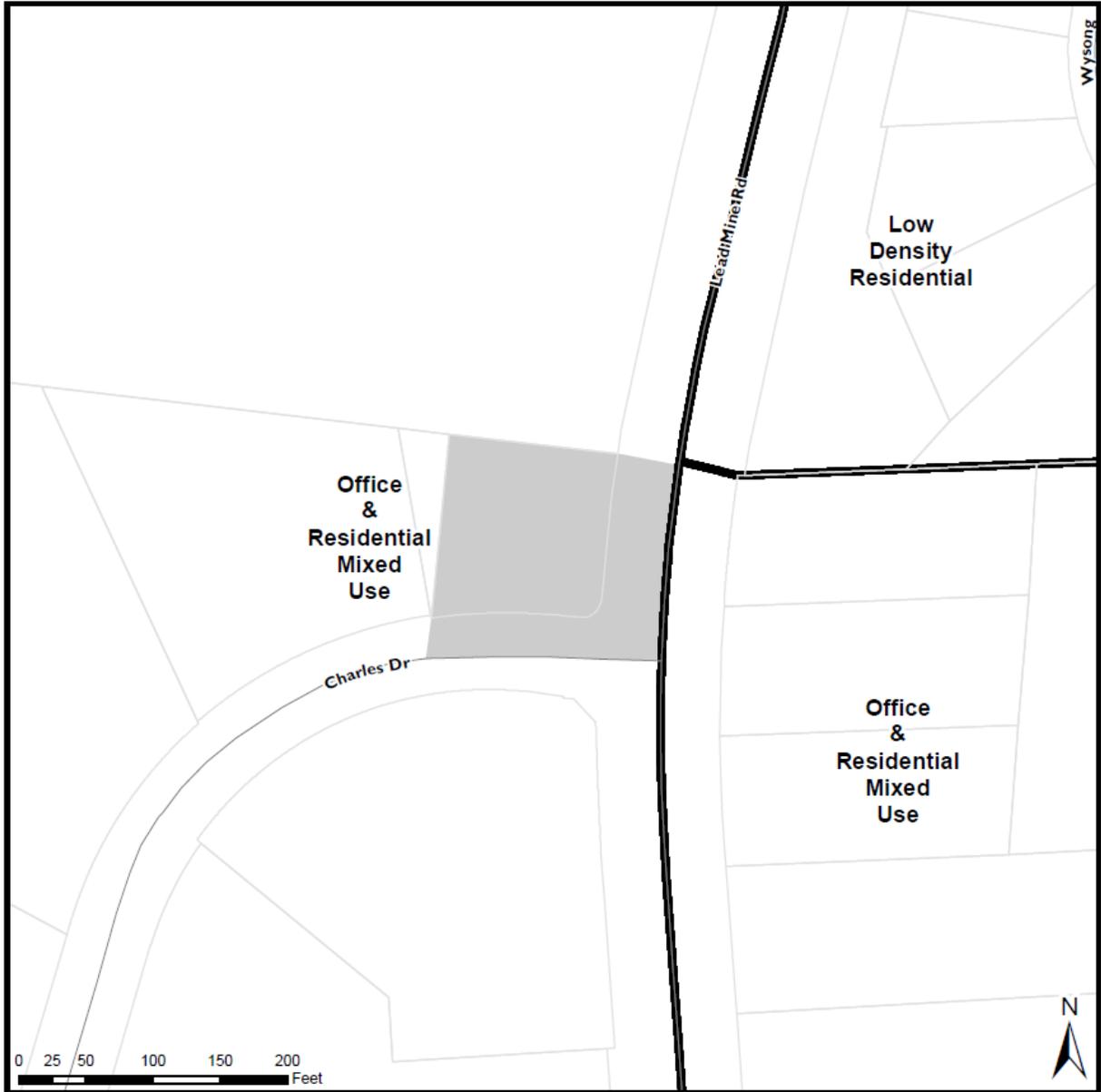
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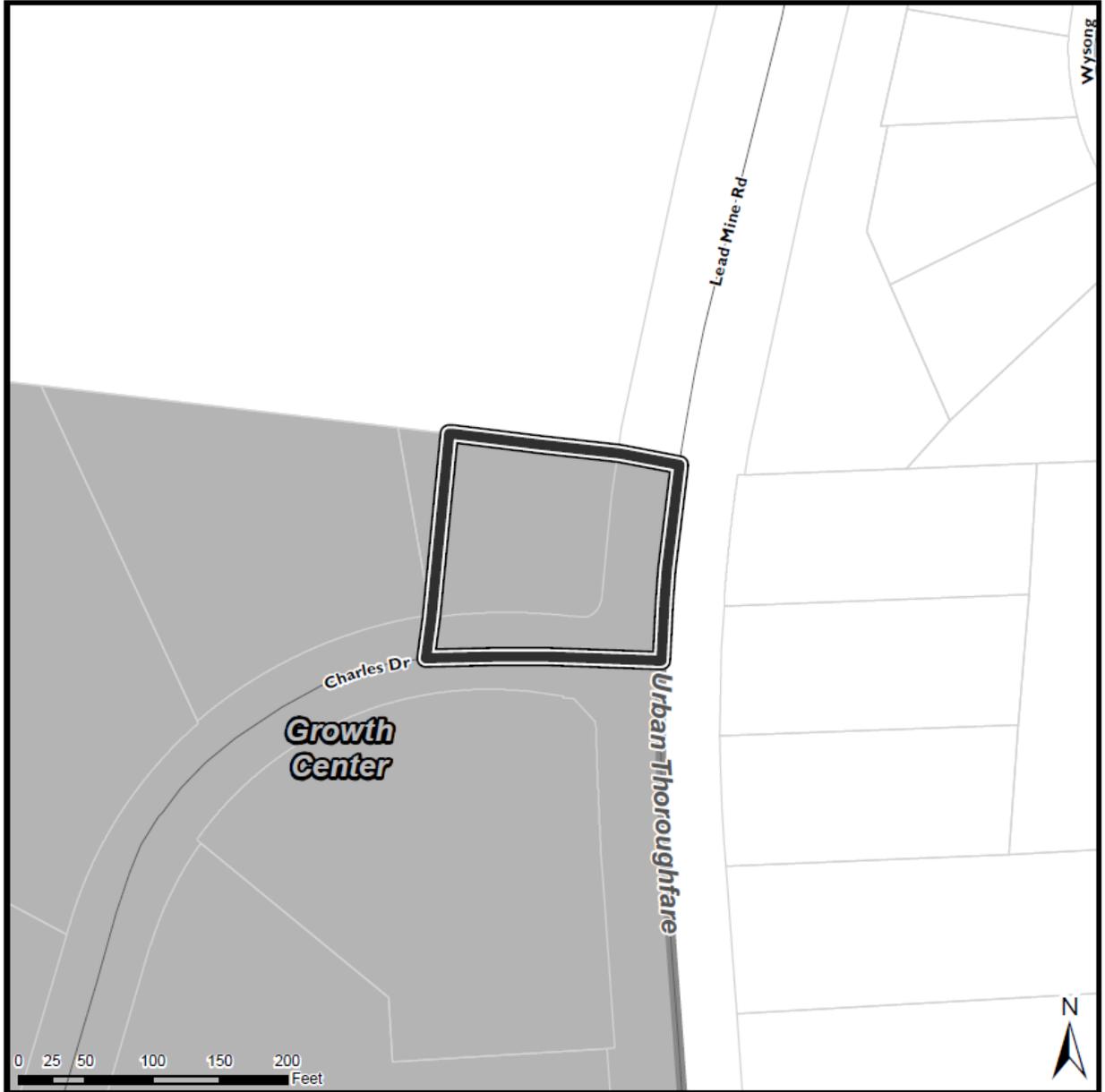
Analysis of Incompatibility:

The proposed zoning is compatible with the surrounding area. To the south are similarly and more intensely developed parcels.

Future Land Use Map

Z-6-2017





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:

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

- A. The proposal is consistent with the vision, themes, and policies contained in the Comprehensive Plan.
- B. Office Mixed Use with an Urban General frontage is specifically designated as the most appropriate zoning district for the Office and Residential Mixed Use future land use designation.
- C. N/A
- D. Community facilities and streets are available at City standards to serve the proposed zoning district for the property.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

Office Mixed Use is specifically designated as the most appropriate zoning district for the Office and Residential Mixed Use future land use designation. 3 Stories is an appropriate height for the edge of a City Growth Center per Table LU-2.

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:

An Urban General Frontage is a consistent frontage applied to most lots on Charles Drive, creating consistency in the urban form along Charles Drive. Urban General is an urban frontage that is compatible with Lead Mine Road's designation as an Urban Thoroughfare.

2.4 Policy Guidance

The rezoning request is **consistent** with the following Comprehensive Plan 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. See Text Box: Evaluating Zoning Proposals and Consistency with the Comprehensive Plan.

The proposed rezoning is consistent with the Future Land Use Map

Policy LU 2.6 – Zoning and Infrastructure Impacts: Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

Community facilities and streets are available at City standards to serve the proposed zoning district for the property.

Policy T 5.10 – Building Orientation: All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

Primary entrance will be publicly accessible, and easily discernible, and ADA-compliant per the Unified Development Ordinance code.

2.5 Area Plan Policy Guidance

The rezoning request is **consistent** with all Crabtree Area Plan policies.

Policy AP-C 2 – Crabtree Area Hillside: Hillside in the Crabtree area should be retained and not graded down for incongruous, large-footprint buildings. New structures on hillside and hilltops should fit into the terrain.

Subject property has little topography and is not located on a hillside. Grading of this property will not adversely affect the terrain.

Policy AP-C 3 – Crabtree Creek: Crabtree Creek and its tributaries should be left in a natural state with floodways, water quality and steep slopes protected from further environmental degradation.

Proposed rezoning is neither located in a floodway nor will it contribute to environmental degradation as a result of its development.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- The zoning district is consistent with the future land use map.
- The zoning district will help to facilitate consistent frontage for Charles Drive and Lead Mine Road.

3.2 Detriments of the Proposed Rezoning

- None identified.

4. Impact Analysis

[Assess impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.]

4.1 Transportation

This site is located in the northwest quadrant of Lead Mine Road and Charles Drive. Both Lead Mine Road (SR 1820) and Charles Drive (SR 1853) are maintained by the NCDOT. This segment of Charles Drive currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Curb and gutter is in place along the subject parcel's frontage on Lead Mine Road, but there is currently no sidewalk. Lead Mine Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). Charles Drive is a neighborhood street.

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-6-2017 site. Charles Drive is not listed in the City's roster of Streetscape projects or Traffic Calming projects.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are no public street stubs abutting the Z-6-2017 parcel. Public right-of-way is in place for a future connection between Marriot Drive and Lead Mine Road approximately 700 feet southwest of the Z-6-2017 site.

Site access will be provided via an existing curb cut on Charles Drive.

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-3 zoning is 3,000 feet. The block perimeter for Z-6-2017, as defined by public rights-of-way for Charles Drive, Marriot Drive and Lead Mine Road is ~2,100 feet.

The existing land is vacant generates no traffic. Approval of case Z-6-2017 would increase average peak hour trip volumes by less than 20 veh/hr in the AM peak and PM peak hours; daily trip volume will increase by less than 200 veh/day. Although there are known congestion issues along this segment of Lead Mine Road, a traffic impact analysis for case Z-6-2017 is waived by City staff due to its relative low trip generation potential.

Z-6-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-6-2017 Current Zoning Entitlements (Residential + Retail)	Daily	AM	PM
	953	31	87
Z-6-2017 Proposed Zoning Maximums (Residential + Retail)	Daily	AM	PM
	1,077	35	97
Z-6-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	124	4	10

Impact Identified: None

4.2 Transit

This section of Lead Mine Rd is currently served by GoRaleigh Route 23L Millbrook Crosstown Connector and both the City of Raleigh Short Range Transit Plan and the Wake County Transit Investment Strategy recommend continued service along this corridor. A sheltered stop is under construction on Lead Mine Rd at Overture at Crabtree. To advance Policy T 4.15 provide pedestrian connectivity to the referenced stop via Charles Dr and Lead Mine Rd.

Impact Identified:

Increased density will increase demand for transit along this corridor but it is not expected to exceed the capacity of the current system. Providing an ADA accessible pathway to the stop will help mitigate this impact.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Crabtree
<i>Stormwater Management</i>	Article 9.2 of the UDO
<i>Overlay District</i>	none

Impact Identified: No impacts identified

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	4750 GPD	4750 GPD
<i>Waste Water</i>	5750 GPD	5750 GPD

Impact Identified: No impacts for this site.

4.5 Parks and Recreation

1. There are no proposed or existing greenway corridors, trails, connectors or easements on this site. Nearest access to the Capital Area Greenway System is 0.4 miles at Crabtree Creek Trail.

2. Recreation services are provided by North Hills Park. Distance is 1.2 miles.
3. Greenway and parks access is via Lead Mine Road. To facilitate pedestrian connectivity, gaps in the pedestrian network on the west side of Lead Mine to North Hills are necessary.

Impact Identified:

4.6 Urban Forestry

The gross site acreage is less than 2 acres, this site is not subject to UDO Article 9.1.

Impact Identified: None.

4.7 Designated Historic Resources

The site is not located within or adjacent to a National Register Historic District and/or a Raleigh Historic Overlay District. It does include or is adjacent to any National Register individually-listed properties and/or Raleigh Historic Landmarks.

Impact Identified: None

4.8 Community Development

This site is not located in a redevelopment area.

Impact Identified: None

4.9 Impacts Summary

1. Increased density will increase demand for transit along this corridor but it is not expected to exceed the capacity of the current system. Providing an ADA accessible pathway to the stop will help mitigate this impact.
2. To facilitate pedestrian connectivity, gaps in the pedestrian network on the west side of Lead Mine to North Hills are necessary.

4.10 Mitigation of Impacts

1. Provide ADA accessible pathway to the stop will help mitigate this impact.
2. Pedestrian connectivity will be provided per UDO to mitigate gaps.

5. Conclusions

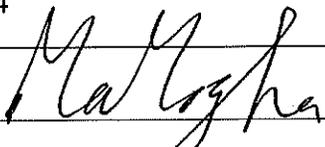
The applicant seeks to rezone the property from Rezone property from Office Mixed Use-3 Stories-Green Frontage-Conditional Use (OX-3-GR-CU) to Office Mixed Use-3 Stories-Urban General Frontage (OX-3-UG). The purpose is to remove conditions placed on the property in 2002. The property is subject to conditions specifying building materials, building height, vehicular access, and exterior lighting. The proposed zoning district and urban general frontage is consistent with the Comprehensive Plan and the Urban Form Map.

Rezoning Application



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <u>OX</u> Height <u>3</u> Frontage <u>GR</u> Overlay(s) <u>CU</u> Proposed Zoning Base District <u>OX</u> Height <u>3</u> Frontage <u>UG</u> Overlay(s) <u>CU</u> Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Transaction # Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
500987			

GENERAL INFORMATION			
Date <u>2/7/2017</u>	Date Amended (1)	Date Amended (2)	
Property Address <u>2265 Charles Dr, Raleigh, NC 27612</u>			
Property PIN <u>0796623073</u>		Deed Reference (book/page) <u>008732 / 01913</u>	
Nearest Intersection <u>Charles Dr & Leadmine Rd</u>			
Property Size (acres) <u>.38</u>	(For PD Applications Only) Total Units	Total Square Feet	
Property Owner/Address <u>5040 Isabella Cannon Dr, Raleigh, NC 27612</u>		Phone	Fax
		Email	
Project Contact Person/Address <u>Blue Sky Services Attn: Vincenzo Verdino</u> <u>2810 2-A Yonkers Rd</u> <u>Raleigh, NC 27604</u>		Phone <u>919-743-0030</u>	Fax <u>919-743-0031</u>
		Email <u>vincenzo@blueskyservices.com</u>	
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.



RECEIVED

MAR 03 2017

CITY OF RALEIGH
PLANNING DEPT.

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
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.	

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. Yes The proposed zoning is consistent with the 2030 comprehensive plan
- 2.
- 3.
- 4.

PUBLIC BENEFITS

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

- 1. Increases tax base for the community
- 2. Improving curb appeal of an abandoned vacant lot on a high traffic and highly visible corner
- 3. The development will create more employment and commerce in this district of Raleigh
- 4.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY

Transaction #

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
 - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

Click [here](#) to view the Urban Form Map.

1.	<p><i>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.</i></p> <p>Response: This is will not be a Mixed-Use development</p>
2.	<p><i>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.</i></p> <p>Response: This is will not be a Mixed-Use development</p>
3.	<p><i>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.</i></p> <p>Response: This is will not be a Mixed-Use development</p>
4.	<p><i>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.</i></p> <p>Response: Ingress/Egress directly from existing street to parking lot</p>
5.	<p><i>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.</i></p> <p>Response: No private Streets will be created with this developement</p>
6.	<p><i>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.</i></p> <p>Response: No parking will be between building at primary street</p>
7.	<p><i>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.</i></p> <p>Response: on-street parking is available on Charles Dr</p>
8.	<p><i>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.</i></p> <p>Response: The building will be located at the street intersection & parking on opposite end</p>
9.	<p><i>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.</i></p> <p>Response: Open space will be utilized as much as possible.</p>
10.	<p><i>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.</i></p> <p>Response: This criteria will be met</p>
11.	<p><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></p> <p>Response: Not applicable</p>
12.	<p><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></p> <p>Response: This criteria will be met</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: We aim to meet this criteria</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: Parking lot will not front primary street and will not dominate the frontage of secondary</p>

15.	<p><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></p> <p>Response: We will accomodate this requirement</p>
16.	<p><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 cane make a significant improvement.</i></p> <p>Response: There will be no parking structures</p>
17.	<p><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></p> <p>Response: N/A</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: N/A</p>
19.	<p><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></p> <p>Response: This lot was previously developed so it does not represent the natural landscape</p>
20.	<p><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></p> <p>Response: We will accomodate this requirement</p>
21.	<p><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></p> <p>Response: We will accomodate this requirement</p>
22.	<p><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></p> <p>Response: We will accomodate this requirement</p>
23.	<p><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></p> <p>Response: We will work with the city of Raleigh to incorporate the best architectural elements</p>
24.	<p><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></p> <p>Response: We will accomodate this requirement</p>
25.	<p><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></p> <p>Response: We will accomodate this requirement</p>
26.	<p><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></p> <p>Response: We will accomodate this requirement</p>

Z-44-02 Lead Mine Road, west side, north of Charles Drive, being Wake County PIN 0796.19-62-3073. Approximately 0.35 acre rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (7/17/02)

A. Vehicular access to the property will be provided exclusively from Charles Drive. There will be no direct access to Lead Mine Road.

B. Any reimbursement for future right-of-way dedication shall be at existing R-4 values.

C. No structure or building shall exceed 2 stories or 35 feet in height.

D. No building will exceed more than 4,400 square feet floor area gross. In addition, the architectural design of the building will have a traditional residential appearance, compatible with surrounding residences: a majority (minimum of 50%) of the exterior façade of the building will consist of brick, and/or stucco, or wood, and it will have a pitched roof (3:12 minimum) and windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations.

E. Upon development of the property, exterior lighting shall be aimed downward and shielded so as to minimize direct view of the light source from adjacent residentially zoned properties.

F. The owner of the property of Richmond Hill Apartments (P.I.N. 0769.19 60 0898) shall be notified by certified mail by applicant of any site plan filed with the City of Raleigh.

G. The following uses, normally permitted in O&I-1, shall not be permitted: banks, cemeteries, funeral homes, libraries, art galleries, museums, emergency shelters Type B, telecommunications towers, parking decks, orphanages, and correctional or penal facilities.

Z-6-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-6-2017 Current Zoning Entitlements (Residential + Retail)	Daily	AM	PM
	953	31	87
Z-6-2017 Proposed Zoning Maximums (Residential + Retail)	Daily	AM	PM
	1,077	35	97
Z-6-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	124	4	10
Z-6-2017 Traffic Study Worksheet			
6.23.4	Trip Generation		Meets TIA Conditions? (Y/N)
A	Peak Hour Trips \geq 150 veh/hr		No, the change in average peak hour trip volume is less than 20 veh/hr
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street		No
C	More than 100 veh/hr trips in the peak direction		No
D	Daily Trips \geq 3,000 veh/day		No, the change in average daily trip volume is less than 200 veh/day
E	Enrollment increases at public or private schools		Not Applicable
6.23.5	Site Context		Meets TIA Conditions? (Y/N)
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]		No
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]		Waived by OTP staff due to low trip generation
C	Creates a fourth leg at an existing signalized intersection		No
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.		No
E	Access is to/from a Major Street as defined by the City's Street Plan Map		No
F	Proposed access is within 1,000 feet of an interchange		No
G	Involves an existing or proposed median crossover		No
H	Involves an active roadway construction project		No
I	Involves a break in controlled access along a corridor		No
6.23.6	Miscellaneous Applications		Meets TIA Conditions? (Y/N)
A	Planned Development Districts		No
B	In response to Raleigh Planning Commission or Raleigh City Council concerns		None received by Transportation Planning as of March 7, 2017

Norman and Fay Currin
2008 Philcrest Rd
Raleigh, NC 27612

(January 19th, 2017)
Norman and Fay Currin:
Re: 2265 Charles Dr, Raleigh NC

You are invited to attend a neighborhood meeting on Tuesday January 31th, 2017. The meeting will be held at The Optimist Park Community Center at 5900 Whittier Drive in Raleigh and will begin at 6:00pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2265 Charles Dr, Raleigh NC. This site is currently zoned OX-3-GR-CU and is proposed to be rezoned to CX-3-UG-CU.

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 be notified of the meeting.

More information is also available at the Department of City Planning
Web address: www.raleighnc.gov | E-mail rezoning@raleighnc.gov

If you have any concerns or questions, I can be reached at (919) 743 -0030.

Thank you,
Vincenzo Verdino
Blue Sky Services

SVT Crabtree Overlook Limited
Starwood Capital Group
591 W. Putnam
Greenwich Ct 06830

(January 19th, 2017)
SVT Crabtree Overlook Limited:
Re: 2265 Charles Dr, Raleigh NC

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If you have any concerns or questions, I can be reached at (919) 743 -0030.

Thank you.
Vincenzo Verdino
Blue Sky Services

Crabtree Apartments Associates
2251 Charles Dr
Raleigh, NC 27612

(January 19th, 2017)
Crabtree Apartments Associates:
Re: 2265 Charles Dr, Raleigh NC

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If you have any concerns or questions, I can be reached at (919) 743 -0030.

Thank you.
Vincenzo Verdino
Blue Sky Services

OKSABUK LLC
Dr. Charles Kubasko
4517 Leadmine Rd
Raleigh, NC 27612

(January 19th, 2017)
Okasbuk LLC:
Re: 2265 Charles Dr, Raleigh NC

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Web address: www.raleighnc.gov | E-mail rezoning@raleighnc.gov

If you have any concerns or questions, I can be reached at (919) 743 -0030.

Thank you.
Vincenzo Verdino
Blue Sky Services

Fuller Heights Housing Corp
0 Charles Dr
Raleigh, NC 27612

(January 19th, 2017)
Fuller Heights Housing Corp:
Re: 2265 Charles Dr, Raleigh NC

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Thank you.
Vincenzo Verdino
Blue Sky Services

Inman Park Community Assoc Inc
Charles Management Crop
PO BOX 97243
Raleigh, NC 27624

(January 19th, 2017)

Inman Park Community Assoc Inc:
Re: 2265 Charles Dr, Raleigh NC

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Thank you.
Vincenzo Verdino
Blue Sky Services

SUMMARY OF ISSUES

A neighborhood meeting was held on Jan 31st, 2017 (date) to discuss a potential rezoning located at 2265 Charles Dr, Raleigh (property address).

The neighborhood meeting was held at Optimist Community Center, 5900 Whittier Dr (location).

There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:
