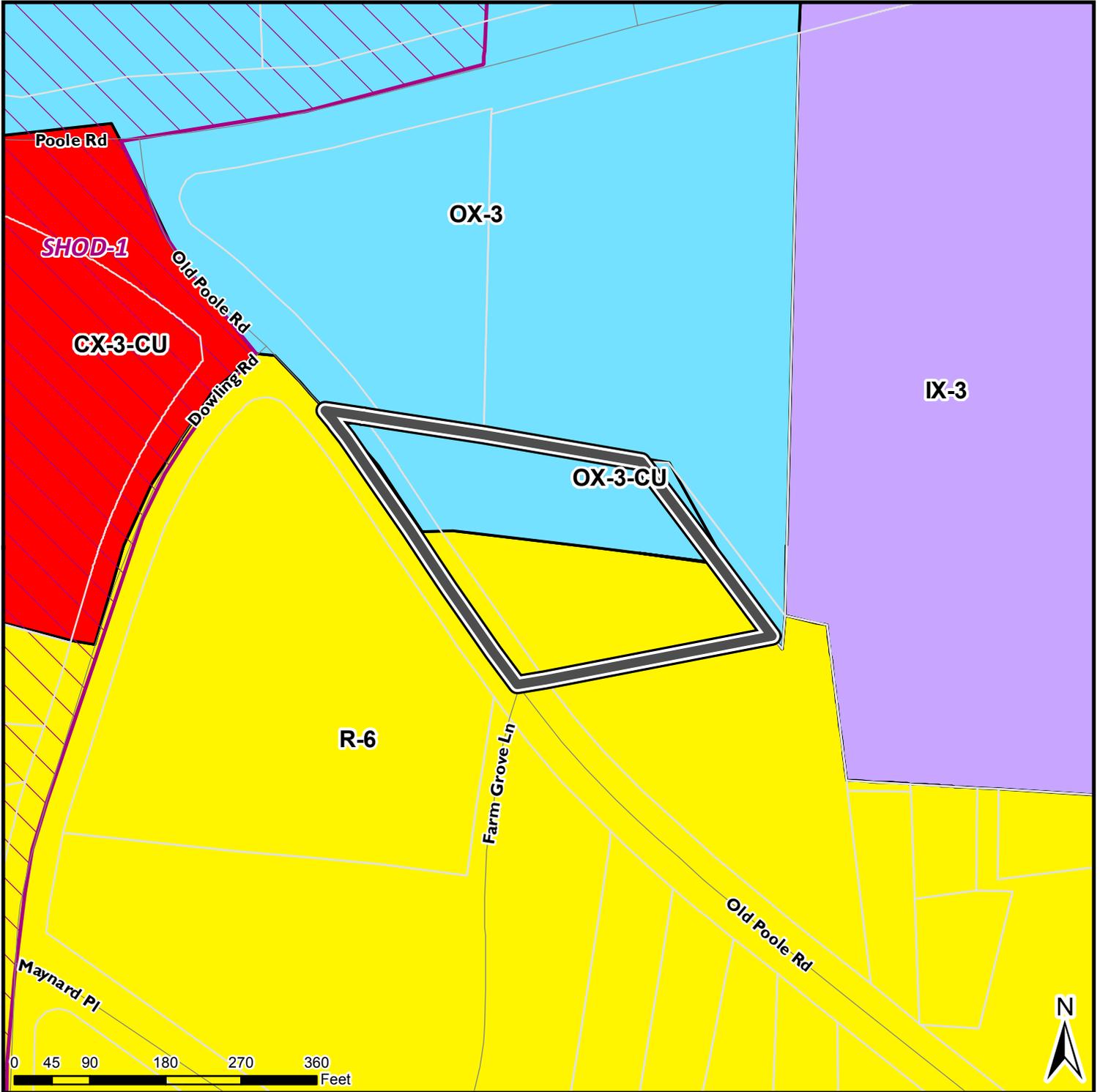


# Existing Zoning Map

# Z-10-2016



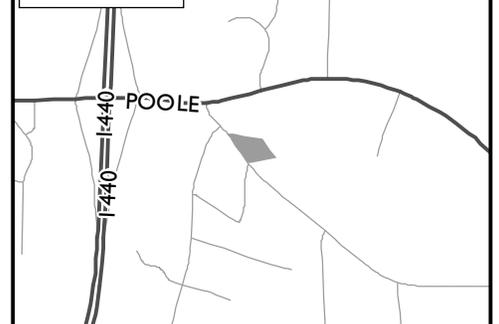
**Submittal Date**

4/14/2016

## Request:

**1.81 acres from  
OX-3-CU & R-6  
to CX-3**

### VICINITY MAP





# Certified Recommendation

Raleigh Planning Commission

CR#

## Case Information Z-10-16 4109 Old Poole Road

<i>Location</i>	East side Old Poole Road, south of intersection with Poole Road Address: 4109 Old Poole Road PIN: 1723748194
<i>Request</i>	Rezone property from OX-3-CU and R-6 to CX-3
<i>Area of Request</i>	1.81 acres
<i>Property Owner</i>	TK Desco LLC 421 Chapanoke Rd. Raleigh, NC 27603
<i>Applicant</i>	TK Desco LLC 421 Chapanoke Rd. Raleigh, NC 27603
<i>Citizens Advisory Council (CAC)</i>	Southeast CAC Chairpersons Ulysses J. Lane and Lee Weaver
<i>PC Recommendation Deadline</i>	9/5/2016

### 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

<b><i>FUTURE LAND USE</i></b>	Community Mixed Use
<b><i>URBAN FORM</i></b>	No designation
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy T 4.15 – Enhanced Rider Amenities
<b><i>INCONSISTENT Policies</i></b>	None identified

### Summary of Proposed Conditions

Not a conditional use case
----------------------------

### Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
3/31/2016	7/14/2016		





# Zoning Staff Report – Z-10-16

## General Use District

### Case Summary

#### Overview

The 1.81 acres subject site is in southeast Raleigh, on the east side of Old Poole Road, approximately 400 feet south of its intersection with Poole Road. The property is currently developed with one 1,300 square foot single family residence on its northern half. The southern portion of the site is wooded. The site slopes moderately down from Old Poole Road. There are no significant natural features.

The surrounding context is composed of a mix of financial, municipal and institutional uses. To the north are offices of AgCarolina Farm Credit and the State Employees Credit Union. To the east is the GoTriangle Transit Operations Facility, and to the southeast is New Bethel Christian Church. Across Old Poole Road is a mixture of single family and manufactured housing. The Poole Road/I-440 interchange is located one quarter mile to the northeast.

The site is designated Community Mixed Use on the Future Land Use Map, for which the Comprehensive Plan recommends medium-scale shopping centers and larger pedestrian-oriented retail districts. The proposal to rezone to CX-3 is consistent with this Future Land Use Map designation.

Existing zoning conditions on the property, secured with its most recent zoning in 1998, restrict building height to no more than two stories, preserve natural and wooded areas, provide for placement of “picnic area,” establish ROW reimbursement values, and require compliance with former city stormwater standards. Removing these condition does not adversely impact the property or its surroundings. The removal of these conditions is consistent with the Comprehensive Plan and the Future Land Use Map.

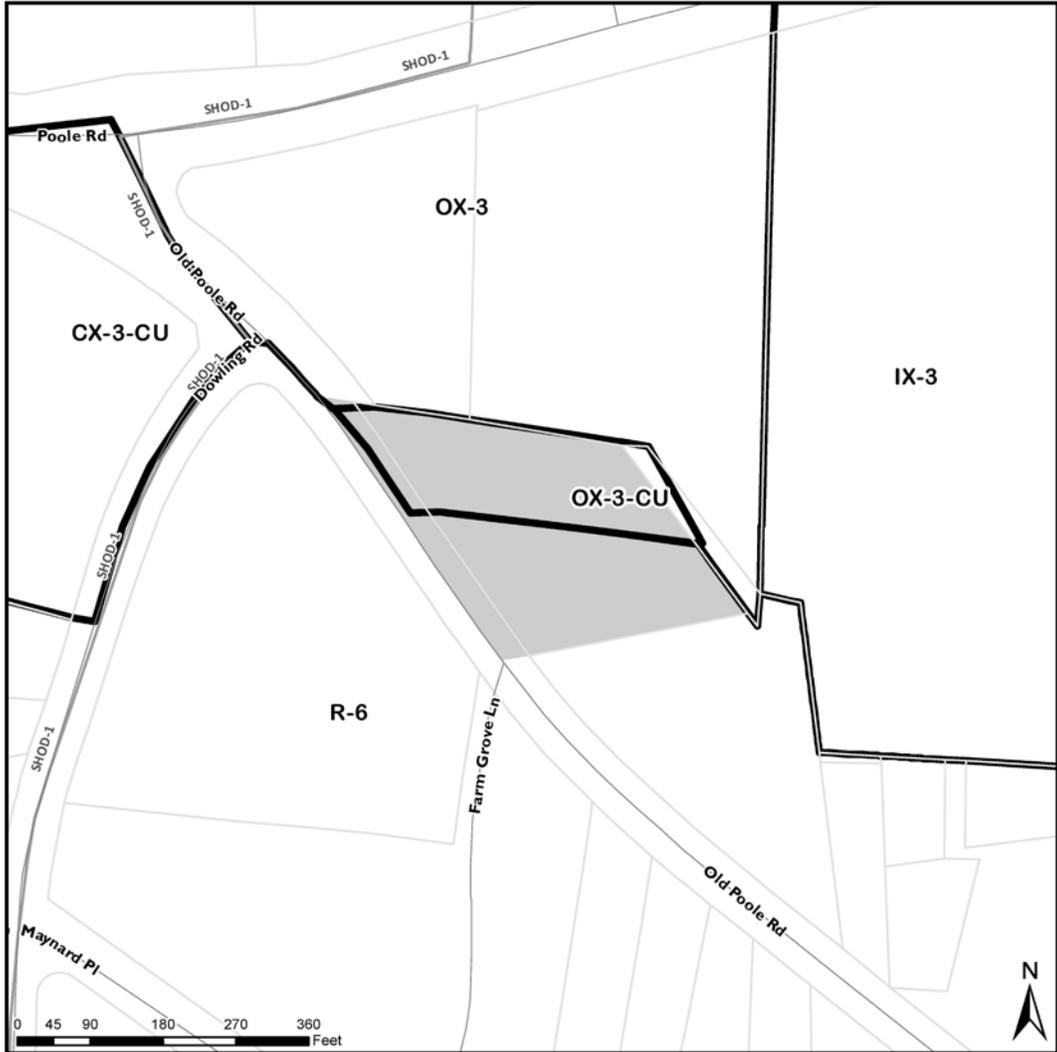
The applicant has not presented the case to the Southeast CAC, and will not do so until the July CAC meeting. It is anticipated that that the case will not receive a vote from the CAC until August.

#### Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> <li>Block perimeter exceeds UDO standards for CX-3 development.</li> <li>Proposal increases GoRaleigh trips by 89 passengers/day.</li> </ol>	<i>Suggested Mitigation</i>	<ol style="list-style-type: none"> <li>Provide offer of cross access to address block perimeter standards, as provided by code.</li> <li>No mitigation needed.</li> </ol>
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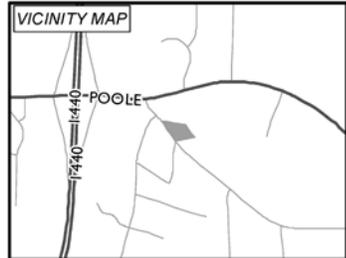
# ZONING REQUEST

## Existing Zoning Map Z-10-2016



**Submittal Date**  
4/14/2016

**Request:**  
1.81 acres from  
OX-3-CU & R-6  
to CX-3



Map Date: 4/15/2016

# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	OX-3-CU and R-6	OX-3	R-6	OX-3	R-6
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Community Mixed Use	Community Mixed Use	Moderate Density Residential	Community Mixed Use	Community Mixed Use
<i>Current Land Use</i>	Single Family Residential	Office	Church	Office/Bank	Single Family Residential
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	OX-3-CU and R-6	CX-3
<i>Setbacks:</i>	*Detached House	*General Building
<i>Front:</i>	10'	5'
<i>Side:</i>	5'	0' or 6'
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	Not Permitted with current development	20,100
<i>Office Intensity Permitted:</i>	6,300	37,600

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	1.81	1.81
<i>Zoning</i>	OX-3-CU/R-6	CX-3
<i>Max. Gross Building SF (if applicable)</i>	-	50,400 sq. ft.
<i>Max. # of Residential Units</i>	16	39
<i>Max. Gross Office SF</i>	6,300 sq. ft.	37,600 sq. ft.
<i>Max. Gross Retail SF</i>	Not Permitted	20,100 sq. ft.
<i>Max. Gross Industrial SF</i>	Not Permitted	Not Permitted
<i>Potential F.A.R</i>	-	0.64

\*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:

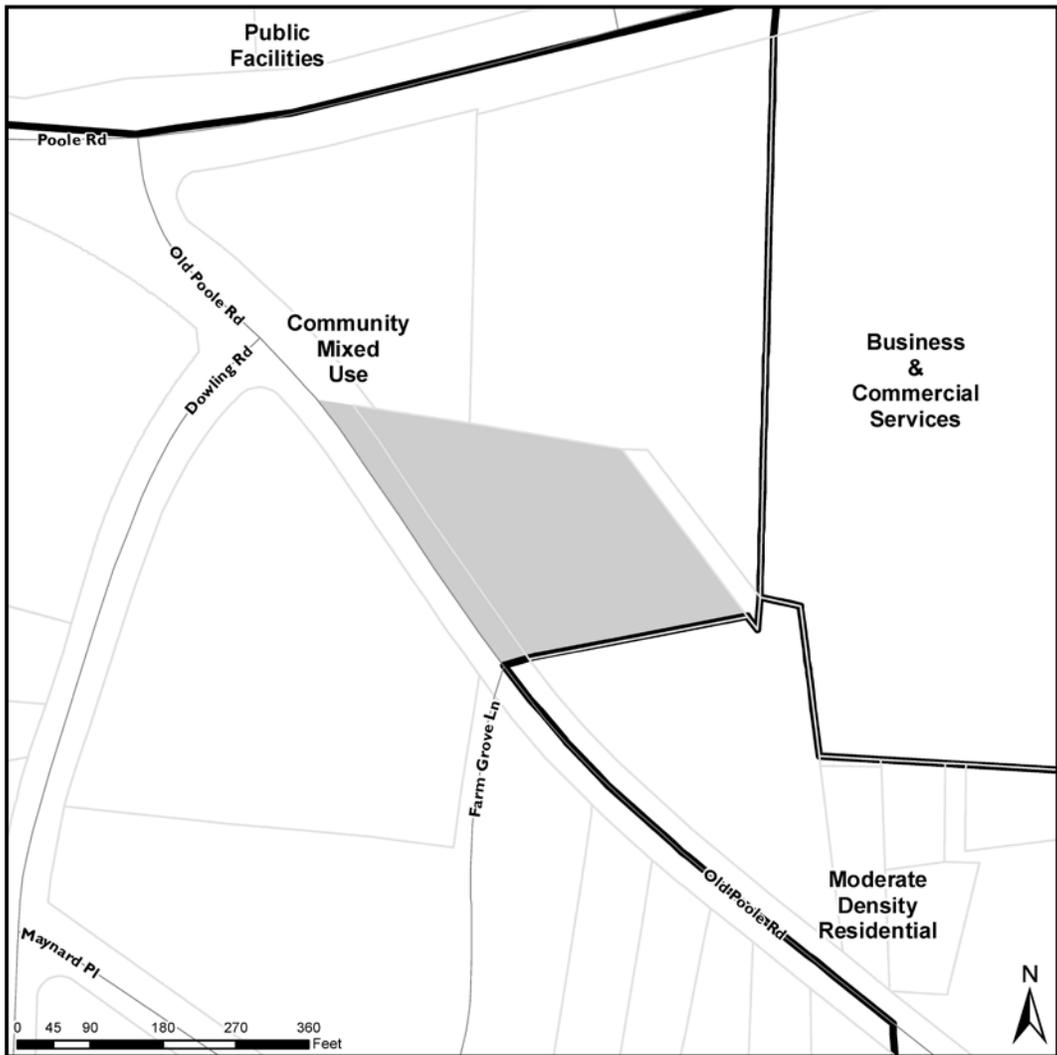
**Compatible** with the property and surrounding area.

**Incompatible.**

Analysis of Incompatibility:

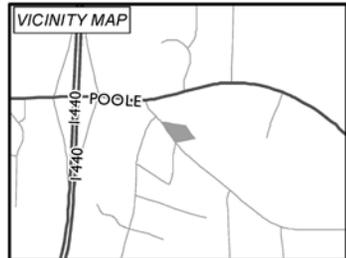
# FUTURE LAND USE MAP

## Future Land Use Map Z-10-2016



  
**Submittal Date**  
4/14/2016

**Request:**  
1.81 acres from  
OX-3-CU & R-6  
to CX-3



Map Date: 4/15/2016

## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the visions, themes, and policies of the Comprehensive Plan. The proposed zoning district is consistent with the Future Land Use Map.

Community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning. Upon redevelopment, the property owner may be required to provide additional sanitary sewer analysis.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

**Inconsistent**

Analysis of Inconsistency:

### 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:

**2.4 Policy Guidance**

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

None identified

**2.5 Area Plan Policy Guidance**

The rezoning request is **not** part of an area considered in an Area Plan

N/A

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

- The proposal provides for the development of uses proposed for the site in the Comprehensive Plan's Future Land Use Map.
- The proposal would promote the highest and best use of a site that is currently underdeveloped as a single family home surrounded by larger format office and institutional uses.
- The proposal would promote connectivity and could provide additional resources for the improvement of transit services in the vicinity of the rezoning.

### **3.2 Detriments of the Proposed Rezoning**

- None identified

## 4. Impact Analysis

### 4.1 Transportation

1. Z-10-2016 is located on the east side of Old Poole Road approximately 1/10 miles south of Poole Road. Old Poole Road is maintained by the NCDOT. This segment of Old Poole Road currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Old Poole Road is classified as a mixed-use street in the UDO Street Plan Map (Avenue, 2-Lane, Undivided). There are no City of Raleigh CIP projects planned for Old Poole Road. There are no state STIP projects for Old Poole Road in the vicinity of the Z-10-2016 site.
2. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. Site access will be provided via Old Poole Road.
3. In accordance with UDO section 8.3.2, the maximum block perimeter for CX-3 zoning is 3,000 feet. The block perimeter for Z-10-2016 is 8,500 feet. The Z-10-2016 parcel cannot meet the City's block perimeter standards.
4. Approval of case Z-10-2016 would increase average peak hour trip volume by 105 veh/hr; daily trip volume will increase by 1,777 veh/day. A fatal crash occurred at the intersection of Poole Rd & Old Poole Rd on Oct. 29, 2014. However, on September 3, 2015 NCDOT gave approval for a new traffic signal to be installed at the intersection of Poole Rd & Old Poole Rd. While a timetable is not available, the programmed traffic signal would greatly reduce the risk of angle or left-turn crashes. Therefore, transportation planning staff waives the traffic study requirement for case Z-10-2016. A traffic impact analysis report is not required for Z-10-2016.

**Impact Identified: Block perimeter exceeds UDO standards for CX-3 development.**

### 4.2 Transit

1. Old Poole Rd is not served by transit
2. Neither the City of Raleigh Short Range Transit Plan nor the Proposed Wake County Transit Plan recommend transit service on Old Poole Rd.
3. GoRaleigh routes 18 – Worthdale, and 55X – Poole Rd Express operate on Poole Rd.
  - a. Route 18 may be boarded going either direction at the stops on Poole Rd/Carya Dr.
  - b. Route 55 may be boarded going towards downtown at the stop on Bus Way/Poole Rd.

**Impact Identified: Using a mode split of 5 percent, an increase of 1,777 vehicles/day increases GoRaleigh trips by 89 passengers/day, which is not expected to exceed capacity of the current system.**

### 4.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain present?
<i>Drainage Basin</i>	
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	

1. Development will be subject to stormwater controls per Article 9.2 of the UDO.

2. Stormwater runoff control must be analyzed per discharge points. This parcel is located within both the Walnut Creek watershed and Crabtree Creek watershed.
3. No new point discharges will be allowed to leave the site.
4. No environmental features (Neuse Riparian Buffer, blue line stream, alluvial soils) appear to be located on site.

**Impact Identified: None identified**

**4.4 Public Utilities**

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

**Impact Identified:**

**4.5 Parks and Recreation**

1. There are no greenway corridors, trails, or connector impacts with this development. Nearest trail access is 1.3 miles, Walnut Creek Trail.
2. Recreation services are provided by Walnut Creek Softball Complex, 0.8 miles.

**Impact Identified: None identified**

**4.6 Urban Forestry**

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

**Impact Identified: None identified**

**4.7 Designated Historic Resources**

The site is located within 1,000 feet of the Raleigh Historic Landmark Oak View.

**Impact Identified: None identified**

**4.8 Community Development**

The site is not located within a designated Redevelopment Plan area<sup>2</sup>.

**Impact Identified: None identified**

**4.9 Impacts Summary**

1. Block perimeter exceeds UDO standards for CX-3 development.
2. Proposal increased GoRaleigh trips by 89 passengers/day.

**4.10 Mitigation of Impacts**

1. As required by code, provide cross access
2. No mitigation needed.

## **5. Conclusions**

The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan. The Comprehensive Plan recommends Commercial Mixed Use (CX) zoning designation for properties located in Community Mixed Use areas on the Future Land Use Map. There are no significant impacts presented by the proposed rezoning.



# Planning & Development



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

APR 13 2016 PM 12:17

## Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Transaction Number
Existing Zoning Classification: <del>OX1-R</del> <del>OX3-CU</del> <del>OX3-CU+R</del> <u>OX3-CU+R</u>	467850
Proposed Zoning Classification Base District: <u>EX</u> <u>EX-3</u> <u>Ma</u> Height:                Frontage:	Z-10-16
If the property has been previously rezoned, provide the rezoning case number. <u>N/A</u>	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. <u>#467850</u>	

GENERAL INFORMATION					
Property Address	4109 Oldpoole rd, Raleigh NC		Date	04/06/16	
Property PIN	1723 749194	Deed Reference (Book/Page)	11074 / 0304		
Nearest Intersection	440 E POOLE RD	Property size (in acres)	1.81		
Property Owner/Address	T.K. DESCO LLC 421 CHAPANOKE RD RALEIGH NC 27603	Phone	919 868 5667	Fax	—
Project Contact Person/Address	TAE PARK	Email	tparkif@hotmail.com		
"	"	Phone	"	Fax	—
Owner/Agent Signature		Email	(Alternative) mgarten.tkdesco@hotmail.com		

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



# Planning & Development

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

## Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICIAL USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction Number
yes, it is consistent with adopted comprehensive plan.	Zoning Case Number

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.	req. zoning is same as future land use designation on map.
2.	zoning is consistent with providing more opportunities for active living.
3.	consistent with the vision, themes & policies in comprehensive plan
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	enhance the area.
2.	site will become safer
3.	rezoning will aid in the removal of public nuisance.
4.	rezoning will help maintain a cleaner environment.

Date: 03/16/16

RE: 4109 OLD POOLE ROAD

You are invited to attend a neighborhood meeting on March 31<sup>st</sup>, 2016. The meeting will be held at 421 Chapanoke Rd Suit 113 Raleigh NC 27610 and will begin at 7:00 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 4109 Old Poole Rd, Raleigh NC, 27610. This site is currently zoned OX-3-CU and is proposed to be rezoned to CX (community mixed use).

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 is requested for rezoning.

If you have any concerns or questions you may contact Madison Garten via email at [mgarten.tkdesco@hotmail.com](mailto:mgarten.tkdesco@hotmail.com) OR Tae Park at [tparkif@hotmail.com](mailto:tparkif@hotmail.com).

Thank You,

Madison Garten

Project Manager

TK Desco LLC

919-522-2499

Summary :

A neighborhood meeting was held on Thursday March 31<sup>st</sup> 2016 at 7 pm to discuss the potential re-zoning of 4109 Old Poole Rd. The neighborhood meeting was held at 421 Chapanoke Rd Suite 113 and there were 2 neighbors in attendance, both from AG Farm Credit. The general issues that were discussed were what would be located at the land once the re-zoning is complete and the possibility of selling the land after re-zoning. No other issues were brought up. For AG Farm Credit, the meeting was more informational for them.

