Request:

2.01 acres from

R-4 w/NCOD

to R-4-CU

Submittal Date

5/6/2016
**Rezoning Application**

<table>
<thead>
<tr>
<th>General Use</th>
<th>Conditional Use</th>
<th>Master Plan</th>
</tr>
</thead>
</table>

**Existing Zoning Classification**  R-4 King Charles NCOD

**Proposed Zoning Classification** Base District  R-4 - With Restrictions  Height  Two Story  Frontage  50

If the property has been previously rezoned, provide the rezoning case number.  Z-73-04

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.  448137

---

**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>512 and 604 Donald Ross Drive, Raleigh, NC 27610</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property PIN</th>
<th>Deed Reference (Book/Page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1723068854, 1723069918</td>
<td>016111 / 01938 and 016111 / 02186</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nearest Intersection</th>
<th>Property size (in acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donald Ross Drive and Warren Avenue</td>
<td>1.06 and 0.95</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner/Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>4497 Sunset Avenue, Rocky Mount, NC 27804</td>
<td>252.266.1799</td>
<td>252.459.8197</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact Person/Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duane Williams</td>
<td>Same</td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner/Agent Signature</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duane Williams</td>
<td>Same</td>
</tr>
</tbody>
</table>

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 2-12-16
Date Submitted 7/1/16
Existing Zoning R-4 King Charles NCOD
Proposed Zoning R-4 CU

NARRATIVE OF ZONING CONDITIONS OFFERED

1. Minimum Front Yard Setback shall be 76 feet.
2. Maximum Building Height shall be 2 stories with a maximum height of 35'.
3. Exterior building façade materials, other than windows, doors, and trim, shall be limited to brick, painted wood, or vinyl siding.
4. There shall be a Maximum of 4 Dwelling Units
5. The Primary Entrance of all Dwelling Units shall face Donald Ross Drive with direct pedestrian access provided from the public sidewalk to the primary entrance.
6.
7.
8.
9.
10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Print Name Duane Williams
Rezoning Application Addendum

**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transaction Number</td>
</tr>
<tr>
<td>Zoning Case Number</td>
</tr>
</tbody>
</table>

**STATEMENT OF CONSISTENCY**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

1. The site is located in the East Planning District within an area designated as appropriate for suburban residential.

2. The plan encourages appropriate infill development while promoting single family, owner occupied housing. This rezoning proposal requests R-4 zoning which ensures single family development with application setbacks, building heights, and construction materials.

3. 

4. 

**PUBLIC BENEFITS**

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

1. The proposed new development would be a significant investment into an area that has begun to improve.

2. The proposed construction would match height restrictions, materials, and setbacks of the King Charles Overlay District.

3. The proposed houses will be new construction but keep the integrity and look of the existing neighborhood.

4. 

---

Page 3 of 10  www.raleighnc.gov  revision 02.28.14
January 19, 2016

OUR FILE: N58/2302

RE: 512 and 604 Donald Ross Drive

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on February 22, 2016. The meeting will be held at 512 Donald Ross Drive at 7:00 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 512 and 604 Donald Ross Drive. This site is currently zoned R-4 NCOD and is proposed to be rezoned to R-4 Conditional Use. The proposed development would like to remove the existing King Charles Overlay to allow for 4 houses to be built on approximately 2.0 acres, a density of approximately 2 units per acre. The single family houses are proposed to be a comparable building materials to the existing neighborhood.

This meeting is being held as a result of the City of Raleigh requiring that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any questions, I can be reached at 252-266-1799.

Most cordially yours,

Duane Williams
Summary of Issues

A neighborhood meeting was held on February 22nd, 2016 to discuss potential rezoning located at 512 and 604 Donald Ross Drive. The neighborhood meeting was held at 512 Donald Ross Drive. There were approximately 3 neighbors in attendance. The general issues discussed were:

1) The developer began the meeting by informing the attendees that he purchased the property from Mrs. Grady’s Heirs and there are roughly 2.0 Acres total.
2) They are looking to keep the house if it is structurally sound, but tearing it down if it is not financially feasible to keep in place.
3) They are looking to have 4 lots total with 1 driveway serving 2 lots.
4) They are looking to build something nice to revitalize the area, possibly 2 story structures with board and batten siding.
5) They are also discussed the idea of having a berm across the front.
6) They ended the meeting by describing the King Charles overlay and that he was requesting removal. Conditions were read and discussed.

Summary of Issues:

1) Neighbors are concerned about there being a large number of homes, styles, etc.
2) Neighbors concerned about the price range of the homes being proposed, estimated at approximately $300,000. Other houses in that area are below that price range.
3) Neighbors concerned about the type of clientele that may be interested in a house of this price range.
4) Neighbors concerned about possibly not being able to sell these proposed homes with multifamily across the street.

Sincerely,

Jeff Carter
Stocks Engineering, P.A.
Assistant Project Manager
(252) 903-5036
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Varnell</td>
<td>Stocks Engineering 1100 Easton Ave.</td>
</tr>
<tr>
<td>Drane Williams</td>
<td>4497 Sunset Ave, Rm 75 NC 27604</td>
</tr>
<tr>
<td>Tad Loudermilk</td>
<td>3201 Durham Dr, Raleigh NC 27605</td>
</tr>
<tr>
<td></td>
<td>613 Donald Ross Jr.</td>
</tr>
<tr>
<td></td>
<td>500-Donald Ross Jr.</td>
</tr>
</tbody>
</table>