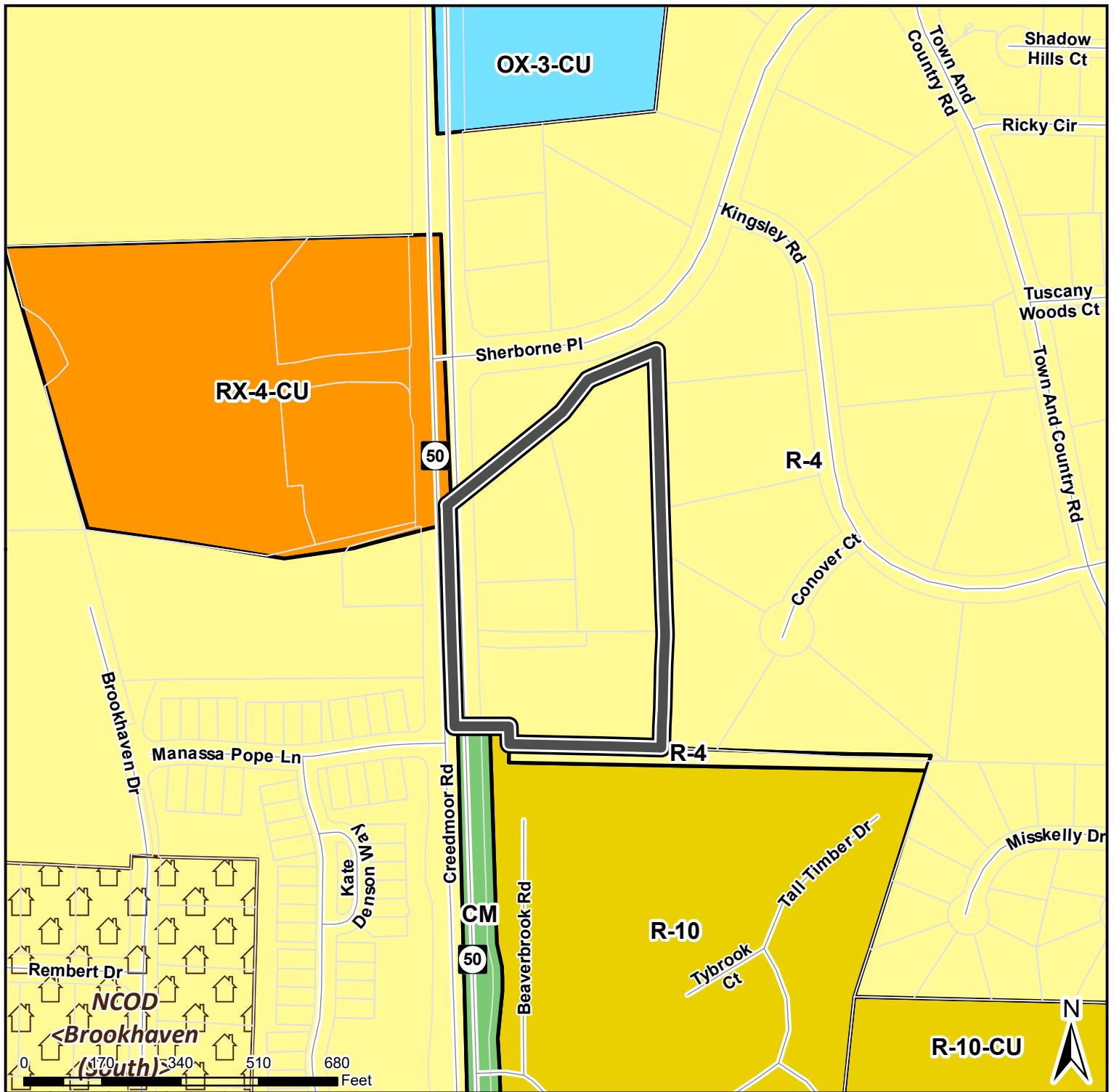
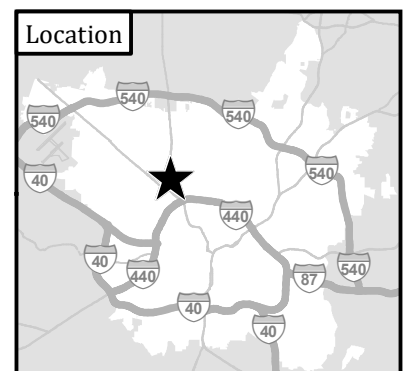


# Existing Zoning

# Z-10-2021



Property	5114, 5118, 5120, 5200, & 5206 Creedmoor Rd
Size	6.69 acres
Existing Zoning	R-4
Requested Zoning	RX-7-PL-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	October 7, 2021
Subject	City Council agenda item for October 19, 2021 – Z-10-21 Creedmoor Road

On October 5, 2021, the City Council closed the public hearing for the following item. The applicant has since revised the requested district and zoning conditions:

**Z-10-21 Creedmoor Road**, approximately 6.69 acres located at [5114, 5118, 5120, 5200, 5206 Creedmoor Road](#).

Signed zoning conditions provided on October 7, 2021 prohibit some uses, limit total number of dwelling units to 295, require any building to be set back 75 feet from parcel 0796458839 and 100 feet from parcels 0796563029, 0796553813, 0796553640, and 0796552345. Proposed conditions also prohibit driveways and parking within 100 feet of parcels 0796563029, 0796553813, 0796553640, and 0796552345, require a minimum 8-foot fence along the northern and eastern adjacent properties, require an additional 10 evergreen trees per 100 lineal feet along parcel 0796458839, and require an additional 8 evergreen trees per lineal feet along parcels 0796563029, 0796553813, 0796553640, and 0796552345. Proposed conditions also require a traffic impact analysis to be conducted at site plan stage including a signal warrant study for Sherborne Place, require a 40-foot tree conservation area along the eastern property lines, require exterior lighting to be shielded from adjacent properties and no more than 25 feet in height, require eastern facades of structured parking to be screened from public view, and require primary storage of dumpsters to be located inside buildings or structured parking.

**Current zoning:** Residential-4 (R-4)

**Requested zoning:** Residential Mixed Use – 5 stories – Parking Limited – Conditional Use (RX-5-PL-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (9-0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Petition for Rezoning, and Neighborhood Meeting Reports.

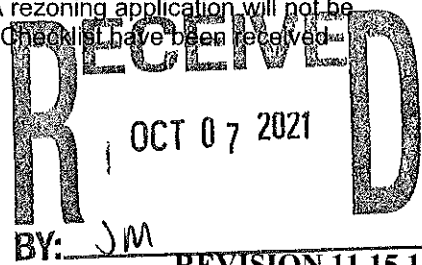
# Rezoning Application



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			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>	
Existing Zoning Base District	R-4	Height		Frontage
Proposed Zoning Base District	RX	Height		5
Overlay(s)	N/A			
Click <a href="#">here</a> 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:				
GENERAL INFORMATION				
Date	Date Amended (1) 10-5-21		Date Amended (2)	
Property Address See attached				
Property PIN See attached		Deed Reference (book/page) See attached		
Nearest Intersection Creedmoor Road and Sherborne Place				
Property Size (acres) 6.69	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address See attached		Phone	Fax	
		Email		
Applicant Name/Address Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		Phone 919-835-4663	Fax 919-834-4564	
		Email colliermarsh@parkerpoe.com		
Applicant* Signature(s) Kenneth D. Chavis		Email M. Chavis 52 @ Yahoo . com		

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.





<b>CONDITIONAL USE DISTRICT ZONING CONDITIONS</b>		
Zoning Case Number <b>Z-10-21</b>	<b>OFFICE USE ONLY</b>	
Date Submitted	<b>Rezoning Case #</b>	
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-5-PL-CU</b>	
<b>Narrative of Zoning Conditions Offered</b>		
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.</p> <p>2. There shall be a maximum of 295 residential units.</p> <p>3. No principal or accessory buildings are allowed within seventy five feet (75') of the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037).</p> <p>4. No principal or accessory buildings are allowed within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).</p> <p>5. No driveways or parking may be located within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) except to the extent required for emergency service access.</p> <p>6. In addition to the requirements specified in UDO Section 3.5.3.c, a minimum 8' fence, wall, or combination of fence and wall shall be installed between building(s) and the shared property line with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation. This fence, wall, or combination of fence and wall shall be located at least 70' from the shared property line with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).</p> <p>7. The 75' wide zone adjacent to the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), shall include 10 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3 except where tree conservation is established.</p> <p>8. The 100' wide zone adjacent to the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) shall include 8 evergreen understory trees per 100 lineal feet and 8 shade trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3.</p> <p>9. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.</p> <p>10. A minimum 40' wide tree conservation area(s) shall be provided along the eastern property line abutting those properties with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) where existing trees meet basal area density standards. These tree conservation areas shall exclude areas of UDO Section 9.1.4.C Excluded Areas.</p> <p>11. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from the following properties identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158). Any freestanding light poles shall not exceed twenty-five feet (25') in height.</p> <p>12. Eastern facing facades of structured parking shall be screened from public view except for openings for points of ingress and egress.</p> <p>13. Primary storage of dumpsters shall be located inside building(s) or structured parking facilities. Dumpsters may be temporarily moved to the exterior of building(s) and structured parking facilities for trash collection.</p>		

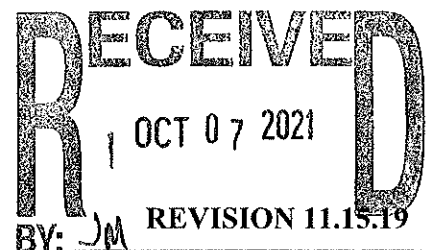
The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature

*Kenneth D. Chavis*

Print Name

**Kenneth D. Chavis**



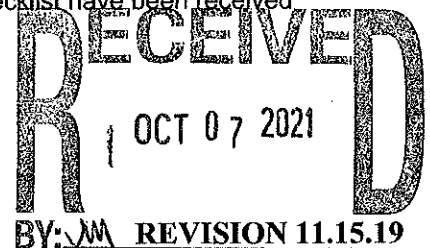
# Rezoning Application



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			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>5</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date		Date Amended (1) <b>10-6-21</b>	Date Amended (2)
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) <i>Peter Marsh</i>		Email <i>dazled53@gmail.com</i>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

Date Submitted

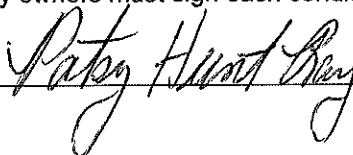
Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **RX-5-PL-CU****Narrative of Zoning Conditions Offered**

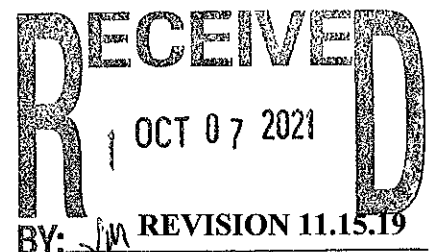
1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. There shall be a maximum of 295 residential units.
3. No principal or accessory buildings are allowed within seventy five feet (75') of the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037).
4. No principal or accessory buildings are allowed within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).
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The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature



Print Name

**Patsy Hunt Ray**

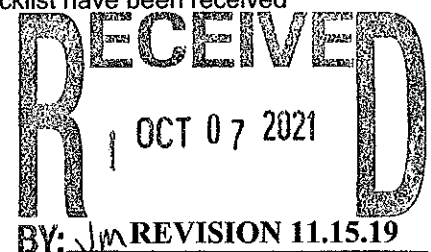
# Rezoning Application



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
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____ Proposed Zoning Base District <b>RX</b> Height <b>5</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			Rezoning Case #
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date	Date Amended (1) <b>10-6-21</b>	Date Amended (2)	
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) <i>[Signature]</i>		Email <i>realtorjeanhunt@bellsouth.net</i>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



# **CONDITIONAL USE DISTRICT ZONING CONDITIONS**

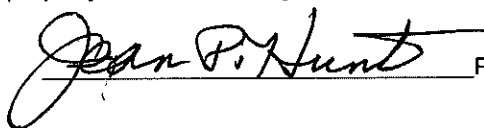
Zoning Case Number <b>Z-10-21</b>		<b>OFFICE USE ONLY</b>
Date Submitted		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-5-PL-CU</b>	

## **Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
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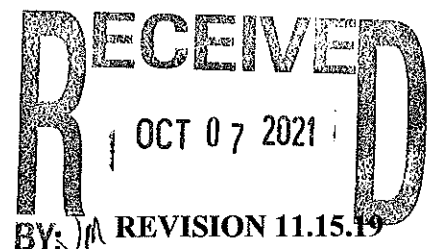
The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature



Print Name

**Jean Hunt**



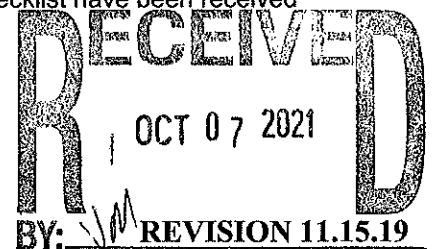
# Rezoning Application



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

REZONING REQUEST			
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Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh</b> <b>301 Fayetteville Street, Suite 1400</b> <b>Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) <i>Michael Travis Hunt</i>		Email <i>maxeddog@bellsouth.net</i>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



<b>CONDITIONAL USE DISTRICT ZONING CONDITIONS</b>		
Zoning Case Number <b>Z-10-21</b>	<b>OFFICE USE ONLY</b>	
Date Submitted	<b>Rezoning Case #</b>	
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-5-PL-CU</b>	
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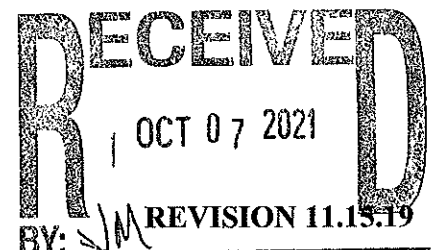
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Property Owner(s) Signature

*Michael Travis Hunt*

Print Name

**Michael Travis Hunt**



# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>5</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
<i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
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GENERAL INFORMATION			
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Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
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Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s)	DocuSigned by:  BB2CBF3EC6B4461...	Email <b>valcharus2@currently.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

Date Submitted

**Rezoning Case #**Existing Zoning **R-4**Proposed Zoning **RX-5-PL-CU****Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
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Property Owner(s) Signature

DocuSigned by:

Valerie C. Russell

Print Name

**Valerie C. Russell**

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**RECEIVED****By Hannah Reckhow at 10:57 am, Oct 07, 2021**

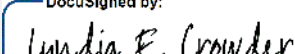
# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
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Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
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Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) 		Email <b>lyncrow06@yahoo.com</b>	

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**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

Date Submitted

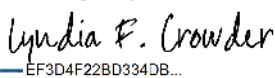
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Property Owner(s) Signature

DocuSigned by:


  
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Print Name

**Lyndia F. Crowder****RECEIVED****By Hannah Reckhow at 10:56 am, Oct 07, 2021**


# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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Property Owner Name/Address <b>See attached</b>		Phone	Fax
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Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) 		Email <b>lablake@ncsu.edu</b>	

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**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

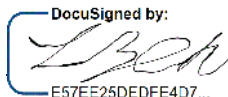
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Print Name

**Lauren A. M. Blake****RECEIVED****By Hannah Reckhow at 10:56 am, Oct 07, 2021**

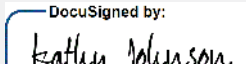
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Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) 		Email <b>kjay524@aol.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

Date Submitted

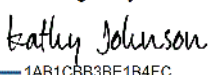
**Rezoning Case #**Existing Zoning **R-4**Proposed Zoning **RX-5-PL-CU****Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. There shall be a maximum of 295 residential units.
3. No principal or accessory buildings are allowed within seventy five feet (75') of the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037).
4. No principal or accessory buildings are allowed within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).
5. No driveways or parking may be located within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) except to the extent required for emergency service access.
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9. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.
10. A minimum 40' wide tree conservation area(s) shall be provided along the eastern property line abutting those properties with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) where existing trees meet basal area density standards. These tree conservation areas shall exclude areas of UDO Section 9.1.4.C Excluded Areas.
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The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature

DocuSigned by:


  
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Print Name

**Kathy Johnson****RECEIVED****By Hannah Reckhow at 10:55 am, Oct 07, 2021**

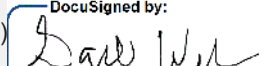
# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>5</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
<i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1) <b>October 6, 2021</b>	Date Amended (2)
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
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		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) 		Email <b>ruebenx63@yahoo.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

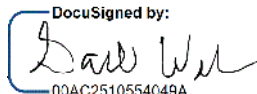
Date Submitted

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1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. There shall be a maximum of 295 residential units.
3. No principal or accessory buildings are allowed within seventy five feet (75') of the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037).
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The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature

DocuSigned by:  
  
 00AC2510554049A...

Print Name

**Gail C. Williams****RECEIVED****By Hannah Reckhow at 10:55 am, Oct 07, 2021**

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>5</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
<i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
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GENERAL INFORMATION			
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		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s)	DocuSigned by:  4DF7C15FEEC3495...	Email <b>ed.san.chavis@gmail.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-10-21****OFFICE USE ONLY**

Date Submitted

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Property Owner(s) Signature

DocuSigned by:

*Edward H. Chavis, Jr.*

4DF7C15FEEC3495...

Print Name

**Edward H. Chavis, Jr.****RECEIVED****By Hannah Reckhow at 10:54 am, Oct 07, 2021**



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13016

## CASE INFORMATION: Z-10-21 CREEDMOOR ROAD

Location	East side, approximately 200 feet south of its intersection with Sherborne PI  Address: 5114, 5118, 5120, 5200, 5206 Creedmoor Road  PINs: 0796458278, 0796458369, 0796458456, 0796458653, 0796550760  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-4
Requested Zoning	RX-7-PL-CU
Area of Request	6.69 acres
Corporate Limits	The site is inside corporate limits.
Property Owner	Jean P. Hunt, Patsy Elaine, Clarence Chavis Sr, Edward H Chavis, Valerie Russell
Applicant	Collier Marsh, ParkerPoe
Council District	District A
PC Recommendation Deadline	July 12, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. Height of buildings shall be limited to 6 stories.
3. There shall be a maximum of 325 residential units.
4. No building is allowed within sixty feet (60') of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").
5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or

<p>ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.</p> <p>7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 8 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3. Existing vegetation may count towards this requirement.</p> <p>8. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**COMPREHENSIVE PLAN GUIDANCE**

<b>Future Land Use</b>	Office & Residential Mixed Use
<b>Urban Form</b>	None
<b>Consistent Policies</b>	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 2.2 Compact Development Policy LU 5.6 Buffering Requirements Policy LU 7.3 Single-family Lots on Major Streets Policy LU 10.3 Ancillary Retail Uses Policy H 1.8 Zoning for Housing
<b>Inconsistent Policies</b>	Policy LU 8.5 Conservation of Single-family Neighborhoods Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 8.12 Infill Compatibility

**FUTURE LAND USE MAP CONSISTENCY**

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

**COMPREHENSIVE PLAN CONSISTENCY**

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
December 17, 2020; 20 attendees	April 13, 2021; 24 attendees	4/13/21; 5/11/21	5/18/21

## PLANNING COMMISSION RECOMMENDATION

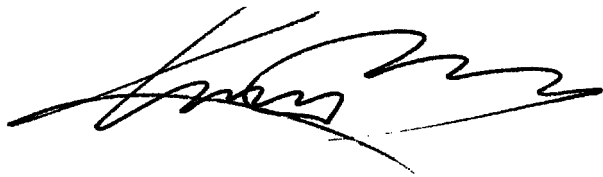
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is consistent with policies regarding compact development, buffering, single-family lots on major streets, ancillary retail, and zoning to allow for more housing.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommend approval of Z-10-21.
Motion and Vote	Motion: O'Haver Second: Miller In Favor: Bennett, Fox, Lampman, Mann, McIntosh, Miller, O'Haver, Rains and Winters Opposed: None
Reason for Opposed Vote(s)	N/A

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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.



---

Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date:

Staff Coordinator: Hannah Reckhow: (919) 996-2622; [Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-10-21

## Conditional Use District

### OVERVIEW

This is a request to rezone approximately 6.69 acres along Creedmoor Road from Residential-4 (R-4) to Residential Mixed Use – 7 stories – Parking Limited – Conditional Use (RX-7-PL-CU). Proposed conditions would prohibit uses normally permitted in RX-, limit building height to 6 stories, limit number of dwelling units to 325 units total, and apply several requirements to the shared property boundary to the north and east, including prohibit buildings within 60 feet of the boundary, require any building within 75 feet of the boundary to be no more than 3 stories, require a 6.5-foot fence to be installed in cases where one is not already required, and require an additional evergreen tree planting along the boundary. The proposed conditions would also require a traffic impact analysis that include a warrant study for the intersection of Sherborne Place and Creedmoor Road.

The rezoning site is five parcels – 5114, 5118, 5120, 5200, 5206 Creedmoor Road – located on the eastern side approximately 200 feet south of its intersection with Sherborne Place. The site slopes down to the east and south, with a grade of up to 25 percent in some places. Two of the parcels are undeveloped and three parcels contain a detached house. The site is adjacent to low density residential development to the north and east, zoned R-4. To the south are apartments, zoned R-10. To the west across Creedmoor Road are a mix of residential uses, including detached houses, townhouses, and Magnolia Glen assisted living facility.

The requested district RX-7-PL-CU would permit additional residential uses on the site, including multi-unit living. The request would remove a cap on density of dwelling units but would add a cap on total units allowed on the site, increasing potential dwelling units from approximately 14 to 325 dwelling units. Proposed zoning conditions would limit building height to 6 stories and would limit any building within 75 feet of the northern and eastern boundaries to three stories. The conditions would also add to the neighborhood transition yard requirements to require any building be at least 60 feet from these properties and that a 6.5 foot fence be built along the property boundaries.

The requested district includes a Parking Limited frontage, which applies requirements for how the building relates to the street. This includes permitting no more than two bays of parking between the building and the street, requiring direct pedestrian access to the building, and locating the front building façade between 5 and 100 feet from the front property line.

The rezoning site is designated as Office & Residential Mixed Use on the Future Land Use Map. Properties to the east and southwest are designated Low Density Residential and areas to the south and northwest are designated Moderate Density Residential.

**Update for May 11:** Since the staff report was last published on April 13, the applicant has amended the zoning conditions. Condition 8 has been added, which specifies that a traffic



impact analysis will be conducted at site plan stage, and that it will include a signal warrant study for the Creedmoor Road and Sherborne Place intersection. The amended conditions do not alter the consistency with the 2030 Comprehensive Plan.

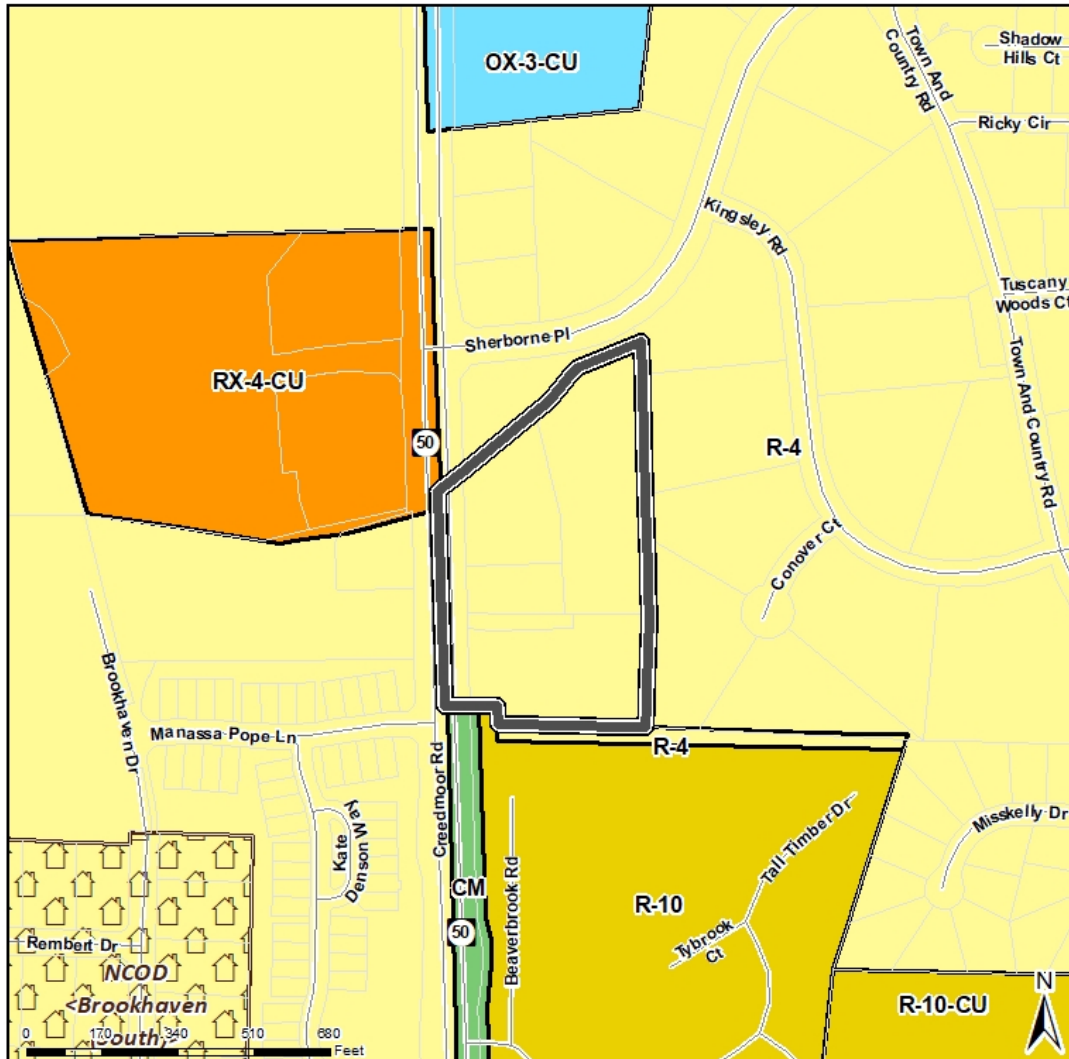
In addition, Policy H 1.8 Zoning for Housing, which was erroneously left off a previous version of this staff report, has been added. This addition does not alter the overall consistency with the 2030 Comprehensive Plan.

### **OUTSTANDING ISSUES**

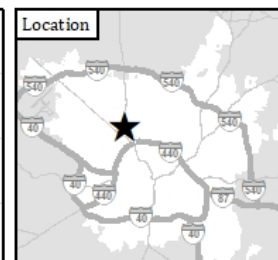
<b>Outstanding Issues</b>	<b>1. None</b>	<b>Suggested Mitigation</b>	<b>1. N/A</b>
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## Existing Zoning

Z-10-2021



<b>Property</b>	5114, 5118, 5120, 5200, & 5206 Creedmoor Rd
<b>Size</b>	6.69 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-7-PL-CU



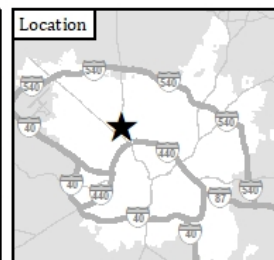
Map by Raleigh Department of City Planning (mansellj); 2/18/2021

# Future Land Use

Z-10-2021



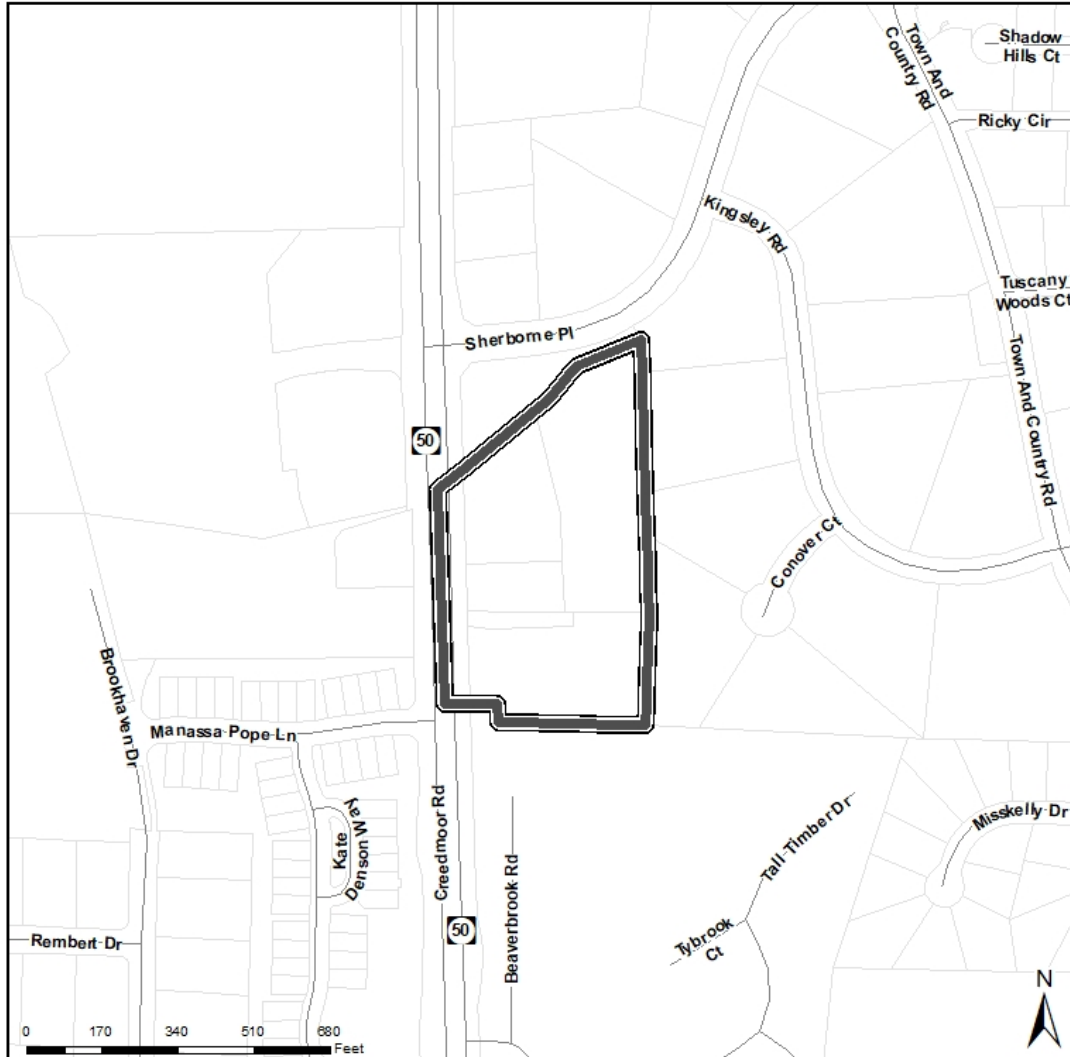
<b>Property</b>	5114, 5118, 5120, 5200, & 5206 Creedmoor Rd
<b>Size</b>	6.69 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-7-PL-CU



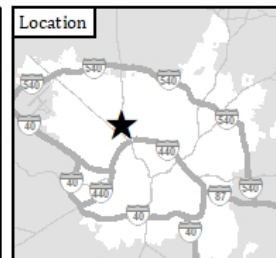
Map by Raleigh Department of City Planning (mansd@): 2/18/2021

# Urban Form

Z-10-2021



<b>Property</b>	5114, 5118, 5120, 5200, & 5206 Creedmoor Rd
<b>Size</b>	6.69 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	RX-7-PL-CU



Map by Raleigh Department of City Planning (mansd@): 2/18/2021

# 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?

Yes, the request is consistent with the policies in the 2030 Comprehensive Plan, including the Future Land Use Map. The request is also consistent with vision themes Coordinating Land Use and Transportation and Expanding Housing Choices, as it would increase residential entitlement along a major transportation corridor.

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

Yes, the Future Land Use Map designates the site for Office & Residential Mixed Use. While very limited commercial use would be permitted on the site, the requested RX- district would permit multi-unit residential development described in this designation.

- 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?

N/A

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

Yes, the community facilities and streets appear to be able to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Office & Residential Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

Office & Residential Mixed Use is a designation that is applied to frontage lots where single-family residential is no longer appropriate. It envisions a mix of office and residential uses and names OX- as the closest corresponding zoning district. The requested district would allow residential uses envisioned in this designation. Table LU-2 recommends no more than 4 stories in Edge contexts where low-density residential is within 150 feet of the site. While the request would permit development up to 6 stories in height, proposed zoning conditions would limit the location and

height of buildings nearest the lower density residential to the north and west. In addition, the natural topography of the site would mean one or more stories is likely to be below the grade at Creedmoor Road. To be more consistent with Table LU-2, the conditions could limit building height to no more than four stories within 150 feet of adjacent low-density development.

## Urban Form

**Urban Form designation: None**

**The rezoning request is**

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other**

## Compatibility

**The proposed rezoning is**

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The proposed district would permit residential uses similar to surrounding development, including apartment and townhouse development. While this development could be taller than the surrounding area, the proposed conditions limit building height closest to the surrounding residential parcels to three stories and the natural topography of the site would likely require one or more stories to be below grade with Creedmoor Road. The request could be more compatible if building heights were limited to a larger area adjacent to nearby detached houses.

## Public Benefits of the Proposed Rezoning

- The rezoning request would increase residential entitlement along a major road, facilitating more efficient use of infrastructure.

## Detriments of the Proposed Rezoning

- The request could increase traffic in the immediate area.

## 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 rezoning site is designated Office & Residential Mixed Use on the Future Land Use Map. The requested district RX-7-PL-CU would permit development that is in line with this designation.

### **Policy LU 1.3 Conditional Use District Consistency**

*All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

- The proposed conditions do not conflict with Comprehensive Plan policies. Conditions that add to buffering and transition requirements support consistency with policy LU 5.6 Buffering Requirements.

### **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 request would increase the development entitlement along a major transportation corridor from low density detached homes to multi-unit residential development up to 6 stories high.

### **Policy LU 5.6 Buffering Requirements**

*New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.*

- The rezoning request includes a zoning condition that offers buffering in addition to the neighborhood transition yards that would be required along the north and eastern boundaries of the site. A neighborhood transition yard would require the building to be at least 50 feet from the property boundary and require a landscaped yard to be established. The proposed conditions require the building to be at least 60 feet from the boundary and require a 6.5-foot fence be established with the landscaped yard. In addition, building height is limited to three stories within 75 feet of the property boundary.

### **Policy LU 7.3 Single-family Lots on Major Streets**

*No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.*

- The current zoning R-4 permits detached residential on the site. The requested district includes Parking Limited frontage, which does not permit the detached house building type and would remove the possibility of new single-family residential lots from locating on a major street.

### **Policy LU 10.3 Ancillary Retail Uses**

*Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.*

- The rezoning site is designated as Office and Residential Mixed Use, and the requested zoning would only allow a limited amount of retail. Retail would be permitted only if located at the corner of two public streets.

### **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. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The request would increase both the number and types of housing permitted on the site. Currently, R-4 permits only detached houses at no more than 4 dwelling units per acre. The requested district RX-7-PL-CU would permit additional housing types, including townhouse and apartments, up to 325 dwelling units per the zoning conditions.

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

---

### **Policy 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 rezoning site is currently zoned R-4, and the requested district would not permit the detached housing type.

**Policy 5.1 Reinforcing the Urban Pattern**

*New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

**Policy 8.12 Infill Compatibility**

*Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.*

- While the surrounding development includes similar multi-unit residential uses that would be permitted in the requested district, it would permit building heights of up to six stories that diverge from the mostly one-story surrounding development. While the proposed conditions do limit building height to three stories closest to surrounding development, consistency with this policy could be improved by limiting height to four stories within 150 feet of the adjacent low-density residential.

**Area Plan Policy Guidance**

There is no area-specific guidance for the rezoning site.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	38	Similar to city-wide average
Walk Score	31	51	Higher than city-wide average
Bike Score	41	20	Lower than city-wide average

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** The rezoning site has average transit access for Raleigh as a whole. The walk score is higher than the city's average, likely due to the destinations located near the intersection with Millbrook Road. The lack of bike infrastructure and high speed of Creedmoor Road likely contribute to the lower than average bike score.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

**Summary:** The requested district would permit the more energy efficient housing types, including townhouse and apartment building types.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	Potential build out would increase from approximately 14 to 325 dwelling units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Townhouse and apartment building types are permitted.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	The site has access to Route 36

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

**Summary:** The rezoning request would increase the potential number of dwelling units permitted on the site and would increase the number of housing types that are permitted.

# IMPACT ANALYSIS

## Historic Resources

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

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Brookhaven Nature Park (1.6 mile) and Shelly Lake Park (1.3 miles).
3. Nearest existing greenway trail access is provided by Mine Creek Greenway Trail (1.3 mile).
4. Current park access level of service in this area is graded a B letter grade.

**Impact Identified:** None

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	3,500	81,770
Waste Water	0	3,500	81,770

**Impact Identified:**

1. The proposed rezoning would add 81,770 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. 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 Developed.

## Stormwater

Floodplain	None
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2
Overlay District	None

**Impact Identified:** Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. Possible Neuse Buffers and flood prone soils exist. No impacts identified.

## Transit

The GoRaleigh Route 36 operates along Creedmoor Road at 30 minute frequency and with stops near Sherborne Place.

**Impact Identified:** None

## Transportation

### **Site and Location Context**

#### *Location*

The Z-10-21 site is in North Raleigh on the east side of Creedmoor Road, between the intersections with Sugar Bush Road and Sherborne Place.

#### *Area Plans*

The Z-10-21 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

### **Existing and Planned Infrastructure**

#### *Streets*

Creedmoor Road is designated at a 6-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT. Nearby Sherborne Place is not designated in the Raleigh Street Plan, is therefore a local street, and is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-7 zoning districts is 2,500 feet and the maximum length for a dead-end street is 300 feet. Existing block perimeter for the site is approximately 9,700 feet.

#### *Pedestrian Facilities*

There are complete sidewalks on Creedmoor Road.

#### *Bicycle Facilities*

There are no bikeways within ½ mile of the site. Creedmoor Road is designated for a separated bikeway in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).

#### *Access*

The Z-33-20 Site is access by Creedmoor Road.

#### **Other Projects in the Area**

There are not active transportation projects within one mile of the subject site.

#### **Traffic Impact Analysis (TIA) Determination**

Based on the Envision results, approval of case Z-10-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4 to RX-4-CU is projected to generate 103 new trips in the AM peak hour and 131 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-10-21 Existing Land Use	Daily	AM	PM
Residential	28	2	3
Z-10-21 Current Zoning Entitlements	Daily	AM	PM
Residential	132	10	14
Z-10-21 Proposed Zoning Maximums	Daily	AM	PM
Residential Mixed Use	1,836	113	145
Z-10-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>1,704</b>	<b>103</b>	<b>131</b>

### Urban Forestry

**Impact Identified:** Addition of the proposed Parking Limited (PL) frontage along Creedmoor Rd. will eliminate the location of any possible Tree Conservation Area along the front of this development.

### Impacts Summary

The rezoning request would have minimal impacts at the rezoning stage.

### Mitigation of Impacts

No mitigation is needed at the rezoning stage.

## CONCLUSION

The request would rezone approximately 6.69 acres along Creedmoor Road from R-4 to RX-7-PL-CU. Proposed zoning conditions would prohibit some uses, limit the building height and total number of dwelling units permitted on the site, and require additional buffering between the adjacent development.

While the request would permit development at slightly taller heights than recommended in the Comprehensive Plan, it would permit the type of mixed-use residential development envisioned in the Future Land Use Map and currently existing along Creedmoor Road. The request is also consistent with a majority of Comprehensive Plan policies as well as vision theme Coordinating Land Use and Transportation. The request could be more consistent with Comprehensive Plan policies in height did not exceed four stories within 150 feet of the adjacent low-density residential properties. However, the request is consistent overall with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
2/17/21	Application submitted	
3/11/21	Initial staff review provided	
4/13/21	Planning Commission review begins	



# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-4; R-10	R-4	R-4; RX-4-CU
Additional Overlay	-	-	-	-	-
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Moderate Density Residential	Low Density Residential	Moderate Density Residential; Low Density Residential
Current Land Use	Residential	Residential	Residential	Residential	Residential
Urban Form	-	-	-	-	-

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	RX-7-PL-CU
Total Acreage	6.69	6.69
Setbacks:		
Front	20'	5' – 100'
Side	10'	0' or 6'
Rear	30'	0' or 6'
Residential Density:	2.09	48.58
Max. # of Residential Units	14	325
Max. Gross Building SF	28,000	345,250
Max. Gross Office SF	Not Permitted	4,000
Max. Gross Retail SF	Not Permitted	4,000
Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R.	0.10	1.18

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

**Conditional Use District Zoning Conditions**Zoning case #: **Z-10-21**

Date submitted:

5-11-21

**OFFICE USE ONLY**

Rezoning case #

Existing zoning: **R-4**Proposed zoning: **RX-7-PIL-CU****Narrative of Zoning Conditions Offered**

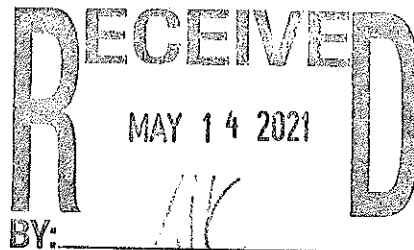
1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. Height of buildings shall be limited to 6 stories.
3. There shall be a maximum of 325 residential units.
4. No building is allowed within sixty feet (60') of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").
5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 8 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3. Existing vegetation may count towards this requirement.
8. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.

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.

Property Owner(s) Signature: \_\_\_\_\_

*Jean P. Hunt*  
JEAN P. Hunt

Printed Name: \_\_\_\_\_



**Conditional Use District Zoning Conditions**

Zoning case #: Z-10-21

Date submitted: 05-12-21

**OFFICE USE ONLY**

Rezoning case #

Existing zoning: R-4

Proposed zoning: RX-7-PL-CU

**Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. Height of buildings shall be limited to 6 stories.
3. There shall be a maximum of 325 residential units.
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5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 8 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3. Existing vegetation may count towards this requirement.
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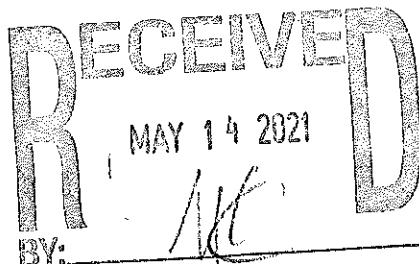
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Property Owner(s) Signature: \_\_\_\_\_

Michael Travis Hunt

Printed Name: \_\_\_\_\_

Michael Travis Hunt



**Conditional Use District Zoning Conditions**

Zoning case #: Z-10-21

Date submitted: 5/12/21

**OFFICE USE ONLY**

Existing zoning: R-4

Proposed zoning: RX-7-PL-CU

Rezoning case #

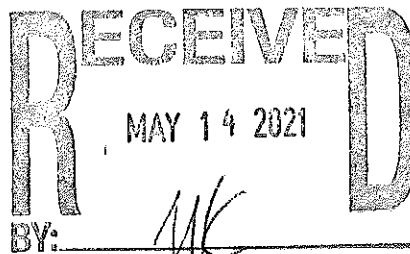
**Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. Height of buildings shall be limited to 6 stories.
3. There shall be a maximum of 325 residential units.
4. No building is allowed within sixty feet (60') of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").
5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 8 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3. Existing vegetation may count towards this requirement.
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Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_



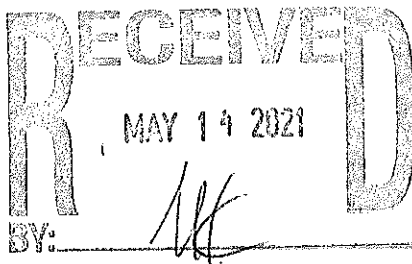
Conditional Use District Zoning Conditions		
Zoning case #: Z-10-21	Date submitted: May 12, 2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.</p> <p>2. Height of buildings shall be limited to 6 stories.</p> <p>3. There shall be a maximum of 325 residential units.</p> <p>4. No building is allowed within sixty feet (60') of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").</p> <p>5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.</p> <p>6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.</p> <p>7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 8 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3. Existing vegetation may count towards this requirement.</p> <p>8. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.</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.

Property Owner(s) Signature: Kenneth D. Chavis

Printed Name: Kenneth D. Chavis



**RECEIVED**

By Hannah Reckhow at 3:51 pm, May 14, 2021

Conditional Use District Zoning		
Zoning case #: Z-10-21	Date submitted: May 12, 2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

**Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. Height of buildings shall be limited to 6 stories.
3. There shall be a maximum of 325 residential units.
4. No building is allowed within sixty feet (60') of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").
5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
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Property Owner(s) Signature: Valerie C. Russell

Printed Name: Valerie C. Russell

**RECEIVED**

By Hannah Reckhow at 3:52 pm, May 14, 2021

Conditional Use District Zoning		
Zoning case #: Z-10-21	Date submitted: May 12, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

### Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
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5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
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Property Owner(s) Signature: \_\_\_\_\_  
 DocuSigned by: *Edward H. Chavis, Jr.*  
 4DF7C15FEEC3495...  
 Printed Name: Edward H. Chavis, Jr.

**RECEIVED**

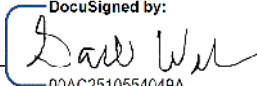
By Hannah Reckhow at 3:52 pm, May 14, 2021

Conditional Use District Zoning		
Zoning case #: Z-10-21	Date submitted: May 12, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

### Narrative of Zoning Conditions Offered

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5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
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Property Owner(s) Signature:  \_\_\_\_\_  
DocuSigned by: 00AC2510554049A...

Printed Name: Gail C. Williams



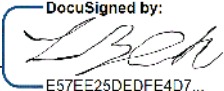
**RECEIVED****Conditional Use District Zoning** By Hannah Reckhow at 3:52 pm, May 14, 2021

Zoning case #: Z-10-21	Date submitted: May 12, 2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

**Narrative of Zoning Conditions Offered**

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5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
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Property Owner(s) Signature:  \_\_\_\_\_

Printed Name: Lauren A. M. Blake

**RECEIVED**

By Hannah Reckhow at 3:53 pm, May 14, 2021

Conditional Use District Zoning		
Zoning case #: Z-10-21	Date submitted: May 12, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

**Narrative of Zoning Conditions Offered**

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5. The maximum building stories shall be 3 stories within 75' from the Adjacent Detached Residential Parcels and the maximum building height shall be 50' within 75' from the Adjacent Detached Residential Parcels.
6. If a Type 3 Zone A protective yard is provided, in addition to the requirements specified in UDO Section 3.5.3.c, a minimum 6.5' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation.
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Property Owner(s) Signature: Lyndia F. Crowder

Printed Name: Lyndia F. Crowder

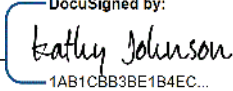
**RECEIVED****Conditional Use District Zoning** *By Hannah Reckhow at 3:53 pm, May 14, 2021*

Zoning case #: Z-10-21	Date submitted: May 12, 2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-7-PL-CU	

**Narrative of Zoning Conditions Offered**

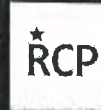
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Property Owner(s) Signature:  \_\_\_\_\_  
DocuSigned by: Kathy Johnson 1AB1CBB3BE1B4EC...

Printed Name: Kathy Johnson

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



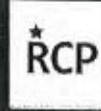
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case # _____	
Existing Zoning Base District	R-4	Height		Frontage
Proposed Zoning Base District	RX	Height		7
Overlay(s)	N/A			
Click <a href="#">here</a> 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: _____				
GENERAL INFORMATION				
Date	Date Amended (1)	Date Amended (2)		
Property Address <b>See attached</b>				
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>		
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>				
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address <b>See attached</b>		Phone	Fax	
		Email		
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>	
		Email <b>colliermarsh@parkerpoe.com</b>		
Applicant* Signature(s) <i>Jean P. Hunt</i> Jean P. Hunt		Email <i>realtorjeanhunt@bellsouth.net</i>		

\*Please see Page 11 for information about who may submit rezoning applications. 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



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  Rezoning Case #	
Existing Zoning Base District	R-4	Height		Frontage
Proposed Zoning Base District	RX	Height		7
Overlay(s)	N/A			
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GENERAL INFORMATION				
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Property Address <b>See attached</b>				
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>		
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>				
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address		Phone	Fax	
See attached				
Applicant Name/Address		Email		
Collier Marsh				
301 Fayetteville Street, Suite 1400				
Raleigh, NC 27601				
Applicant* Signature(s)		Phone	Fax	
Patsy Hunt Ray		919-835-4663	919-834-4564	
		Email		
		colliermarsh@parkerpoe.com		
		Email		
		dazled53@gmail.com		

\*Please see Page 11 for information about who may submit rezoning applications. 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



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



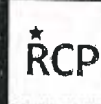
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			Rezoning Case #
Proposed Zoning Base District <b>RX</b> Height <b>7</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) <i>Michael Travis Hunt</i>		Email <i>maxeddog@bellsouth.net</i>	

Michael Travis Hunt

\*Please see Page 11 for information about who may submit rezoning applications. 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



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District R-4 Height Frontage Overlay(s) \_\_\_\_\_

Proposed Zoning Base District RX Height 7 Frontage PL Overlay(s) N/A

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

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address See attached

Property PIN See attached

Deed Reference (book/page) See attached

Nearest Intersection Creedmoor Road and Sherborne Place

Property Size (acres) 6.69

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

See attached

Phone

Fax

Email

Applicant Name/Address

Collier Marsh  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Phone 919-835-4663

Fax 919-834-4564

Email colliermarsh@parkerpoe.com

Applicant\* Signature(s)

Lyndia F. Crowder

Email

lyncrow06@yahoo.com

Lyndia F. Crowder, Co-Trustee

\*Please see Page 11 for information about who may submit rezoning applications. 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

RCP

RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District: R-4 Height: Frontage: Overlay(s):

Proposed Zoning Base District: RX Height: 7 Frontage: PL Overlay(s): N/A

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:

## GENERAL INFORMATION

Date: Date Amended (1): Date Amended (2):

Property Address: See attached

Property PIN: See attached Deed Reference (book/page): See attached

Nearest Intersection: Creedmoor Road and Sherborne Place

Property Size (acres): 6.69	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings

Property Owner Name/Address:

See attached

Phone:

Fax:

Email:

Applicant Name/Address:

Collier Marsh  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Phone: 919-835-4663 Fax: 919-834-4564

Email: colliermarsh@parkerpoe.com

Applicant Signature(s):

*Kathy Johnson*

Email: kja4524@aol.com

Kathy Johnson, Co-Trustee

\*Please see Page 11 for information about who may submit rezoning applications. 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



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			
Existing Zoning Base District	R-4	Height	Frontage
Proposed Zoning Base District	RX	Height 7	Frontage PL
Overlay(s)		N/A	
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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Date	Date Amended (1)	Date Amended (2)	
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Property PIN	See attached	Deed Reference (book/page)	See attached
Nearest Intersection	Creedmoor Road and Sherborne Place		
Property Size (acres)	6.69	For Planned Development Applications Only:	
Total Units		Total Square Footage	
Total Parcels		Total Buildings	
Property Owner Name/Address	See attached		
Phone		Fax	
Email			
Applicant Name/Address	Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Phone	919-835-4663	Fax	919-834-4564
Email	colliermarsh@parkerpoe.com		
Applicant* Signature(s)	Edward H. Chavis, Jr.		
Email	ed.chavis@gmail.com		

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# 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			
Existing Zoning Base District	R-4	Height	Frontage
Proposed Zoning Base District	RX	Height	7
Overlay(s)	N/A		
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Property Address	See attached		
Property PIN	See attached	Deed Reference (book/page)	See attached
Nearest Intersection	Creedmoor Road and Sherborne Place		
Property Size (acres)	6.69	Total Units	Total Square Footage
For Planned Development Applications Only:		Total Parcels	Total Buildings
Property Owner Name/Address	See attached		
	Phone	Fax	
	Email		
Applicant Name/Address			
Collier Marsh	Phone	919-835-4663	Fax 919-834-4564
301 Fayetteville Street, Suite 1400	Email colliermarsh@parkerpoe.com		
Raleigh, NC 27601			
Applicant* Signature(s)	Valerie C. Russell		
	Email	valcharus2@currently.com	

\*Please see Page 11 for information about who may submit rezoning applications. 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



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

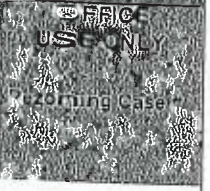
## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District R-4 Height Frontage Overlay(s) \_\_\_\_\_

Proposed Zoning Base District RX Height 7 Frontage PL Overlay(s) N/A

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:

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address See attached

Property PIN See attached

Deed Reference (book/page) See attached

Nearest Intersection Creedmoor Road and Sherborne Place

Property Size (acres) 6.69

For Planned  
Development  
Applications Only

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

See attached

Phone

Fax

Email

Applicant Name/Address

Collier Marsh  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Phone 919-835-4663

Fax 919-834-4564

Email colliermarsh@parkerpoe.com

Applicant\* Signature(s)

*Kenneth D. Chavis*

Email

*KChavis 52 @ yahoo.com*

Kenneth D. Chavis

\*Please see Page 11 for information about who may submit rezoning applications. 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



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

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height Frontage Overlay(s) \_\_\_\_\_

Proposed Zoning Base District **RX** Height **7** Frontage **PL** Overlay(s) **N/A**

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:

## GENERAL INFORMATION

Date: \_\_\_\_\_ Date Amended (1) \_\_\_\_\_ Date Amended (2) \_\_\_\_\_

Property Address **See attached**

Property PIN **See attached**

Deed Reference (book/page) **See attached**

Nearest Intersection **Creedmoor Road and Sherborne Place**

Property Size (acres) **6.69**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

**See attached**

Phone

Fax

Email

Applicant Name/Address

**Collier Marsh**  
**301 Fayetteville Street, Suite 1400**  
**Raleigh, NC 27601**

Phone **919-835-4663** Fax **919-834-4564**

Email **colliermarsh@parkerpoe.com**

Applicant Signature(s)

*Gail C. Williams*

Email **ruebenx63@yahoo.com**

**Gail C. Williams**  
\*Please see Page 11 for information about who may submit rezoning applications. 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



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			
Existing Zoning Base District	R-4	Height	Frontage
Proposed Zoning Base District	RX	Height 7	Frontage PL
Overlay(s)		N/A	
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address See attached			
Property PIN See attached		Deed Reference (book/page) See attached	
Nearest Intersection Creedmoor Road and Sherborne Place			
Property Size (acres) 6.69	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
See attached		Email	
Applicant Name/Address		Phone	Fax
Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		919-835-4663	919-834-4564
Applicant* Signature(s) <i>Lauren A. M. Blake</i>		Email colliermarsh@parkerpoe.com	
		Email lablake@ncsu.edu	

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**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**

Date Submitted

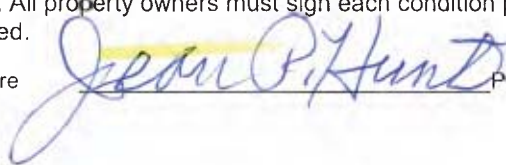
Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **RX-7-PL-CU****Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
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3. There shall be a maximum of 325 residential units.
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7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 6 shade trees and 8 evergreen understory trees per 100 linear feet. Existing vegetation may count towards this requirement.

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Property Owner(s) Signature



Print Name

**Jean P. Hunt**

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number	<b>OFFICE USE ONLY</b>  Rezoning Case #
Date Submitted	
Existing Zoning <b>R-4</b> Proposed Zoning <b>RX-7-PL-CU</b>	

**Narrative of Zoning Conditions Offered**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
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Property Owner(s) Signature



Print Name

**Patsy Hunt Ray**



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	OFFICE USE ONLY  Rezoning Case #	
Date Submitted		
Existing Zoning <b>R-4</b> Proposed Zoning <b>RX-7-PL-CU</b>		
Narrative of Zoning Conditions Offered		
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Property Owner(s) Signature



Print Name

Michael Travis Hunt



# CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY  Rezoning Case #
Date Submitted	
Existing Zoning <b>R-4</b> Proposed Zoning <b>RX-7-PL-CU</b>	
Narrative of Zoning Conditions Offered	

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Property Owner(s) Signature

*Kathy Johnson*

Print Name

*Kathy Johnson*

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	OFFICE USE ONLY	
Date Submitted		
Existing Zoning <b>R-4</b> Proposed Zoning <b>RX-7-PL-CU</b>		
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Property Owner(s) Signature

*Lyndia F. Crowder*

Print Name

Lyndia F. Crowder, Co-Trustee of the Clarence E. Chavis, Sr. Trust Under Will

*Lyndia F. Crowder*

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	<b>OFFICE USE ONLY</b>	
Date Submitted	<b>Rezoning Case #</b>	
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-7-PL-CU</b>	
<b>Narrative of Zoning Conditions Offered</b>		
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Property Owner(s) Signature



Print Name

**Edward H. Chavis, Jr.**

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**

Date Submitted

Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **RX-7-PL-CU****Narrative of Zoning Conditions Offered**

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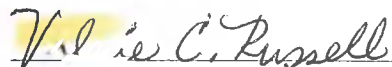
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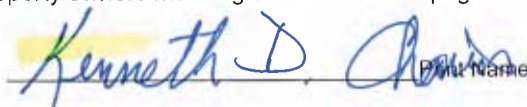
Print Name

**Valerie C. Russell**

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY  Rezoning Case #
Date Submitted		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-7-PL-CU</b>	
<p align="center"><b>Narrative of Zoning Conditions Offered</b></p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.</p> <p>2. Height of buildings shall be limited to 6 stories.</p> <p>3. There shall be a maximum of 325 residential units.</p> <p>4. No building is allowed within 50' of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").</p> <p>5. The maximum building height shall be 3 stories within 75' from the Adjacent Detached Residential Parcels.</p> <p>6. Where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation, a minimum 6' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels.</p> <p>7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 6 shade trees and 8 evergreen understory trees per 100 linear feet. Existing vegetation may count towards this requirement.</p>		

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Property Owner(s) Signature



**Kenneth D. Chavis**



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	<b>OFFICE USE ONLY</b>  Rezoning Case #	
Date Submitted		
Existing Zoning <b>R-4</b> Proposed Zoning <b>RX-7-PL-CU</b>		
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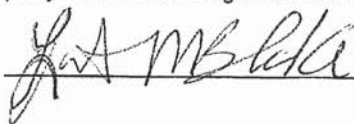
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Property Owner(s) Signature *Gail C. Williams* Print Name Gail C. Williams

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY  Rezoning Case #
Date Submitted		
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Property Owner(s) Signature



Print Name

**Lauren A. M. Blake**

REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>  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.	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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.	
See Attached	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See Attached	



REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY  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.	
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 N/A

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

- |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <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><b>Response:</b><br/>N/A</p>                                                                                                                                                                                                                         |
| <b>2.</b> | <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><b>Response:</b><br/>N/A</p>                                                                                                                                                                                                                                                                                        |
| <b>3.</b> | <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><b>Response:</b><br/>N/A</p>                                                                                                                      |
| <b>4.</b> | <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><b>Response:</b><br/>N/A</p> |
| <b>5.</b> | <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><b>Response:</b><br/>N/A</p>                                                                                                                                                                                   |
| <b>6.</b> | <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><b>Response:</b><br/>N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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 can make a significant improvement.</i></p> <p><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>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><b>Response:</b></p> <p>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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**December 7, 2020**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on December 17, 2020 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone five parcels of land located at 5114 Creedmoor Road (PIN 0796458278), 5118 Creedmoor Road (PIN 0796458369), 5120 Creedmoor Road (PIN 0796458456), 5200 Creedmoor Road (PIN 0796458653), and 5206 Creedmoor Road (PIN 0796550760). The site is currently zoned R-4 and is proposed to be rezoned to RX-7-PL-CU. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	842 2078 9300
Enter the following password:	491764

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	842 2078 9300 #
Enter the Participant ID:	#
Enter the Meeting password:	491764 #

The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. This notice has been mailed to the property owners within 1,000 feet of the area requested for rezoning and any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan  
Raleigh Planning & Development  
(919)996-2235  
[carmen.kuan@raleighnc.gov](mailto:carmen.kuan@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

Thank you,

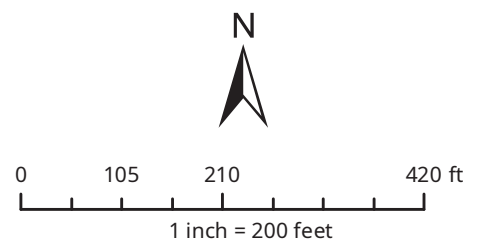
Collier Marsh





# 5114, 5118, 5120, 5200, & 5206 Creedmoor Road

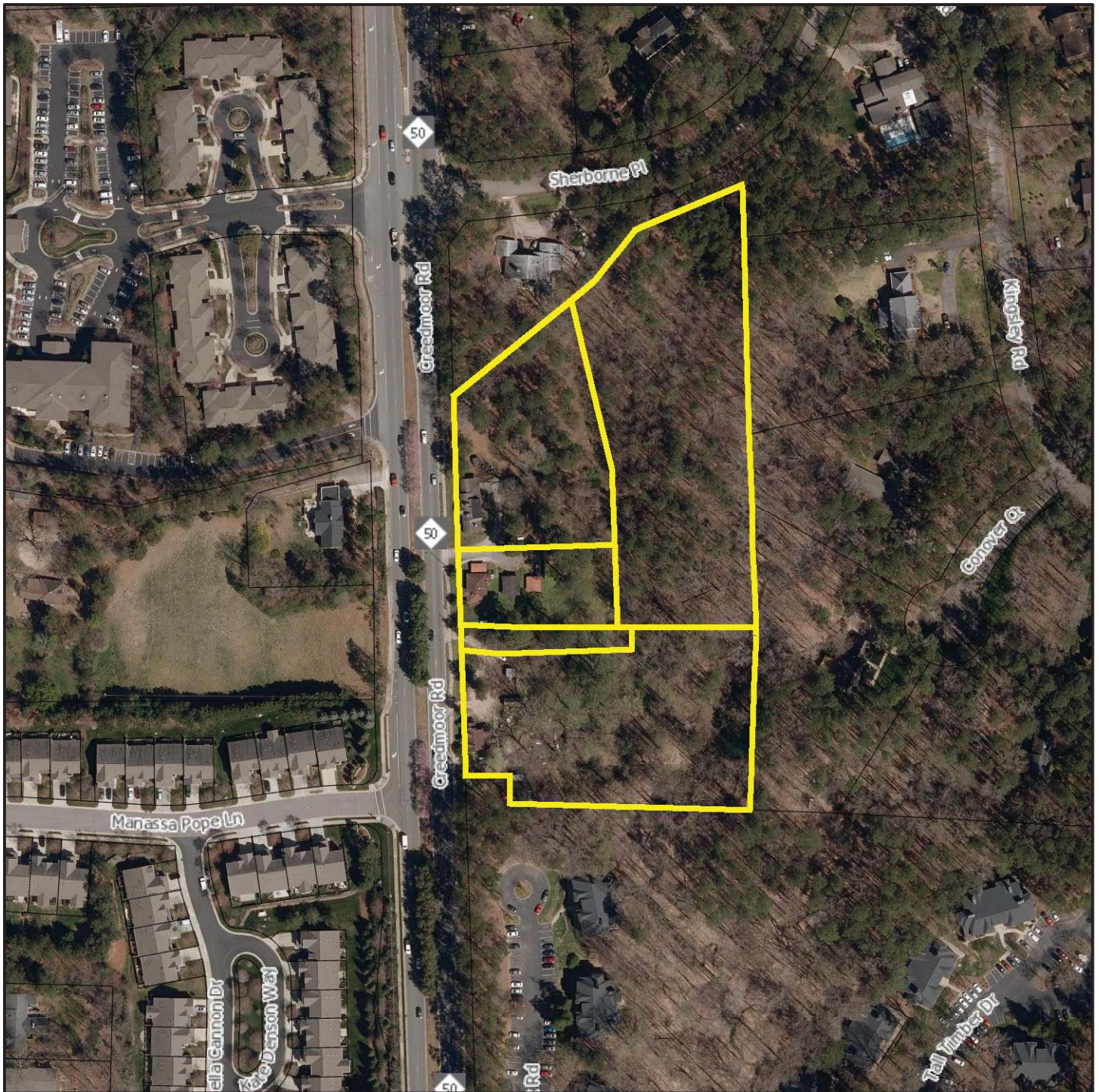
## Aerial Photo



### Disclaimer

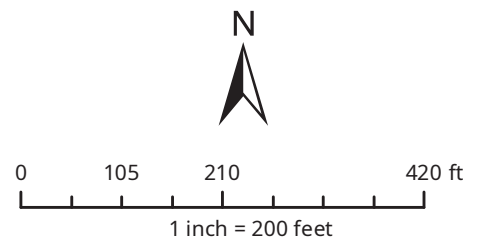
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





**5114, 5118, 5120, 5200, & 5206  
Creedmoor Road**

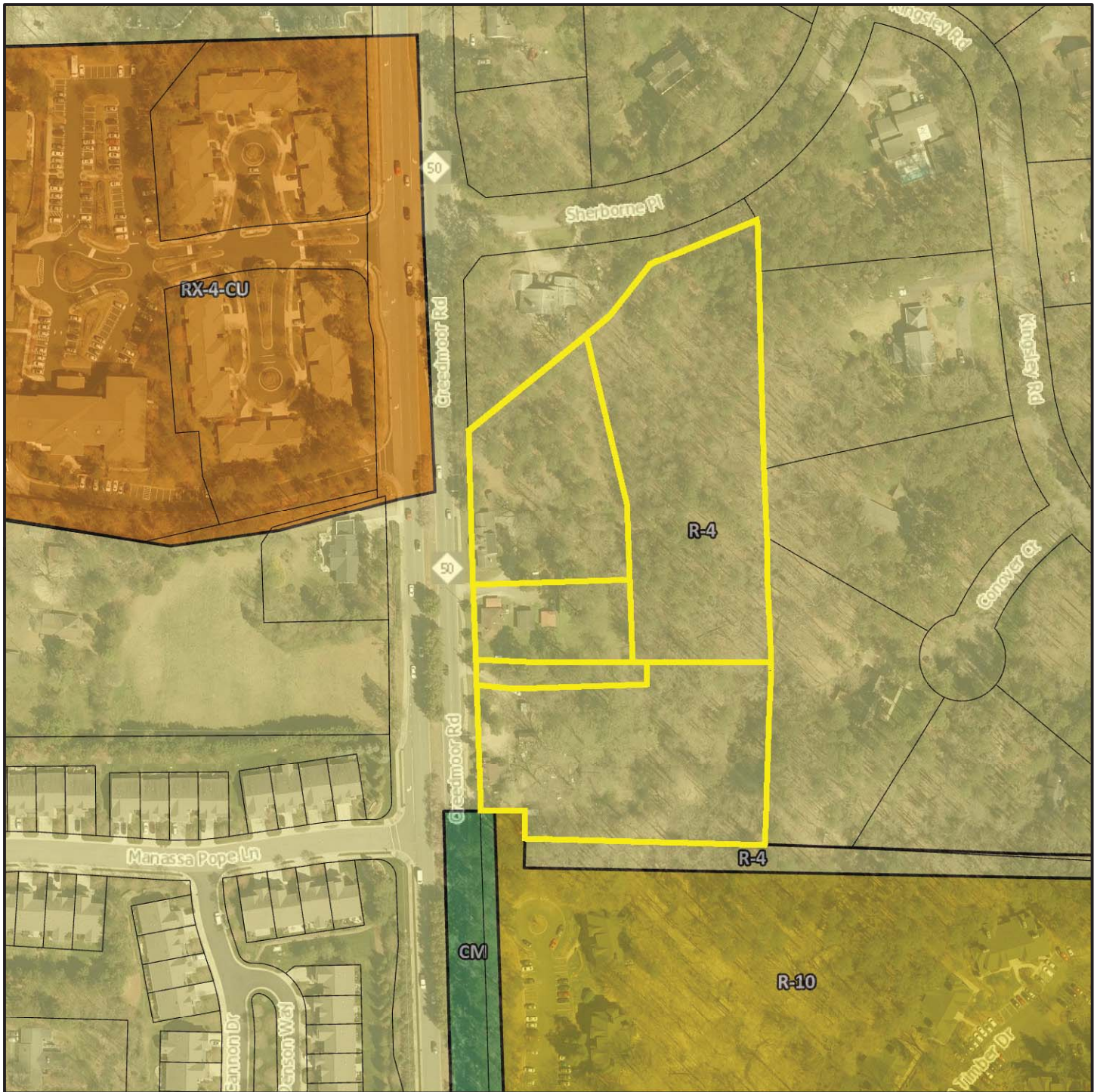
## Vicinity Map



### **Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

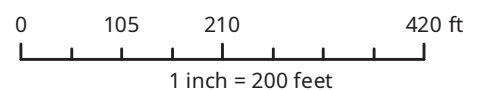




5114, 5118, 5120, 5200, & 5206  
Creedmoor Road

Zoning Map

Current Zoning: R-4



**Disclaimer**

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# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>7</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s)		Email	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY  Rezoning Case #
Date Submitted		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>RX-7-PL-CU</b>	
Narrative of Zoning Conditions Offered		
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.</p> <p>2. Height of buildings shall be limited to 6 stories.</p> <p>3. There shall be a maximum of 325 residential units.</p> <p>4. No building is allowed within 50' of an adjacent property containing a detached house, more specifically parcel nos. 0796458839, 0796563029, 0796553813, 0796553640, and 0796552345 (the "Adjacent Detached Residential Parcels").</p> <p>5. The maximum building height shall be 3 stories within 75' from the Adjacent Detached Residential Parcels.</p> <p>6. Where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation, a minimum 6' fence shall be installed along the shared property line with the Adjacent Detached Residential Parcels.</p> <p>7. Along the Adjacent Detached Residential Parcels, the neighborhood transition yard shall include 6 shade trees and 8 evergreen understory trees per 100 linear feet. Existing vegetation may count towards this requirement.</p>		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Creedmoor Road Rezoning Application  
Owner Information Addendum

**Parcel 1**

Site Address: 5114 Creedmoor Rd  
Pin: 0796458278  
Deed Reference (book/page): 002056/00-E-  
Acreage: 1.90  
Owner: Jean Hunt  
Owner Address: 5408 Hillsborough St. Raleigh, NC 27606

**Parcel 2**

Site Address: 5118 Creedmoor Rd  
Pin: 0796458369  
Deed Reference (book/page): 012345/00108  
Acreage: 0.12  
Owner: Jean Hunt and Patsy Ray  
Owner Address: 5408 Hillsborough St. Raleigh, NC 27606

**Parcel 3**

Site Address: 5120 Creedmoor Rd  
Pin: 0796458456  
Deed Reference (book/page): 004428/00180  
Acreage: 0.57  
Owner: Clarence Chavis, Sr.  
Owner Address: 5120 Creedmoor Rd, Raleigh, NC 27612

**Parcel 4**

Site Address: 5200 Creedmoor Rd  
Pin: 0796458653  
Deed Reference (book/page): 16-E/860  
Acreage: 1.35  
Owner: Edward Chavis, Jr. and Valerie Russell  
Owner Address: 7129 Barnwell Pl. Fayetteville, NC 28303

**Parcel 5**

Site Address: 5206 Creedmoor Rd  
Pin: 0796550760  
Deed Reference (book/page): 012345/00108  
Acreage: 2.43  
Owner: Jean Hunt and Patsy Ray  
Owner Address: 5408 Hillsborough St. Raleigh, NC 27606



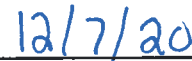
## ATTESTATION TEMPLATE

### Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 7th, day of December, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

A handwritten signature in blue ink, appearing to read "W. Gardner Culp", written over a horizontal line.

Signature of Applicant/Applicant Representative

A handwritten date "12/7/20" in blue ink, written over a horizontal line.

Date



## SUMMARY OF ISSUES

A neighborhood meeting was held on 12/17/20 (date) to discuss a potential rezoning located at 5114, 5118, 5120, 5200, 5206 Creedmoor Rd (property address). The neighborhood meeting was held at via Zoom (location). There were approximately 20 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Presentation of rezoning proposal and comprehensive plan consistency

Discussion of proposed building setbacks from Creedmoor Road

Discussion of Copper Ridge Townhomes' current access to northbound lane of Creedmoor Rd

Discussion of Creedmoor Road traffic and future widening

Discussion of proposed multifamily use including number of buildings, units, and amenities

Discussion of type of fencing proposed in zoning conditions

Discussion of wetlands study process and drainage from project on Kingsley Rd

Discussion of timeline for rezoning, site plan, and construction phases

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
Jane Norris	2700 Sherborne Place, Raleigh NC 27612
James Newberry	2212 Misskelly Drive, Raleigh 27612
Harrison Harlanette	5110 Kate Denson Way, Raleigh NC 27612
Willa Aiken	5104 Kate Denson Way, Raleigh NC 27612
Wille Wilson	5201 Creedmoor Road, Raleigh, NC 27612
Geoffrey Rogers	2500 Kingsley Rd., Raleigh NC 27612
Denise Friel	Not provided
Ken Kubas	5102 Kate Denson Way, Raleigh NC 27612
Florence Mathon	1509 Cloverdale Ave Winston Salem NC 27104
Manly Wilder	1510 Cloverdale Ave Winston Salem NC 27104
Lisa Turkel	1511 Cloverdale Ave Winston Salem NC 27104
Clifton Parrish	5069 Isabella Cannon, Raleigh NC 27612
Doyle Parrish	2609 Kingsley, Raleigh NC 27612
Patsy Ray	Not provided
Gloria Becoats	5065 Isabella Cannon, Raleigh NC 27612
Mary Ann Danowitz	Not Provided
Nancy Farhad	4606 Manassa Pope Lane, Raleigh NC 27612
Lisa and Doris	Not provided
Thad Lee	4629 Manassa Pope Lane, Raleigh NC 27612

5114, 5118, 5120, 5200, and 5206 Creedmoor Road  
Rezoning Application Addendum

Owner Information

**Parcel 1**

Site Address:	5114 Creedmoor Rd
Pin:	0796458278
Deed Reference (book/page):	002056/00-E-
Acreage:	1.90
Owner:	Jean Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606

**Parcel 2**

Site Address:	5118 Creedmoor Rd
Pin:	0796458369
Deed Reference (book/page):	012345/00108
Acreage:	0.12
Owner:	Jean Hunt, Patsy Ray, and Michael Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606

**Parcel 3**

Site Address:	5120 Creedmoor Rd
Pin:	0796458456
Deed Reference (book/page):	004428/00180
Acreage:	0.57
Owner:	Clarence Chavis, Sr.
Owner Address:	5120 Creedmoor Rd, Raleigh, NC 27612

**Parcel 4**

Site Address:	5200 Creedmoor Rd
Pin:	0796458653
Deed Reference (book/page):	16-E/860
Acreage:	1.35
Owner:	Edward Chavis, Jr., Valerie Russell, Kenneth Chavis, Gail Williams, and Lauren Blake
Owner Address:	7129 Barnwell Pl. Fayetteville, NC 28303

**Parcel 5**

Site Address:	5206 Creedmoor Rd
Pin:	0796550760
Deed Reference (book/page):	012345/00108
Acreage:	2.43
Owner:	Jean Hunt, Patsy Ray, and Michael Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606

## 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.*

The subject property is designated as “Office and Residential Mixed Use” in the Future Land Use Map (“FLUM”). The FLUM states that this category applies primarily to frontage lots along major streets where low density residential uses are no longer appropriate, and encourages a mix of residential and office uses. The FLUM encourages a height limit of four stories, but allows additional height for larger sites and locations along major corridors, where adjacent uses would not be adversely impacted.

The proposed rezoning to RX-7-PL-CU directly conforms to the FLUM designation. The proposed rezoning will facilitate the redevelopment of existing, low density residential uses which are no longer appropriate on Creedmoor Road. The site is large, at over 6 acres, and has primary frontage is along Creedmoor Road, which is an avenue 6 lane divided road and is designated as a major street in the Comprehensive Plan. Therefore, greater building heights are appropriate provided that adjacent uses are not adversely impacted. This request ensures that adjacent uses will not be adversely impacted through conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses. The site is also naturally suited for additional height without impacting neighboring properties. The site has a significant amount of slope in multiple directions that results in low spots within the site where additional height can be located without impacting neighboring properties.

The Proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

**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.* As set forth in the preceding section, the proposed rezoning is consistent with the FLUM designation of Office and Residential Mixed Use and includes conditions to ensure future development is compatible with adjacent uses.

**Policy LU 1.3 Conditional Use District Consistency.** *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The applicant’s proposed conditions ensure greater consistency with the property’s Office and Residential Mixed Use designation. The proposal includes conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

**Policy LU 2.1 Placemaking.** *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* The applicant intends to develop a high quality multifamily community that will bring housing variety to the area, which is made up of mostly single family homes. The units will provide homes for Raleigh’s growing population in a format available to renters at all stages of life.

**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 rezoning seeks to facilitate the redevelopment of existing, low density residential uses into a higher density residential use. The proposal will deliver a more compact land use pattern to reduce the negative impacts of low intensity development at a site in close proximity to two transit stops.

**Policy LU 5.1 Reinforcing the Urban Pattern.** *New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* While the site is not in an urban center, the applicant has proposed conditions to ensure appropriate transitions to adjacent single family properties. The request also includes a condition prohibiting uses that are less compatible with the surrounding area.

**Policy LU 5.4 Density Transitions.** *Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.* The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

**Policy LU 5.5 Transitional and Buffer Zone Districts.** *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* The proposed rezoning will allow for the infill development of largely vacant sites between a major street and a single family residential neighborhood. The multi-family residential use will provide a buffer and appropriate transition between Creedmoor Road and the single family residential neighborhood to the east. The proposed rezoning includes conditions that ensure appropriate transitions between uses including conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

**Policy LU 5.6 Buffering Requirements.** *New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.* The proposed rezoning includes conditions that ensure appropriate buffers between uses including conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

**Policy LU 6.2 Complementary Uses and Urban Vitality.** *A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers and developments to maintain the City's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the comprehensive plan should be zoned consistent with this policy.* The site is located north of the Crabtree Valley Mall and will enhance the City's livability by providing complementary residential uses. The site is also in close proximity to two transit stops, making it an appropriate location for residential density.

**Policy LU 7.3 Single-family Lots on Major Streets.** *No new single family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.* The proposed rezoning seeks to replace existing single family residential uses fronting Creedmoor Road with a more appropriate residential mixed use development.

**Policy LU 8.1 Housing Variety.** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will accommodate growth in the Crabtree Valley Mall area by redeveloping a site along a major corridor from low density residential into mixed-use residential, therefore providing a greater variety of housing types.

**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 proposed rezoning will allow for the infill development of largely vacant sites between a major street and a single family residential neighborhood. The multi-family residential use will provide a buffer and appropriate transition between Creedmoor Road and the single family residential neighborhood to the east.

**Policy LU 8.11 Development of Vacant Sites.** *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.* The proposed rezoning will facilitate the consolidation and development of five separate lots that are mostly vacant along a major corridor.



**Policy LU 8.12 Infill Compatibility.** *Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.* The proposed rezoning includes conditions that ensure appropriate buffers between uses including conditions that limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

**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. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows for multifamily residential uses that will provide needed housing supply. The proposed rezoning includes conditions that ensure appropriate transitions between the proposed uses and adjacent detached uses including conditions limit maximum building height to six stories, limit building heights to three stories within 75 feet of adjacent single family detached properties, prohibit buildings within 50 feet of adjacent single family detached homes, and require enhanced buffers including added landscaping and fences between development on the site and adjacent uses.

## PUBLIC BENEFITS

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

The applicant intends to make more productive use of the subject property with a quality residential development that will add to the value of the existing neighborhoods. This use will serve as a buffer between Creedmoor Road and single family homes to the east. Development of the Site will require compliance with the City's stormwater regulations, which will improve the current sheet flow drainage of the site. The proposed development will also add a significant number of residential units to the City's housing supply. Despite several challenging site constraints, the applicant intends to develop a quality residential community that will add to the character of the surrounding neighborhood while meeting the City of Raleigh's growing housing demand.



**April 1, 2021**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on April 13 from 6pm – 8pm. The purpose of the meeting is to discuss Z-10-21, a requested rezoning of five parcels of land located at 5114 Creedmoor Road (PIN 0796458278), 5118 Creedmoor Road (PIN 0796458369), 5120 Creedmoor Road (PIN 0796458456), 5200 Creedmoor Road (PIN 0796458653), and 5206 Creedmoor Road (PIN 0796550760). The site is currently zoned R-4 and is proposed to be rezoned to RX-7-PL-CU. The applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) the Rezoning Application cover page; and (5) draft revised conditions for the rezoning. The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	837 6601 6144
Enter the following password:	297686

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	837 6601 6144 #
Enter the Participant ID:	#
Enter the Meeting password:	297686 #

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning after the submittal of certain applications, including the subject application as it involves more than 5 acres of property. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

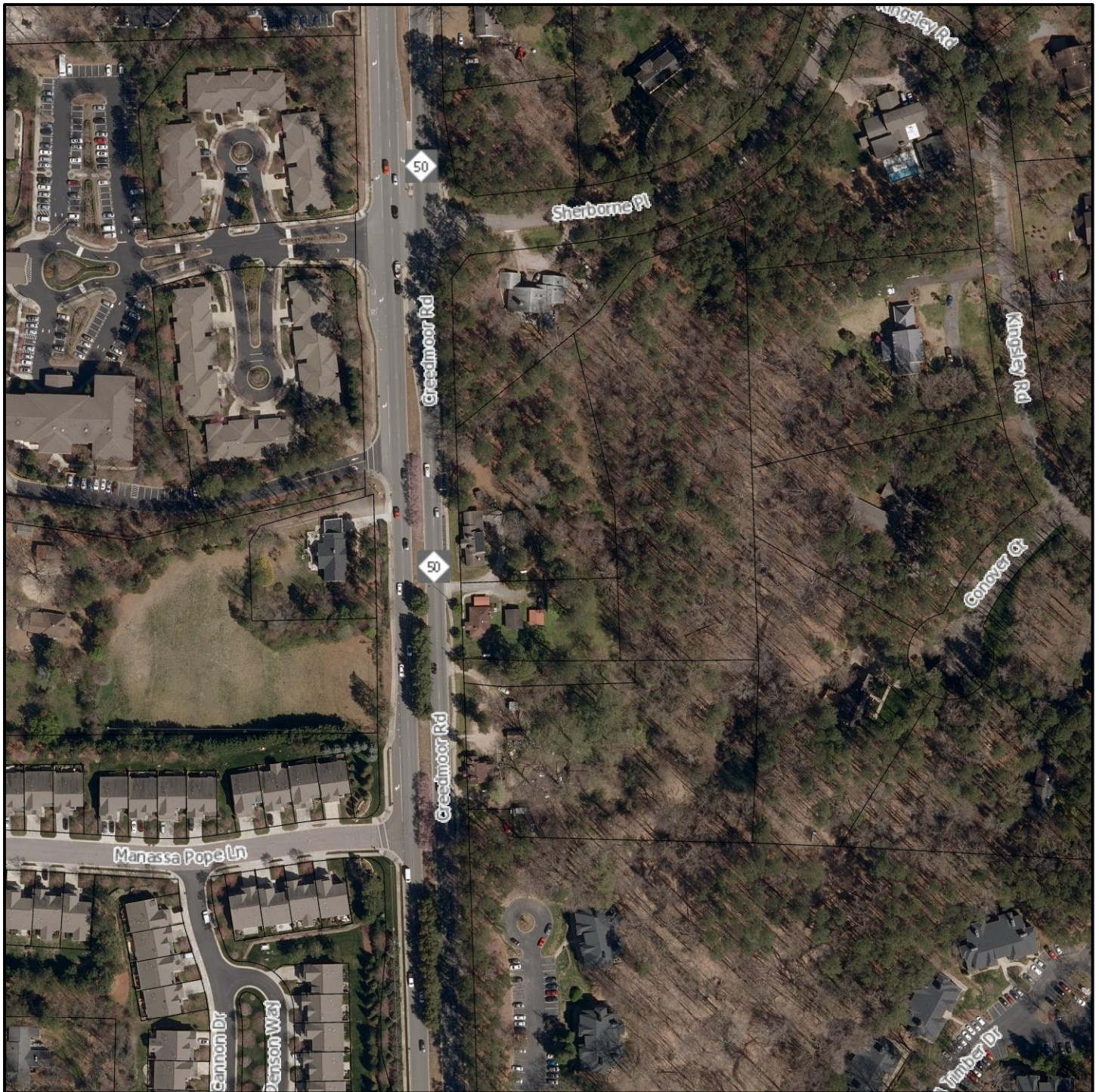
Hannah Reckhow  
Raleigh Planning & Development  
(919) 996-2622  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

Thank you,

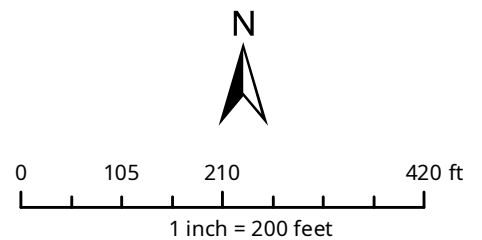
Collier Marsh





# 5114, 5118, 5120, 5200, & 5206 Creedmoor Road

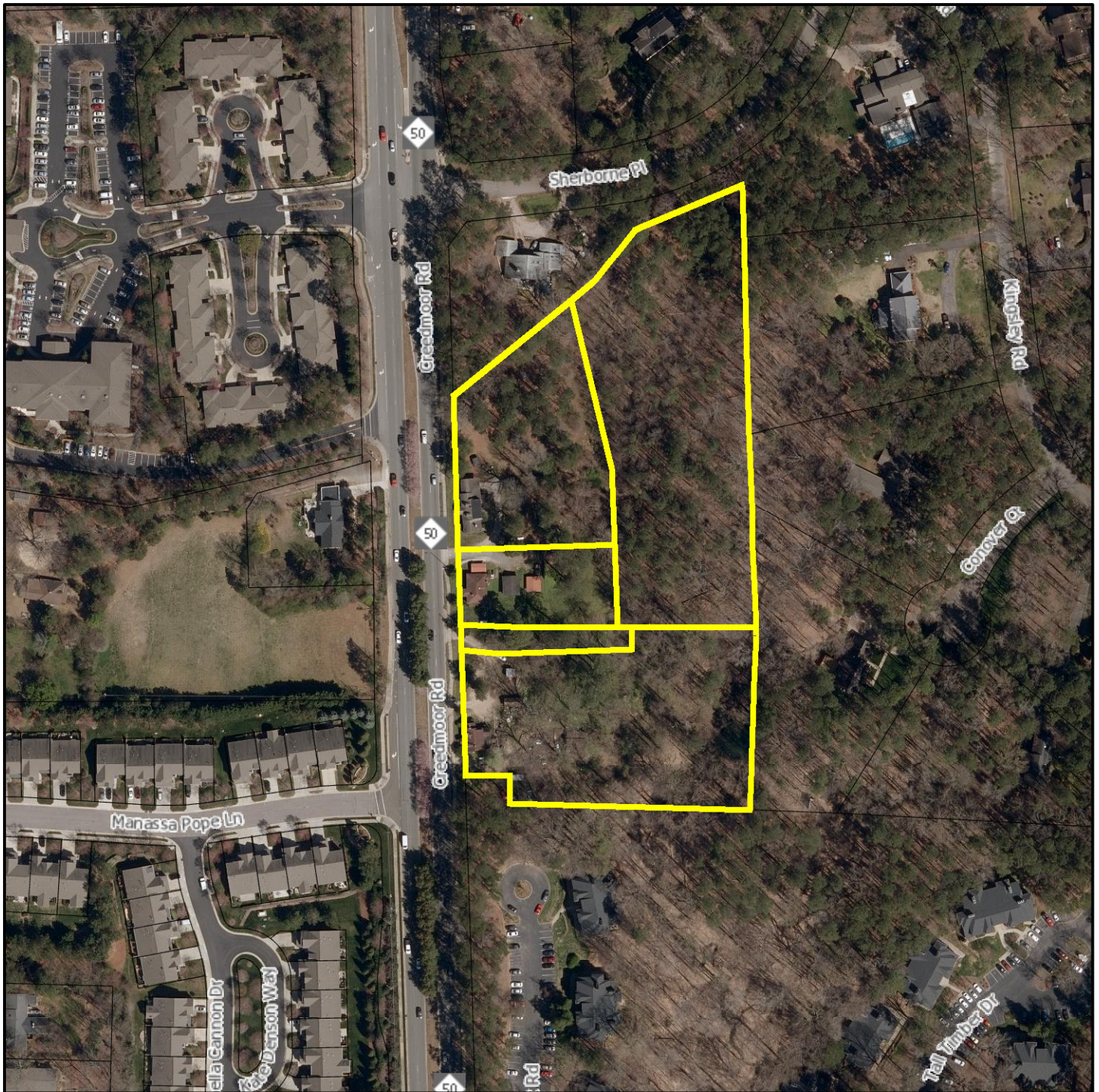
## Aerial Photo



### Disclaimer

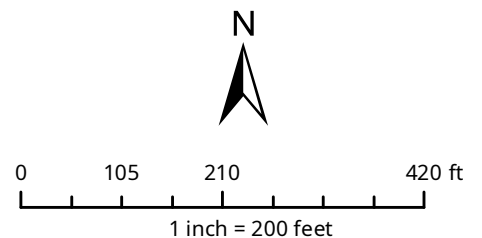
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**5114, 5118, 5120, 5200, & 5206  
Creedmoor Road**

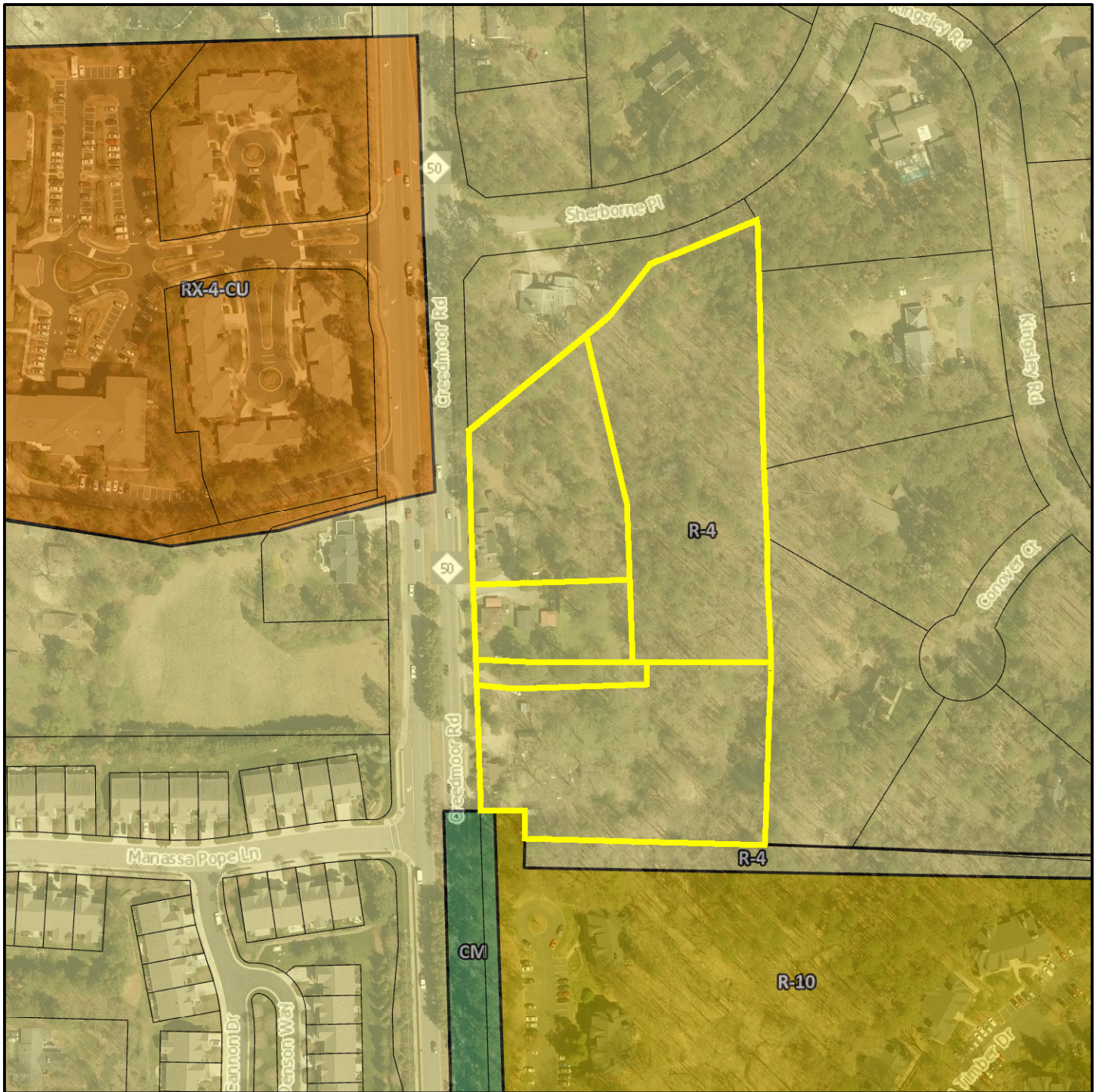
## Vicinity Map



### **Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

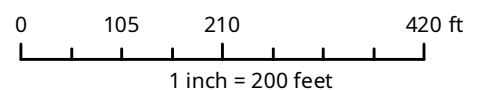




**5114, 5118, 5120, 5200, & 5206  
Creedmoor Road**

**Zoning Map**

**Current Zoning: R-4**



**Disclaimer**

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# 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  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>7</b> Frontage <b>PL</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Creedmoor Road and Sherborne Place</b>			
Property Size (acres) <b>6.69</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See attached</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Collier Marsh 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>919-835-4663</b>	Fax <b>919-834-4564</b>
		Email <b>colliermarsh@parkerpoe.com</b>	
Applicant* Signature(s) <i>Jean P. Hunt</i> <b>Jean P. Hunt</b>		Email <i>realtorjeanhunt@bellsouth.net</i> <b>realtorjeanhunt@bellsouth.net</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



5114, 5118, 5120, 5200, and 5206 Creedmoor Road  
Rezoning Application Addendum

Owner Information

**Parcel 1**

Site Address:	5114 Creedmoor Rd
Pin:	0796458278
Deed Reference (book/page):	002056/00-E-
Acreage:	1.90
Owner:	Jean Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606

**Parcel 2**

Site Address:	5118 Creedmoor Rd
Pin:	0796458369
Deed Reference (book/page):	012345/00108
Acreage:	0.12
Owner:	Jean Hunt, Patsy Ray, and Michael Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606

**Parcel 3**

Site Address:	5120 Creedmoor Rd
Pin:	0796458456
Deed Reference (book/page):	004428/00180
Acreage:	0.57
Owner:	Clarence Chavis, Sr.
Owner Address:	5120 Creedmoor Rd, Raleigh, NC 27612

**Parcel 4**

Site Address:	5200 Creedmoor Rd
Pin:	0796458653
Deed Reference (book/page):	16-E/860
Acreage:	1.35
Owner:	Edward Chavis, Jr., Valerie Russell, Kenneth Chavis, Gail Williams, and Lauren Blake
Owner Address:	7129 Barnwell Pl. Fayetteville, NC 28303

**Parcel 5**

Site Address:	5206 Creedmoor Rd
Pin:	0796550760
Deed Reference (book/page):	012345/00108
Acreage:	2.43
Owner:	Jean Hunt, Patsy Ray, and Michael Hunt
Owner Address:	5408 Hillsborough St. Raleigh, NC 27606



## SUMMARY OF ISSUES

A neighborhood meeting was held on April 13, 2021 (date) to discuss a potential rezoning located at 5114, 5118, 5120, 5200, 5206 Creedmoor Rd (property address). The neighborhood meeting was held at via Zoom (location). There were approximately 24 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Presentation of rezoning proposal, conditions, and updates since first neighborhood meeting
Discussion of traffic impacts of development, potential site improvements, and NCDOT approval process
Discussion of process to ensure zoning conditions are legally binding
Discussion of location and type of fence required by conditions, and owner's responsibility for maintenance
Discussion of planned and prohibited uses, including whether commercial uses are proposed
Discussion of buffer and protective yard conditions and impact of development on property values
Discussion of unit options, affordable housing, and low income housing
Discussion of residential amenities, location of facilities and on-site parking

ATTENDANCE ROSTER	
NAME	ADDRESS
Bruce and Val Buchholz	2216 Misskelly Dr
Carter and Janie Jordan	2709 Conover Court
Clifton and Doyle Parish	5069 Isabella Cannon Dr
Florence Mathon	Address not provided
Jamie Pacheco	5301 Creedmoor Rd
James Kennedy	Address not provided
Jane Norris	2700 Sherborne Pl
Jean	Address not provided
Jim Eberwein	2229 Misskelly Dr
Joe Whitehouse	5301 Creedmoor Rd
Nick Dudas	2701 Kingsley Rd
Jesse Dudas	2713 Sherborne Pl
Thad Lee	4629 Manassa Pope Ln
Willie Wilson	Address not provided
John Miller	5505 Creedmoor Rd
Ken Kubas	5102 Kate Denson Way
Jean Aiken	5104 Kate Denson Way
Parker Highsmith	Address not provided
Mathon	Address not provided
Hillary Dudas	Address not provided
Hannah Reckhow	City Planning

Hannah Reckhow

Raleigh Planning & Development

[Hannah.reckhow@raleighnc.gov](mailto:Hannah.reckhow@raleighnc.gov)

RE: Z-10-21

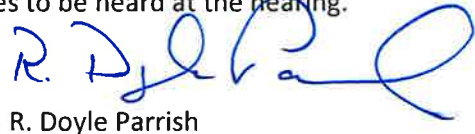
Dear Hannah:

I attended the neighborhood meeting by zoom on April 13, 2021. I asked several questions by the chat feature. The meeting was well attended by the neighbors of the adjacent properties. While zoom was a safe way to attend the meeting, it was not very informative as it does not allow for dialogue around the topics. I have many concerns and would like to attend in person the rezoning meeting for this property before the Planning Commission.

I will mention some of my concerns and have attached some substantive points for the commission to consider.

- The subject property is adjacent to a low-density neighborhood with one to three acre lots. No transition is considered. Not compliant to city plan or intent of that plan.
- No site plans have been submitted which shows massing of buildings or setbacks from property lines.
- Traffic through the neighborhood (Country Life Estates) has not been appropriately considered.
- Retention of the substantial forestation has not been addressed. The drainage of the site has not been addressed as it relates to the neighborhood.
- Negative impacts to the neighborhood values.
- The proposed project is not consistent or compatible with the neighborhood.
- There is not a need for the density proposed at this location.

In summary, I am opposed to the current rezoning requested for the reasons stated. 325 units with over 500 parking spaces on six acres is not a reasonable project adjacent to an established neighborhood. Not enough information has been brought forth for the neighbors to consider this as a compatible neighbor. See the attached for clarity of opposition. Please allow our voices to be heard at the hearing.



R. Doyle Parrish

2609 Kingsley Rd

Raleigh, NC

**1. The proposed rezoning conflicts with the Future Land Use Map (“FLUM”) and is inconsistent with the 2030 Comprehensive Plan (“Plan”).**

The future land use category for the subject property is “Office & Residential Mixed Use.” However, the proposed RX-7-PL-CU zoning corresponds with the FLUM’s “High Density Residential” land use category, not “Office & Residential Mixed Use” (an example of conforming zoning for the “High Density Residential” land use category is “the RX district with a height of five to 12 stories”). The proposed high-density residential zoning is a higher impact use which is not recommended for properties within the “Office & Residential Mixed Use” land use category.

**2. The proposed rezoning violates the height restrictions established by the Plan.**

Not only is the proposed zoning inconsistent with the subject property’s future land use designation, the proposed 6-story building height violates the height limitations established under the Plan. Heights within the Plan’s “Office & Residential Mixed Use” land use category are generally limited to 4 stories. More importantly, however, is the fact that the subject property is located within an “Edge area” as defined in the Plan (see Plan, Section 3.1 and Table LU-2). “Edge areas” within the Plan’s “Office & Residential Mixed Use” land use category have a max building height of 4 stories (see Plan, Section 3.1 and Table LU-2).

**3. The subject property is not suitable or appropriate for the proposed high-density residential zoning and would have a significant negative impact on the adjacent low-density neighborhood.**

The subject property is adjacent to a low-density residential neighborhood. The adjacent neighborhood is located within the R-4 zoning district and consists of 1.5-acre to 3-acre residential lots. The houses and lots within this neighborhood have existed since the early 1970s (and in some cases the 1960s). The proposed high-density residential zoning will have a significant negative impact on this neighborhood. The subject property is too small and too narrow to allow for any effective transitional buffer between the proposed development and the neighborhood. The 50-foot buffer offered as a condition to the rezoning is wholly inadequate for the proposed 6-story high-density residential development. Additionally, the subject property’s frontage along Creedmoor Road is approximately 375 above sea level. The topography then slopes downward until it reaches the adjacent neighborhood, which is approximately 330 to 340 feet above sea level. The elevation change of approximately 35 to 45 feet exacerbates the negative impact the proposed 6-story development will have on the adjacent neighborhood. Based on the existing topography, the proposed 6-story development could possibly tower over the adjacent neighborhood by more than 100 feet.

**4. There is not a need for the proposed high-density residential development at this location.**

High-density apartments already make up one of the larger categories of land uses throughout the City’s jurisdictional limits. The FUMA and Comprehensive Plan also designate several areas throughout the City for future high-density residential use. The subject property is not one of these areas. It is therefore unnecessary to rezone the subject property to allow for high-density

residential zoning. To the extent any rezoning of the subject property occurs, the new zoning should be consistent with the FLUM and 2030 Comprehensive Plan.

**5. The proposed high-density residential zoning will have a significant adverse impact on the adjacent low-density neighborhood.**

As explained, the proposed zoning would allow for a 6-story high-density residential building which could be approximately 100 feet higher than the existing elevation of the low-density neighborhood immediately adjacent to the subject property. The subject property is not large enough, and there is not enough depth, to allow for any effective transition buffer. The proposed zoning and development of the subject property will undoubtedly have a negative impact on the adjacent residential lots, including a significant impact on their fair market value.