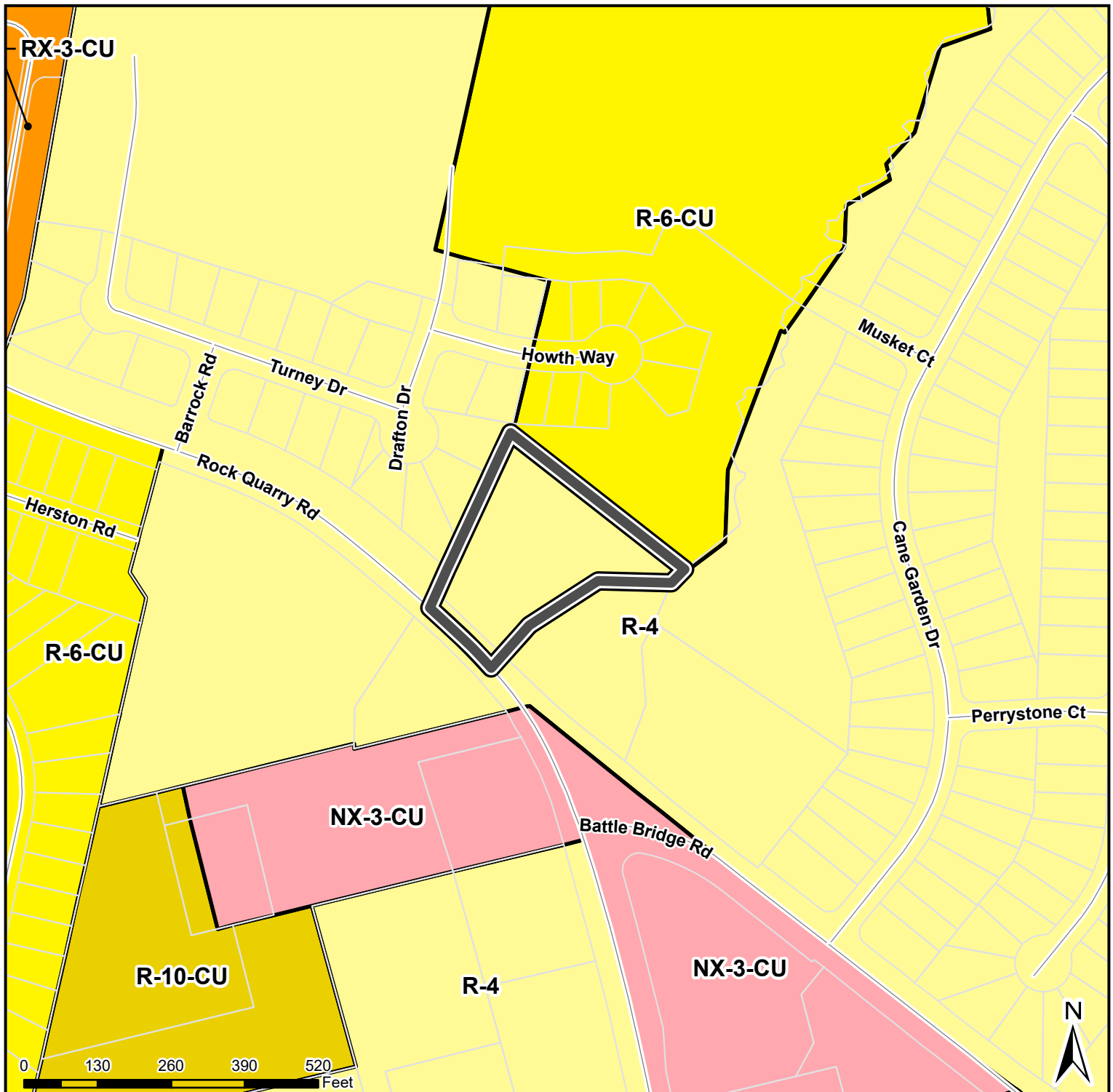
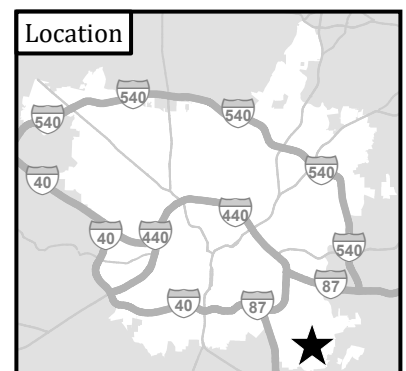


Existing Zoning

Z-9-2024



Property	6027 Rock Quarry Rd
Size	1.75 acres
Existing Zoning	R-4
Requested Zoning	RX-3-CU





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4		Height:	Frontage:
Proposed zoning base district: RX		Height: 3	Frontage:
		Overlay(s):	Overlay(s):
Helpful Tip: View the Zoning Map to 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:			

General Information		
Date: February 26, 2024	Date amended (1):	Date amended (2):
Property address: 6027 Rock Quarry Road		
Property PIN: 1731-39-6857		
Deed reference (book/page): Book 19478, Page 1013		
Nearest intersection: Rock Quarry Road and Battle Bridge Road		Property size (acres): 1.75
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Kube Projects LLC; 709 Vine Pond Ct, Apex, NC 27523		
Property owner email: kp@konerugroup.com		
Property owner phone: (201) 238-7345		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafllp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s): <i>Koneru Phaneendra</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: February 26, 2024	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- zoning district shall be prohibited: (i) School, public or private (K-12); and (ii) Outdoor sports or entertainment facility (>250 seats).</p> <p>2. No more than twenty-four (24) dwelling units shall be within a single building.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

DocuSigned by:

Koneru Phaneendra

Property Owner(s) Signature: _____

FD206C8F9AF54CD...

Phaneendra Koneru

Printed Name: _____

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

OFFICE USE ONLY

Rezoning case #

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 Future Land Use Map designates the Property as Moderate Scale Residential, which recommends a range of housing types. Corresponding zoning districts include R-6, R-10, and RX-3 when controls or conditions that address building mass are included. The proposed rezoning to RX-3 includes a condition that limits each building to no more than twenty-four (24) dwelling units. Thus, the proposed zoning is consistent with the Future Land Use Map.
2. The Urban Form Map identifies Rock Quarry Road as a Transit Emphasis Corridor, which are programmed for higher levels of bus service. A hybrid frontage is recommended. While the rezoning does not propose a frontage, the rezoning increases potential residential development along a major street served by two GoRaleigh bus routes (17 and 18).
3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency"; LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 4.7 "Capitalizing on Transit Access"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.4 "Density Transitions"; LU 8.1 "Housing Variety"; LU 8.10 "Infill Development"; and LU 8.12 "Infill Compatibility".

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The rezoning will add housing within close proximity to an existing shopping center and the Barwell Road Park.
2. The rezoning would facilitate the property's development and the dedication of approximately 25' of right-of-way, which helps Rock Quarry Road meet its desired width per the Street Design Manual.

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

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.

There are no know historic resources located on the property.

Proposed Mitigation

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

Not applicable.

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: Transit Emphasis Corridor

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

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.

Response:

The proposed RX- zoning district allows for limited retail uses.

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.

Response:

The proposed height is three stories and fifty feet.

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.

Response:

The adjacent properties are developed for single-family and open space uses, so a street connection into adjacent properties will not occur with this rezoning.

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.

Response:

There are no practical alternatives for connection of through traffic at this site. There is a stream running along the southeastern boundary line, and the adjacent properties are developed for single-family uses.

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.

Response:

There are no possible street connections to adjacent properties.

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.

Response:

The proposed rezoning would facilitate a townhouse development served by a private street(s).

7	<p>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.</p> <p>Response:</p> <p>The proposed rezoning would facilitate a townhouse development served by a private street(s).</p>
8	<p>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.</p> <p>Response:</p> <p>The site is not located at a street intersection.</p>
9	<p>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.</p> <p>Response:</p> <p>Open space will be provided in accordance with the UDO.</p>
10	<p>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.</p> <p>Response:</p> <p>The proposed development would be served by a private street to Rock Quarry Road.</p>
11	<p>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.</p> <p>Response:</p> <p>The proposed RX- zoning allows for limited retail uses that compliment the residential uses.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p> <p>Open space will be provided in accordance with the UDO.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p> <p>Open space will be provided in accordance with the UDO.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p> <p>The proposed development would likely include townhouses served by a private street.</p>
15	<p>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.</p> <p>Response:</p> <p>The proposed development would likely include townhouses served by a private street.</p>
16	<p>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.</p> <p>Response:</p> <p>No parking structures are planned for this site.</p>
17	<p>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.</p> <p>Response:</p> <p>The proposed development would be classified as Moderate Scale Residential, but is within walking distance of transit stops for the GoRaleigh 17 and 18 lines.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p> <p>The site will be responsible for constructing sidewalks along its frontage of Rock Quarry Road.</p>
19	<p>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.</p> <p>Response:</p> <p>There is a stream that runs along the site's southeastern boundary. The Applicant will survey the site to determine if it qualifies as a Neuse River Stream requiring a 50' buffer. Regardless, development is planned away from this stream.</p>
20	<p>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.</p> <p>Response:</p> <p>The proposed development would be served by a private street connecting to Rock Quarry Road.</p>

21	<p>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.</p> <p>Response:</p> <p>Sidewalks will be provided in accordance with the UDO.</p>
22	<p>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.</p> <p>Response:</p> <p>Street trees will be provided in accordance with the UDO.</p>
23	<p>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.</p> <p>Response:</p> <p>Building setbacks will be consistent with the UDO.</p>
24	<p>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.</p> <p>Response:</p> <p>The proposed dwelling units would front the private street connecting homes to Rock Quarry Road.</p>
25	<p>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.</p> <p>Response:</p> <p>The RX- zoning allows for limited retail uses.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p> <p>Sidewalks will be provided in accordance with the UDO.</p>

Rezoning Checklist (Submittal Requirements)

To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REZONING OF PROPERTY CONSISTING OF +/- 1.75 ACRES,
LOCATED NORTH OF THE ROCK QUARRY ROAD AND BATTLE BRIDGE ROAD
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 21, 2024

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Wednesday, February 21, 2024 at 5:30 p.m. The property considered for this potential rezoning totals approximately 1.75 acres, and is located north of the Rock Quarry Road and Battle Bridge Road intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1731-39-6857. This meeting was held at the Barwell Road Community Center, located at 5857 Barwell Road, Raleigh, NC 27610. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: February 8, 2024
Re: Neighborhood Meeting for Rezoning of 6027 Rock Quarry Road

You are invited to attend an informational meeting to discuss the proposed rezoning of 6027 Rock Quarry Road (with Property Identification Number (PIN) 1731-39-6857). The meeting will be held on **Wednesday, February 21, 2024, from 5:30 PM until 6:30 PM**, at the following location:

**Barwell Road Community Center
Medium Classroom
5857 Barwell Park Drive
Raleigh, NC 27610**

The property totals approximately 1.75 acres in size and is located north of the Rock Quarry Road and Battle Bridge Road intersection. The property is currently zoned Residential, four units per acre (R-4). The proposed zoning is either: (i) Residential Use, ten units per acre, conditional use (R-10-CU), or (ii) Residential Mixed-Use, 3-story height limit, conditional use (RX-3-CU). The purpose of the rezoning is to facilitate a townhouse or multifamily development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Sean Stewart at 919.996.2638 or sean.stewart@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT C – ITEMS DISCUSSED

1. Comment: The importance of attending the Southeast CAC during the rezoning process and discussing the rezoning application with those residents
2. Comment: The estimated rezoning timeline
3. Comment: For future meetings, attendees would like to see a presentation slide that shows this property's proximity to Barwell Road Community Center
4. Question: Are there any environmental concerns associated with this property's development?
 - a. Response: The Applicant needs to determine whether the stream running along the southeastern boundary is a Neuse River Stream that includes a 50' buffer, but no environmental concerns have been discovered to date.
5. Question: What is the development's traffic impacts to Rock Quarry Road?
 - a. Response: The rezoning request is for a marginal increase in allowable dwelling units, and a Traffic Impact Analysis will most likely not be required during the rezoning process. However, the Property will be required to dedicate approximately 25' of right-of-way to meet the Rock Quarry Road's desired width per the Street Design Manual.
6. Question: Will the additional traffic lanes on Rock Quarry Road be constructed simultaneously with the development?
 - a. Response: We do not yet know whether the City will prefer the road construction during development, or whether it would prefer a fee-in-lieu for the road improvements. We will follow up with the Transportation Department for more information and share updates at the next meeting.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Dr. Ulysses J. Lane
3. Lloyd Inman