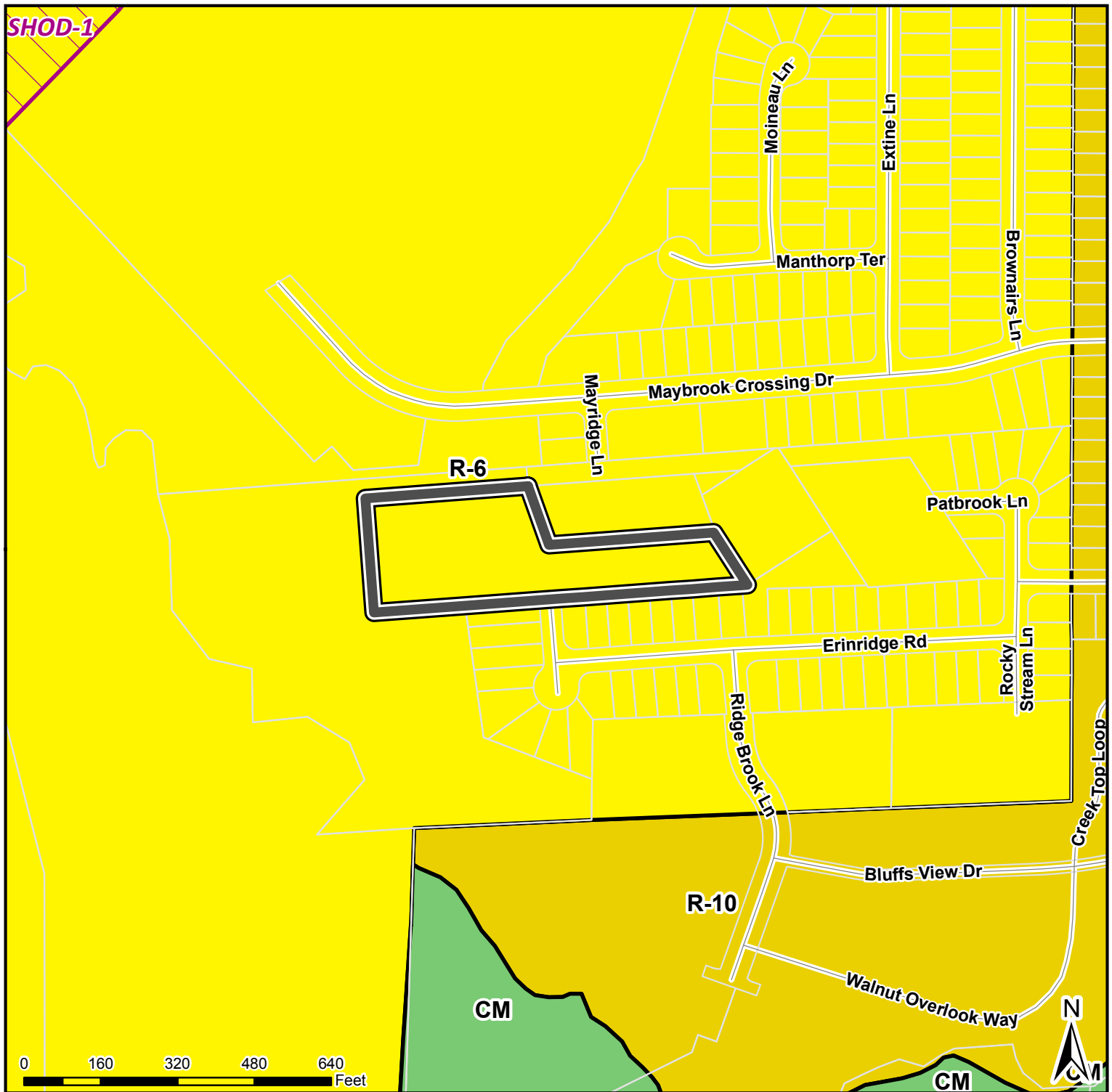
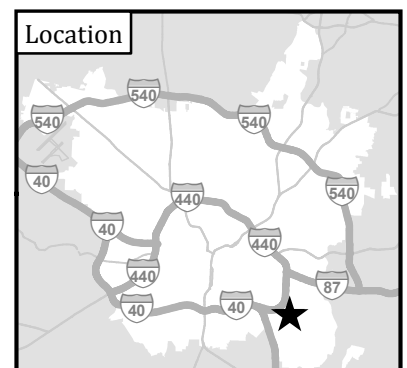


Existing Zoning

Z-6-2018



Property	1712 Mayridge Ln
Size	2.98 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-6-18 MAYRIDGE LANE

Location	South of Maybrook Crossing Drive on the western side of S New Hope Road; across Walnut Creek from the Coastal Credit Union Music Park. Address: 1712 Mayridge Lane PIN: 1722783541
Request	Rezone property from R-6 to R-10-CU
Area of Request	2.98 acres
Corporate Limits	The subject site is outside of Raleigh's corporate limits but within the ETJ and adjacent on three sides to City limits. The site will need to be annexed to receive water and sewer service.
Property Owner	Squared Corners Construction, LLC
Applicant	Veteran Engineering Associates, Inc.
Citizens Advisory Council (CAC)	Southeast CAC Ulysses Lane, ulane6@nc.rr.com Lee Weaver, leeweaver1@yahoo.com
PC Recommendation Deadline	July 23, 2018

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN GUIDANCE

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 8.1—Housing Variety Policy LU 8.5—Conservation of Single-Family Neighborhoods Policy LU 8.9—Open Space in New Development Policy LU 8.10—Infill Development Policy EP 2.3—Open Space Preservation Policy H 1.8—Zoning for Housing Policy PR 3.8—Pedestrian Links to Greenways

<i>INCONSISTENT Policies</i>	None
-------------------------------------	------

SUMMARY OF PROPOSED CONDITIONS

1. Density limited to 6.04 dwelling units per acre. 2. Set aside 40 percent of site for open space. 3. Provide public pedestrian access to existing greenway.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
3/5/2018	3/8/2018 4/12/2018; 6 (Y)- 5 (N)	4/24/2018	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	
<i>Motion and Vote</i>	

ATTACHMENTS

1. Staff report

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:	Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov		



ZONING STAFF REPORT – CASE Z-6-18

CONDITIONAL USE DISTRICT

OVERVIEW

The request is to rezone 2.98 acres from Residential-6 (R-6) to Residential-10 (R-10) with conditions. The applicant has made this request so that they may construct townhomes, which is a building type not permitted in R-6 districts. This change would also allow apartment building types, as well as smaller lot dimensions for all residential development. A condition to the rezoning would limit the number dwelling units on the site to 18. The property is currently outside of Raleigh's incorporated area and would need to be annexed in order to receive access to public utilities.

Properties to the south of the site are developed with single-family homes in The Ridges of Maybrook subdivision, constructed between 2008 and 2014. The western boundary, approximately one-quarter of the southern boundary, and approximately half of the northern boundary of the site abut open spaced owned by the homeowners association of The Ridges of Maybrook. The eastern side and remainder of the northern side of the site are adjacent to single-family homes that are outside of the City's corporate limits. All properties directly adjacent to the site are zoned R-6

The surrounding neighborhood contains single-family, townhouse, and multi-family residences. It is roughly split in half between R-6 and R-10 zoning districts. The apartments along Bluffs View Drive, including the road itself, represent the most recent greenfield development in the neighborhood. The single-family homes were built over time beginning in 2003; the first homes on Erinridge Road were constructed in 2008, and the first on Maybrook Crossing Drive west of Extine Lane in 2015. The townhouses on Oxleymare Drive were constructed between 2007 and 2008.

The Walnut Creek Greenway Trail runs through the western portion of the site within an existing 100 foot sanitary sewer easement. The eastern portion of the site is a relative high spot in the neighborhood with a slope descending westward toward the greenway trail and Walnut Creek beyond. West of the site and the overall Mayridge Crossing neighborhood is a large wooded area of approximately 85 acres owned by the City of Raleigh, as well as the Walnut Creek amphitheater.

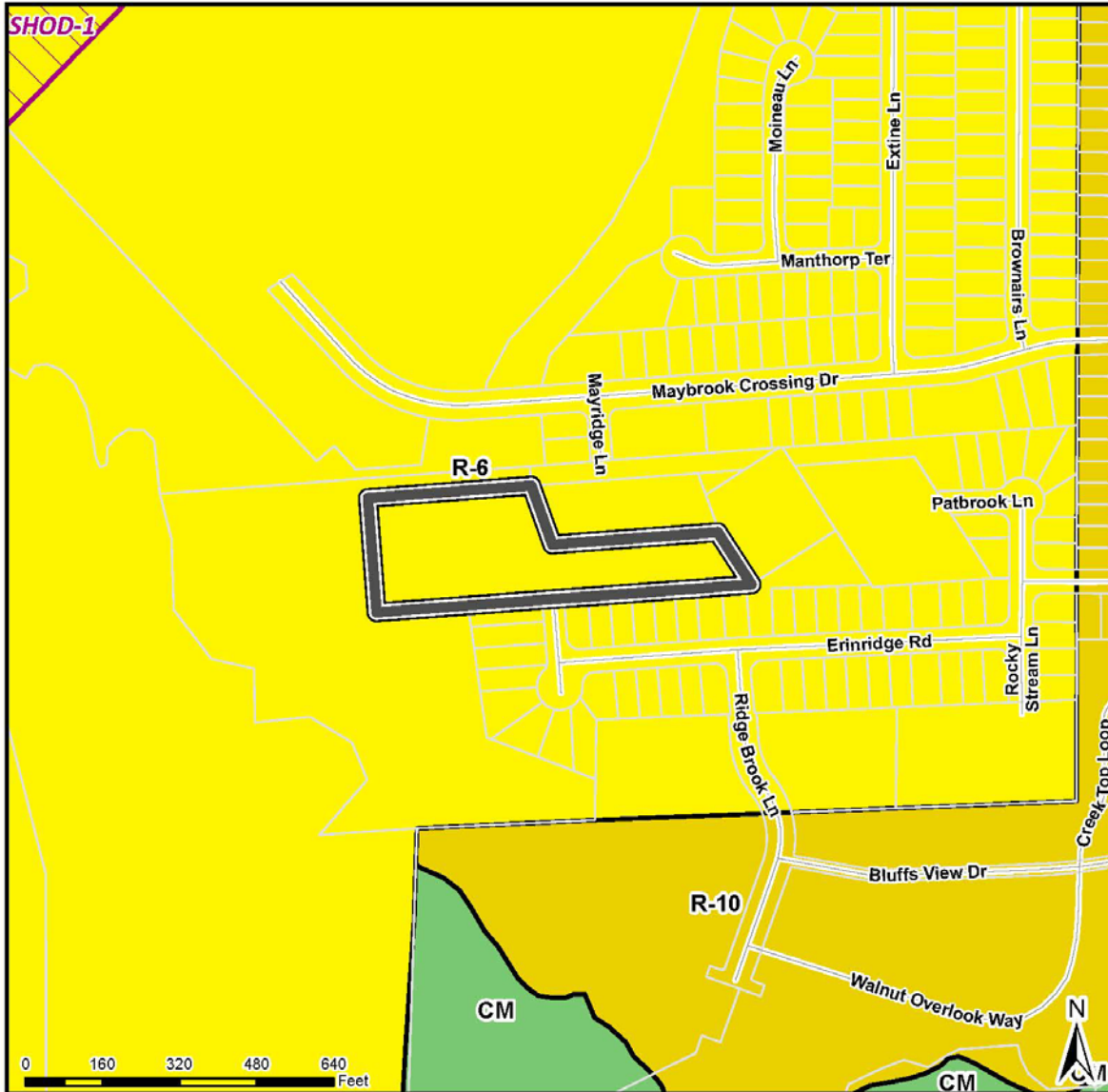
The property is designated as Low Density Residential on the Future Land Map (FLUM), as are the properties to the north, south, and east; to the west is a Public Parks & Open Space designation.

OUTSTANDING ISSUES

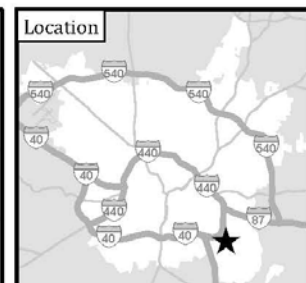
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
--------------------	---------	----------------------	--------

Existing Zoning

Z-6-2018



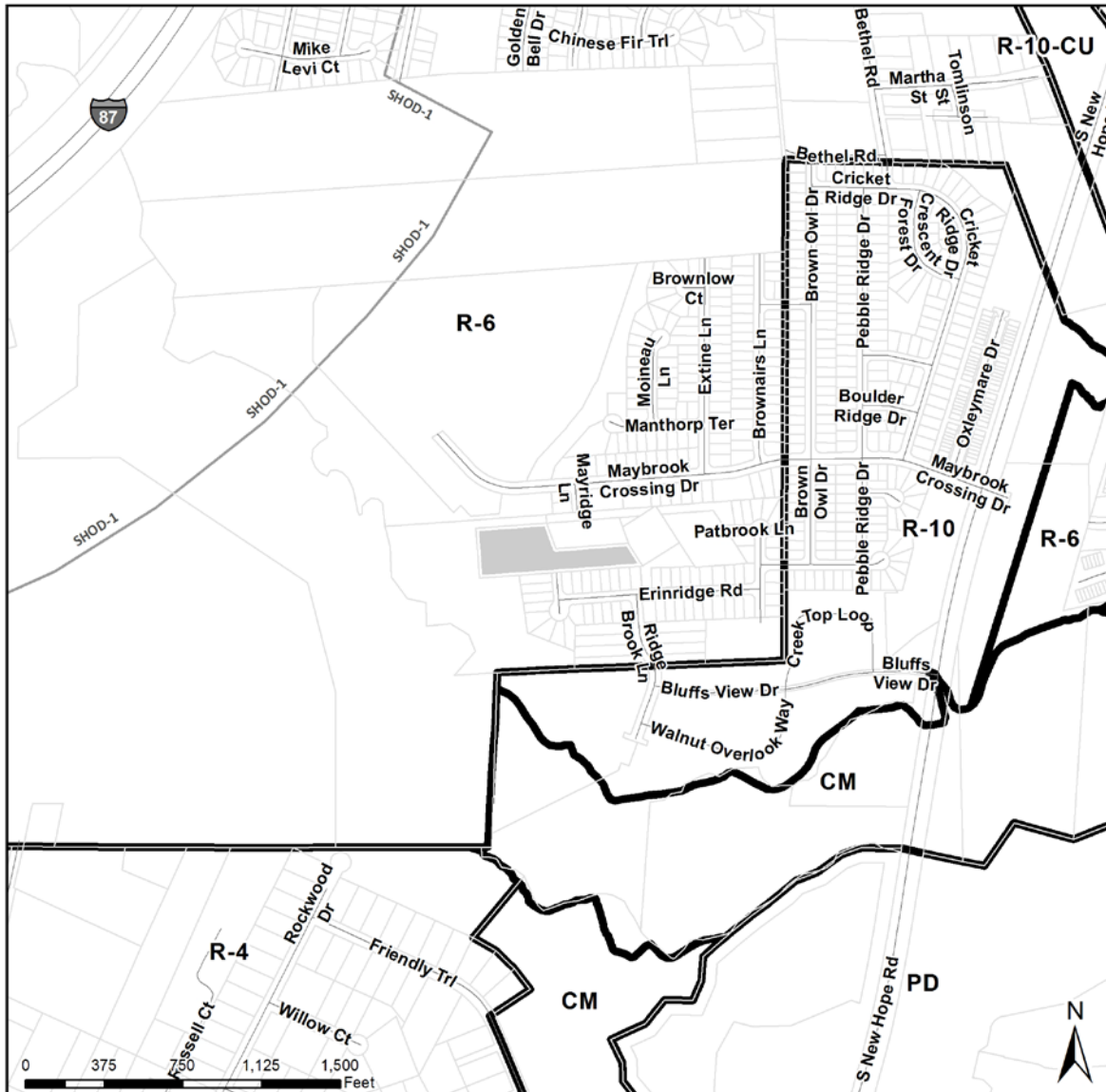
Property	1712 Mayridge Ln
Size	2.98 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (littlek): 3/7/2018

Existing Zoning

Z-6-2018



Property	1712 Mayridge Ln
Size	2.98 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



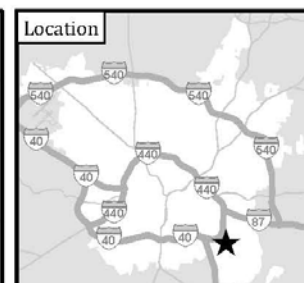
Map by Raleigh Department of City Planning (reckhowh): 4/17/2018

Future Land Use

Z-6-2018



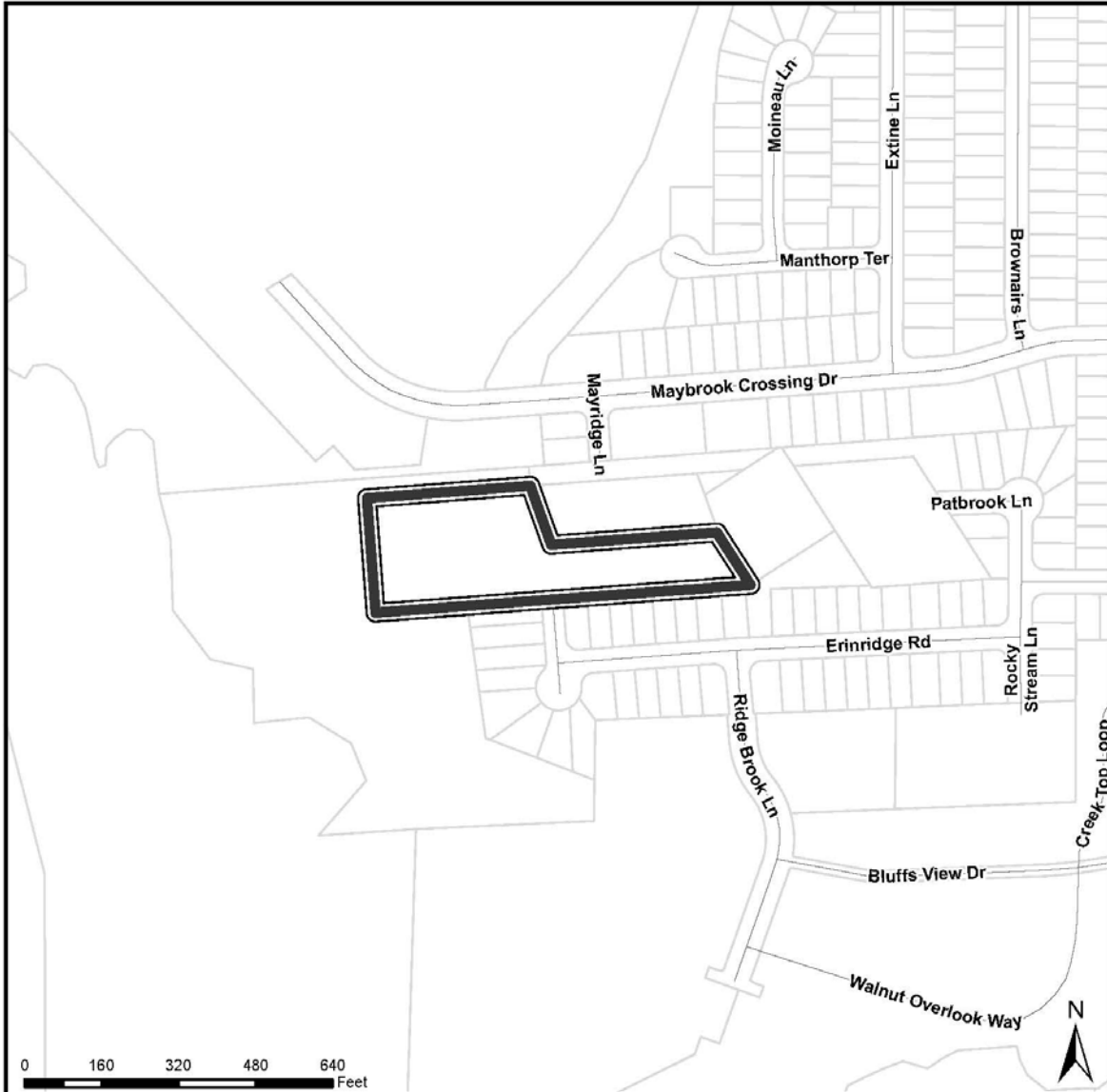
Property	1712 Mayridge Ln
Size	2.98 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



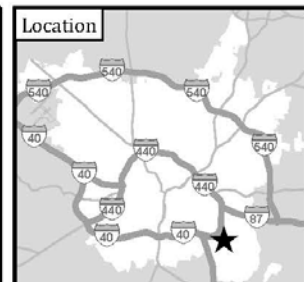
Map by Raleigh Department of City Planning (jittiek): 3/7/2018

Urban Form

Z-6-2018



Property	1712 Mayridge Ln
Size	2.98 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (jlttlek): 3/7/2018

Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the vision, themes, and policies in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply and diversity of housing opportunities for all segments of the population. The requested rezoning would permit up to 18 dwelling units on the site and allow for townhomes, which are generally a more affordable housing option than single-family homes.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme which encourages careful infill that complements the existing character of the area and creates diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment. If approved, the subject site could accommodate up to 18 dwelling units, which is effectively the same density allowed in the surrounding neighborhoods currently zoned R-6. In addition, a proposed condition would create an enhanced pedestrian connection to the Walnut Creek Trail for nearby residents.

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

A request to rezone to R-10 on its face is not consistent with the recommendations of the Future Land Use Map. The subject site is identified as Low Density Residential, which suggests single-family detached homes up to 6 units per acre.

However, higher density, smaller lots, and townhouses are described as appropriate for this land use category if they are part of a conservation development. The subject site is not large enough to qualify as a Conservation Development Option in an R-6 zoning district, which requires at least 10 acres. Instead, the proposed conditions include designation of at least 40 percent of the site area for open space, which is a requirement of the Conservation Development Option. Dimensional standards, such as lot width and setbacks, that apply to townhouses in R-10 are similar to those for an R-6 Conservation Development Option.

In addition, a proposed condition limiting the potential density of the site to just over six units per acre is comparable to the entitled density of an R-6 district. In

light of this and the proposed conditions setting aside open space, the intended use of the site is compatible with the Future Land Use Map.

- 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?

The use is provisionally designated on the Future Land Use Map on the subject site in the case of a Conservation Development, and can be established without altering the character of the area. The request to upzone the property would entitle the owner to develop 18 units on nearly 3 acres. This residential density is in keeping with the character of the surrounding area, which already includes townhouse and multi-family units in an R-10 district..

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

Community facilities and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is:

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

☐ **Inconsistent**

- The Future Land Use Map designation of Low Density Residential calls for a maximum of six dwelling units per acre. Smaller lots and more intense building types are only appropriate when significant open space is set aside. The offered conditions limiting density to approximately six units per acre and setting aside 40 percent of the site for open space are intended to mitigate the impact of smaller lot sizes and townhouse buildings in R-10.

Urban Form

Urban Form designation: None

The rezoning request is:

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

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

☐ **Inconsistent**

Compatiblity

The rezoning request is:

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

☐ **Incompatible.**

- The request is compatible with the property and the surrounding area. The rezoning would permit up to 18 dwelling units on the 2.98 acre site, a density that is comparable with the larger neighborhood. While the immediate area contains only single-family homes, multi-family and townhouse development exists in a nearby R-10 district, which blends seamlessly with the subject property.
- Dedication of 40 percent of the site area as open space is in keeping with the intent of the Conservation Development Option described in section 2.4 of the UDO. The site is next to but just outside of the 100-year floodplain, and the condition preserving open space makes the request compatible with the adjacent wooded park land.

Public Benefits of the Proposed Rezoning

- The request would provide greater housing choice and, by increasing supply, improve housing affordability.
- The request will facilitate the infill development of vacant land that is compatible with the surrounding neighborhood character.
- The request will preserve open space and create and additional public connect to the greenway.

Detriments of the Proposed Rezoning

- No public detriments were identified.

Policy Guidance

The rezoning request is **consistent** 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 request is consistent with the recommendations of the Future Land Use Map of Low Density Residential, which supports up to 6 units per acre, as well as townhouses and multi-family buildings in certain circumstances.

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 proposed development will preserve a significant portion of the site as open space, with new development limited to 60 percent of the land area.

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.

- Permission of housing types beyond single-family and duplex development on the site would increase the variety of housing stock in the area.

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 includes a condition that maintains the density of the adjacent to single-family neighborhood, as well as a condition that preserves open space.

Policy LU 8.9—Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

- The proposed development will preserve a significant portion of the site as open space, including increasing public pedestrian access to the Walnut Creek Greenway.

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 site is currently vacant and creates a gap in both the built environment and the street grid. New development and the associated required public improvements would improve local connectivity and reinforce neighborhood character.

Policy EP 2.3—Open Space Preservation

Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.

- A proposed condition would preserve 40 percent of the site area as open space.

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.

- Rezoning from R-6 to R-10 allows additional building types which will provide for increased housing choice and variety.

Policy PR 3.8—Pedestrian Links to Greenways

Improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.

- The request includes a condition that requires new pedestrian access to the greenway from the sidewalk network.

Impact Analysis

Transportation

1. The Z-6-2018 site is located approximately 2,000 feet WSW from the intersection of New Hope Road and Maybrook Crossing Drive. The parcel is land-locked except for a stub street known as Mayridge Lane that connects to its southern boundary line. Mayridge Lane is a neighborhood street with curbs on both sides and a sidewalk on its east side. There are no transit stops or exclusive bike lanes in the vicinity of the Z-6-2018 parcel. The Walnut Creek Greenway traverses the western side of the Z-6-2018 parcel.
2. There are no NCDOT projects or City of Raleigh CIP projects planned for New Hope Road or for any other street in the immediate vicinity of the Z-6-2018 site. New Hope Road is slated for bicycle lanes in the Long Term Bikeway Plan but there is no timetable for construction.
3. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The conditions of case Z-6-2018 must allow for a future roadway connection from the stub of Mayridge Lane on the southern boundary of the parcel to Mayridge Lane in the north. The design and other details of the street alignment should be deferred until a development for the subject parcel is submitted to City staff for review.
4. Mayridge Lane is the only means of public street access to the subject parcel.
5. In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. Existing patterns of development and the site's proximity to Walnut Creek do not allow for the calculation of a block perimeter. When the two disjointed ends of Mayridge Lane are connected, the block perimeter for Z-6-2018 would be approximately 3,300 feet.
6. The existing land is a vacant and generates no traffic. Approval of case Z-6-2018 would allow for the construction of townhomes, while current zoning only allows detached housing. Even though more dwellings would be built, the change from 17 detached homes to 18 townhomes would lead to a net decrease in daily and peak hour trips. A traffic study is not required for case Z-6-2018.

Impact Identified: None.

Transit

1. Mayridge Lane is not directly served by transit. However, GoRaleigh will be serving Poole Rd between Bus Way and Barwell Rd beginning in January 2019.

Impact Identified: None.

Hydrology

<i>Floodplain</i>	FEMA Floodplain present at west boundary
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	None

Impact Identified: None.

Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	11,250 gpd
<i>Waste Water</i>	0 gpd	11,250 gpd

1. The proposed rezoning would add approximately 11,250 gpd to the wastewater collection and water distribution systems of the City. There is an existing public water main and an existing public sewer main in Mayridge Ct (adjacent to southern property line). No taps/connections are allowed on sewer interceptor/main pipe crossing through this property.
2. 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.
3. No off-site easements required.

Impact Identified: None.

Parks and Recreation

1. The Walnut Creek Greenway Trail traverses this site. Public access to park and greenway facilities would be enhanced through the provision of pedestrian infrastructure connecting the existing greenway trail with the sidewalk network of any new development on this site.
2. Nearest existing park access is provided by Walnut Creek North and Worthdale Park (2.5 miles via existing road network, 0.6 miles via greenway trail).
3. Nearest undeveloped park property is Maybrook Forest at 2776 Maybrook Crossing Dr. (0.2 miles).
4. Nearest greenway access is provided by Walnut Creek Greenway Trail, which traverses this site.
5. Current Park Access Level of Service in this area is well below average. However, Park Access LOS would be significantly improved with adequate connection to the Walnut Creek Greenway Trail.
6. This area is not considered a high priority for park land acquisition, due to the presence of nearby City-owned property for future park use.

Impact Identified: None.

Urban Forestry

1. Tree conservation areas will need to be established when a development plan is submitted in accordance with UDO 9.1. Tree conservation areas can contribute to the 40 percent of the site to be set aside as open space per zoning condition.

Impact Identified: None.

Designated Historic Resources

1. 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

Maintaining 6 unit/acre density on the subject site has minimal impact on the infrastructure in the area. The site will need to be annexed in order for public water and sewer to be available.

Mitigation of Impacts

None.

Conclusion

Z-6-18 is a request to rezone 2.98 acres on Mayridge Lane from R-4 to R-6. The request is consistent with the Future Land Use Map and consistent with Comprehensive Plan overall. The type of development proposed already exists in the area and can be established without adversely affecting the community.

The request is also consistent with Comprehensive Plan policies regarding increasing diversity of housing, preserving the character of single-family neighborhoods, preserving open space, and maximizing efficiency through more-compact development. The request would have minimal impact on existing infrastructure and support the Vision Themes of Expanding Housing Choices and Growing Successful Neighborhood and Communities.

The proposed conditions would: 1) limit the number of units on the site to no more than 18; 2) preserve 40 percent of the site as open space; and 3) create a new pedestrian connection to the Walnut Creek Greenway.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
3/7/18	Submitted	
4/3/18	Submitted revised conditions	
4/17/18	Applicant revised conditions to respond to staff comments	
4/24/18	Planning Commission first review	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-6	R-6	R-6	R-6	R-6
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Public Parks & Open Space
Current Land Use	Vacant	Single-Family Residential and Open Space	Single-Family Residential	Single-Family Residential	Open Space
Urban Form (if applicable)	-	-	-	-	-

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	R-6	R-10
Total Acreage	2.98	2.98
Setbacks:	(single-family)	(townhouse)
Front:	10'	10'
Side:	5' to 10'	0' to 10'
Rear:	20'	20'
Residential Density:	6 units/acre	6.04 units/acre
Max. # of Residential Units	17	18
Max. Gross Building SF (if applicable)	37,400	39,600
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.29	0.31

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

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST					
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan					OFFICE USE ONLY Transaction # MAR 6 2018 PM 3:26 Rezoning Case #
Existing Zoning Base District	R-6	Height	Frontage	Overlay(s) <u>Southeast C.A.C.</u>	
Proposed Zoning Base District	R-10	Height	Frontage	Overlay(s) <u>Southeast C.A.C.</u>	
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: not applicable					
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:					
527171					

GENERAL INFORMATION			
Date 5-Mar-2018		Date Amended (1)	Date Amended (2)
Property Address 1712 Mayridge Lane Raleigh, N.C. 27610			
Property PIN 1722783541		Deed Reference (book/page) 016996/01150	
Nearest Intersection Erinridge Road and Mayridge Lane			
Property Size (acres) 2.98 ac		(For PD Applications Only) Total Units Total Square Feet	
Property Owner/Address SQUARED CORNERS CONSTRUCTION LLC PO BOX 41264 RALEIGH NC 27629-1264		Phone (919) 390-8331	Fax
		Email jmittchell@squaredcorners.com	
Project Contact Person/Address Veteran Engineering Associates, Inc. PO Box 1625 Durham, N.C. 27702		Phone (919) 601-4035	Fax
		Email tom@veteranengineeringassociates.com	
Owner/Agent Signature <i>[Signature]</i> i, manager		Email jmittchell@squaredcorners.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 APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p>
<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 align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>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.</p>	
<p>The conditional use rezoning is consistent with the future land designation in keeping with the concept of</p> <p>1. low density. The proposal does not increase the existing base density.</p>	
<p>In regard to the Urban Form Map ("UFM"), this property does not include any areas shown as</p> <p>2. CENTERS on said UFM; and, furthermore there are no areas designated as planned CORRIDORS on said UFM.</p>	
<p>Regarding the 2030 Comprehensive Plan: Proposal conforms with low density land use, Proposal supports vehicular, pedestrian and bicycle transportation systems, The proposal includes public roads to accommodate city of Raleigh public service vehicles.</p> <p>3. Project preserves the trees along Walnut Creek, providing a minimum of 40% common open space - furthermore project shall meet the water quality and quantity standards as required by the city of Raleigh.</p>	
<p>Regarding the 2030 Comprehensive Plan: Proposal provides quality and affordable houses. Applicant provides a sample of townhome elevations as an example of similar construction in order to provide a concept of what applicant intends to build.</p> <p>4. Proposal provides access to existing greenway trail along Walnut Creek. Public water and sewer will be extended to serve this site.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>This Conditional Use proposal contemplates the conservation of a minimum of 40% preserved common</p> <p>1. open space. Under convention R-6 development no preserved common open space is required.</p>	
<p>Project provides a public accesss to the existing greenway trail along Walnut Creek.</p> <p>2.</p>	
<p>Project conforms to the low density conditions contemplated in the 2030 Comprehensive Plan.</p> <p>3.</p>	
<p>Project increases the tax base of the city of Raleigh as the project utilizes the full potential of the</p> <p>4. density allowed under R-6 conventional development.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources****OFFICE USE ONLY****Transaction #****Rezoning Case #**

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.

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.

None.

PROPOSED MITIGATION

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

No action required.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-6-18		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted April 17, 2018		
Existing Zoning R-6	Proposed Zoning R-10-CU	
Narrative of Zoning Conditions Offered		
1. The maximum number of dwelling units shall be limited to eighteen (18) residential dwelling units.		
2. A minimum of forty percent (40%) of the net site area shall be set aside as open space in accordance with UDO Article 2.5 Common Open Space Requirements.		
<small>Prior to the acceptance of the public roadway infrastructure on the subject property, a paved public pedestrian access to the Walnut Creek Greenway Trail from the existing sidewalk network shall be constructed. An associated public access easement shall be recorded over the connection with final plat of the property. The public pedestrian access shall conform to the following specifications: (1) Pedestrian access shall consist of an accessible, easily discernible, and ADA-compliant walkway or multi-use path with a minimum width of five feet. (2) Pedestrian access surface shall be paved and constructed of concrete, asphalt, or other fixed, firm and nonslip material as approved by the Senior Greenway Planner. (3) Pedestrian access shall be separated from vehicular surface areas, except where required to cross a drive aisle; such crossings shall be perpendicular whenever practicable.</small>		
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 _____ SQUARED CORNERS CONSTRUCTION LLC

Z-6-2018 Existing Land Use (Vacant)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	0	0	0
Z-6-2018 Current Zoning Entitlements (R-6: 17 detached dwellings)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	162	13	17
Z-6-2018 Proposed Zoning Maximums (R-10: 18 Townhomes)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	145	13	15
Z-6-2018 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	-17	0	-2
Z-6-2018 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips \geq 3,000 veh/day	No	
E	Enrollment increases at public or private schools	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	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 resolutions	None noted as of March 22, 2018	

Little, Kyle

From: Tom Kagarise <tom@veteranengineeringassociates.com>
Sent: Monday, February 12, 2018 4:02 PM
To: Little, Kyle
Cc: 'Tom Kagarise'
Subject: Rezoning: 1712 Mayridge Lane

Kyle,

Will the following letter suffice as notice to surrounding neighbor? We need one point of clarification. In our initial meeting it was related that we needed to give notice to the property owners within 100 feet of the subject property; however, in the generic letter you supplied the distance was shown to be 500 feet. Please let us know, is it 100ft or 500ft in regard to notice. Thank you.

Letter as follows: If the letter is acceptable, we will hope to deliver the notice letters to your office by Wednesday this week.

February 14, 2018

Subject: 1712 Mayridge Lane Rezoning Application

Dear Neighboring Property Owner:

You are invited to attend a neighborhood meeting on the 5th day of March. The meeting will be held at the **Worthdale Community Center 1001 Cooper Road Raleigh, NC 27610 in the small conference room** and will begin at **6:30 pm.**

The purpose of this meeting is to discuss a potential rezoning of the property located at **1712 Mayridge Lane Raleigh, North Carolina**. This site is currently zoned **R-6** and is proposed to be rezoned to **R-10**.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning be held.

If you have any concerns or questions I can be reached at:

Squared Corners Construction, LLC

P.O. Box 41264 Raleigh, NC 27629

919-390-8331

jmitchell@squaredcorners.com

For more information about rezoning, you may visit **www.raleighnc.gov** or contact the Raleigh City Planning Department at: (919) 996-2682 or rezoning@raleighnc.gov

Thank you,
Jansen Mitchell
Squared Corners Construction, LLC

End of Letter.

SUMMARY OF ISSUES

A neighborhood meeting was held on March 5, 2018 (date) to discuss a potential rezoning located at 1712 Mayridge Lane (property address).

The neighborhood meeting was held at Northdale Community Center (location).

There were approximately 6 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Questions: if R10 would increase allowable units. We explained that this conditional use rezoning would not increase base density of 18 units under existing R6 zoning

Concern: Connectivity to the greenway trail
We are proposing a walk access from the r/w to the greenway trail

Question: How many trees will be saved?
We pointed out that clustering the units would allow for more trees to be saved. Proposal contemplates 40% common open space

General Concern about Stormwater runoff: Proposal includes provision for water quality/quantity controls

Residents supported the idea of a fence at the property line to the South

[illegible]

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 15-August-2017

Applicant(s) Name Veteran Engineering Associates, Inc.

Applicant's Mailing Address PO BOX 1625 Durham NC 27702

Phone 919-601-4035

Email tom@veteranengineeringassociates.com

Property PIN # 1722783541

Site Address / Location 1712 Mayridge Lane

Current Zoning R-6

Additional Information (if needed) :
Rezoning to R-10 townhomes.

OFFICE USE ONLY

Transaction # : 527171

Date of Pre-Application Conference :

Staff Signature



Pre-Application Conference Meeting Record

Transaction #: 52771 Meeting Date & Time: August 25, 2017 11 AM

Location: OEP Room 410

Attendees: Michael Joseph, Johnson Mitchell, Thomas Kaganis,
TJ Murff, Ronnan Kelly, Matt Klein, John Dragost, Jason Hardin
Hannah Reebow

Parcels discussed (address and/or PIN): 1712 Mayridge Ln
1722783541

Current Zoning: R-6

Potential Re-Zoning: R-10

CAC Chair/Contact Information: Southeast CAC Jonathan Edwards jonathan.edwards@raleighnc.gov 919-996-5712

General Notes: Applicant looking to increase density in exchange for open
space; townhomes or of similar style. Conditional use case ^{can} ~~allow~~
allow flexibility for building type while limiting density or adding screening.
Staff will review based on Comprehensive plan & Future Land Use map
consistency. Current designation is low density residential, which
includes conservation of open space. Walnut Creek trail runs through site,
Next pre req before application submitted: neighborhood meeting with notice
to properties 100 ft. of property.

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

<p><u>Historic Preservation</u> <u>Tania Tully</u> Tania.Tully@raleighnc.gov 919-996-2674 <u>Melissa Robb</u> Melissa.Robb@raleighnc.gov 919-996-2632</p>	<p>UDO Sections:</p>
<p><u>Parks, Recreation, and Cultural Resources</u> <u>Lisa Potts</u> Lisa.Potts@raleighnc.gov 919-996-4785 <u>Thomas "TJ" McCourt</u> Thomas.McCourt@raleighnc.gov 919-996-6079</p>	<p>if there is an easement, this restricts development. Placement of SMP would restrict development ^{two} connectivity of facilities is always good</p> <p>UDO Sections:</p>
<p><u>Public Utilities</u> <u>Keith Tew</u> Keith.Tew@raleighnc.gov 919-996-3487 <u>Patrick Paine</u> Patrick.Paine@raleighnc.gov 919-996-3481 <u>Eric Haugaard</u> Eric.Haugaard@raleighnc.gov 919-996-3492</p>	<p>UDO Sections:</p>
<p><u>Stormwater</u> <u>Ben Brown</u> Ben.Brown@raleighnc.gov 919-996-3515 <u>Gary Morton</u> Gary.Morton@raleighnc.gov 919-996-3517 <u>Ashley Rodgers</u> Ashley.Rodgers@raleighnc.gov 919-996-3970 <u>Lisa Booze</u> Lisa.Booze@raleighnc.gov 919-996-3518</p>	<p>UDO Sections:</p>
<p><u>Transportation</u> <u>Bowman Kelly</u> Bowman.Kelly@raleighnc.gov 919-996-2160</p>	<p>may also like to connect the Mayridge to Maybank Crossing.</p> <p>UDO Sections:</p>