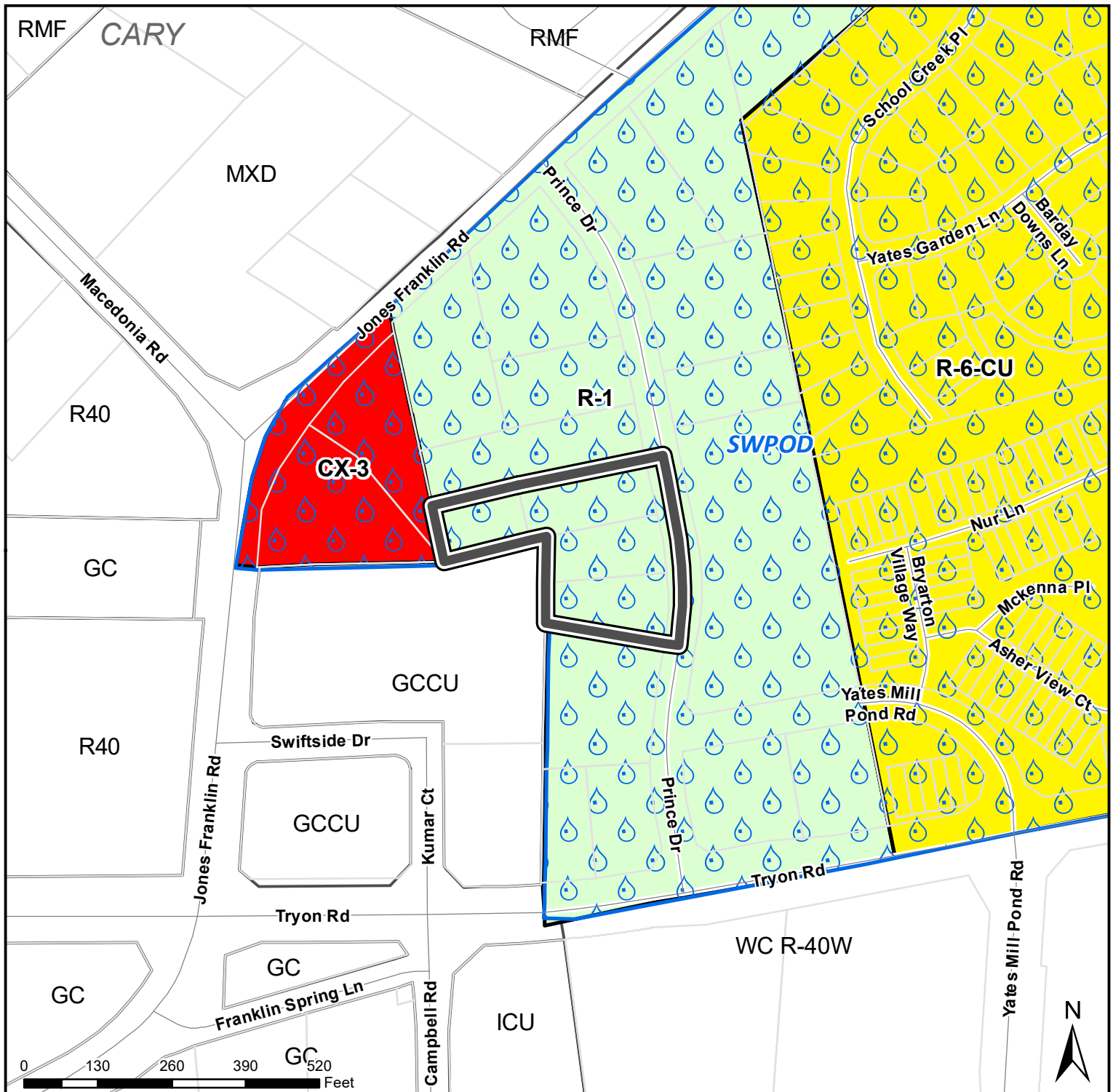
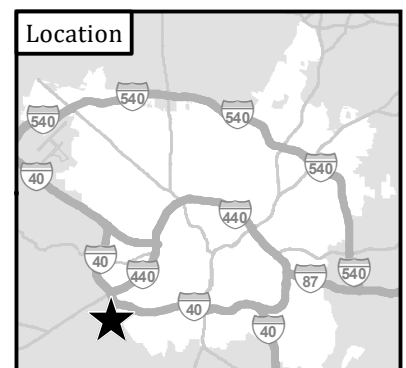


Existing Zoning

Z-12-2020



Property	2516, 2518, 2520, & 2524 Prince Dr
Size	1.8 acres
Existing Zoning	R-1 w/SWPOD
Requested Zoning	R-6 w/SWPOD





Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Ira Mabel, Senior Planner

DEPARTMENT: Planning and Development

DATE: September 2, 2020

SUBJECT: City Council agenda item for October 6, 2020 – Z-12-20

On September 1, 2020, City Council authorized the public hearing for the following item:

Z-12-20: 2516, 2518, 2520 & 2524 Prince Drive, approximately 1.8 acres located on the west side of Prince Drive, approximately 0.35 miles from the intersection of Tryon Road and Jones Franklin Road, being Wake County PINs 0772865947, 0772875055, 0772875125 & 0772873120.

Signed zoning conditions provided on June 12, 2020 limit the number of dwelling units to 4, and set a minimum front setback of 15 feet.

Current zoning: Residential-1 (R-1) with Swift Creek Watershed Protection Overlay District (SWPOD)

Requested zoning: Residential-6-Conditional Use (R-6-CU) w/ SWPOD

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 (8 - 0).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12028

CASE INFORMATION: Z-12-20 PRINCE DRIVE

Location	On the west side of Prince Drive, approximately 0.35 miles from the intersection of Tryon Road and Jones Franklin Road Address: 2516, 2518, 2520 & 2524 Prince Drive PINs: 0772865947, 0772875055, 0772875125 & 0772873120 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-1 w/ SWPOD
Requested Zoning	R-6-CU w/ SWPOD
Area of Request	1.8 acres
Corporate Limits	The subject site is within the city's ETJ and contiguous with corporate limits on its east side.
Property Owner	Jenna Properties LLC 1031 Trinity Ridge RD, Apt 103 Raleigh, NC 27607
Applicant	Mohamed Kayyali
Council District	D
PC Recommendation Deadline	September 9, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The number of dwelling units shall not exceed 4.
2. Front setbacks shall be a minimum of 15 feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	N/A
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 8.10—Infill Development Policy LU 8.12—Infill Compatibility Policy EP 3.3—Drinking Water Supply Protection Policy EP 3.5—Watershed-focused Planning Policy H 1.8—Zoning for Housing Policy PU 3.11—Protection of Water Supply Policy AP-SC 1—Swift Creek Watershed Land Use Policy AP-SC 2—Swift Creek New Urban Densities
Inconsistent Policies	None

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

Neighborhood Meeting	Planning Commission	City Council
11/18/2019 6 attendees	5/12/2020 6/30/2020 8/25/2020	7/7/2020 9/1/2020

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 reasonable and in the public interest because it will add housing to the housing supply and is compatible with the surrounding area.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: McIntosh; Second: Lampman In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, O'Haver and Winters
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

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



ZONING STAFF REPORT – CASE Z-12-20

Conditional Use District

OVERVIEW

This request is to rezone approximately 1.8 acres from Residential-1 (R-1) with Swift Creek Watershed Protection Overlay District (SWPOD) to Residential-6-Conditional Use (R-6-CU) w/ SWPOD. Proposed zoning conditions limit the number of dwelling units to four, and set the minimum front setback at 15 feet. The Swift Creek Watershed Protection Overlay District adds stricter regulations for impervious surface cover and stormwater detention and quality control. It also requires that 25% of the lots designated “New Urban” by the Swift Creek Land Management Plan (which is the case here) be forested, through either tree preservation or planting.

The subject site consists of 4 parcels on the west side of Prince Drive, approximately 1/3 of a mile northeast from the intersection of Tryon Road and Jones Franklin Road. All four corners of that intersection are in Cary’s jurisdiction, and Cary’s corporate limits are adjacent to part of the rezoning site’s western boundary. Tryon Road, Jones Franklin Road, and Prince Drive are all NCDOT right-of-way.

If the site were one single piece of property, there would only be enough acreage to construct one dwelling unit under the current R-1 zoning district. However, since there are already three parcels that front on a public street originally recorded in 1969, three detached houses can be built today.

The site is contiguous to Raleigh’s corporate limits and within the ETJ, and therefore eligible to request annexation. However, since water and sewer service are already adjacent to the site, the property owner can likely connect to these services without annexing, paying outside-the-city utility rates.

The rezoning site is currently undeveloped and wooded. It is relatively flat, with a shallow natural drainage channel cutting from west to east roughly through the center of the site. To both the north and south of the site are detached dwellings on lots ranging from 0.4 to 1.2 acres in unincorporated Wake County; to the east across Prince Drive is Fo Guang Shan Buddhist temple on a 2.88-acre lot; to the west are low-slung retail and office buildings fronting on Jones Franklin Road.

Other nearby uses in the area are mixed. Uses north of Tryon Road include many large-format commercial establishments, culminating in Crossroads, a major regional retail center at I-40 and I-440; residential uses in this area range from detached and townhouse subdivisions to multi-building apartment complexes. Uses south of Tryon Road are further into the Swift Creek watershed and therefore much less intense, with most houses on large lots and very few commercial uses.

The subject site is designated as Low Density Residential on the Future Land Use Map, as are the homes to the north and south. There are only two non-residential FLUM designations nearby – the Buddhist temple across Prince Drive (Institutional) and the fuel sales and vehicle repair at Jones Franklin Road and Macedonia Road (Neighborhood Mixed Use). Land south of Tryon Road and west of Jones Franklin Road are not within Raleigh’s planning jurisdiction, and therefore are not included on the Future Land Use Map.

The entire area is within the Swift Creek Land Management Plan (LMP). The Swift Creek LMP, jointly-adopted in 1987 by the City of Raleigh and the towns of Apex, Cary, and Garner and accepted by the State Division of Water Quality, identifies how each government proposes to develop its jurisdiction while maintaining the quality of water in the basin. The site and nearby parcels are designated as “New Urban” in the LMP, which corresponds to 6 units/acre.

There is no Urban Form Map guidance nearby.

Update for 8/25/2020 Planning Commission meeting:

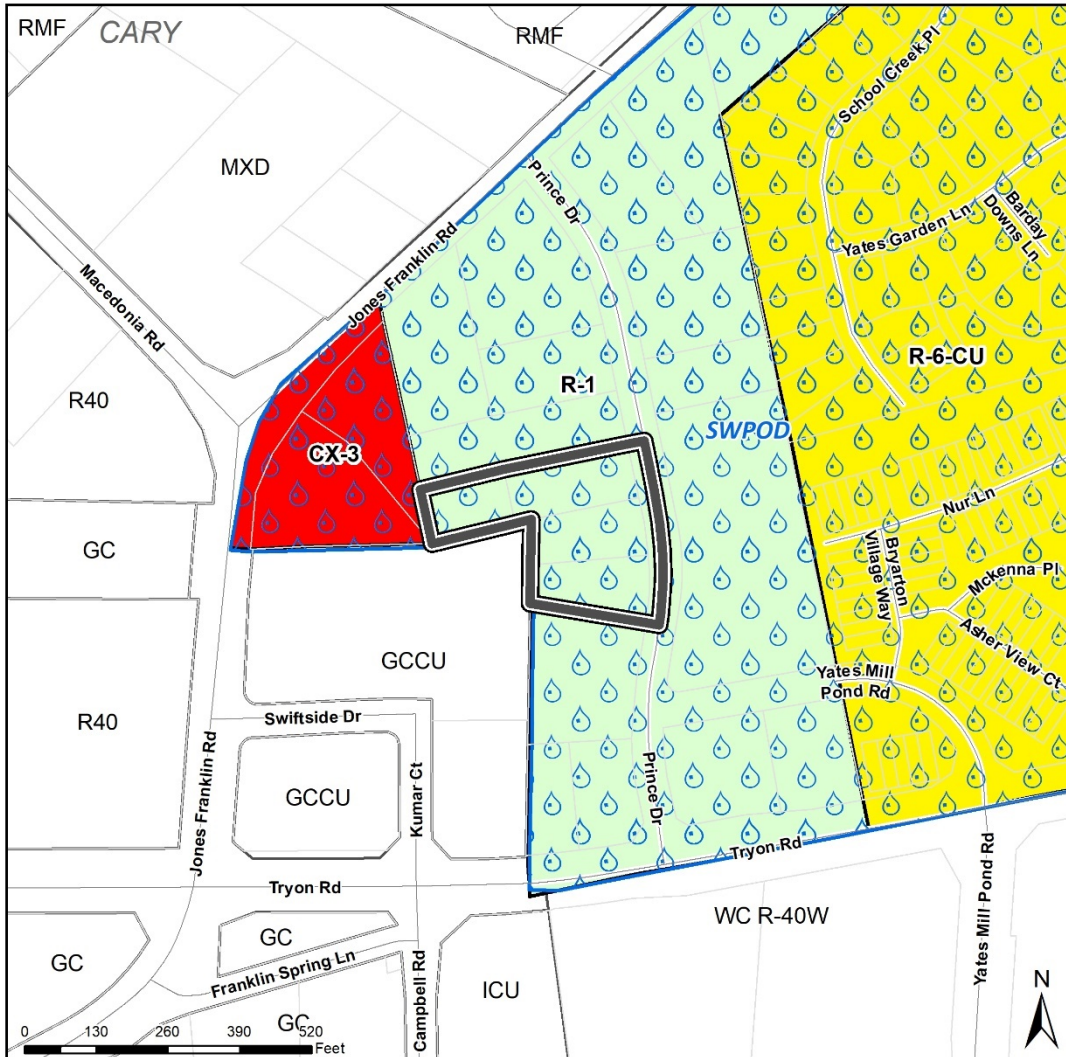
Following the Planning Commission’s May 12, 2020 meeting the applicant converted the request from general use to conditional use. This staff report has been updated accordingly; no policy consistency determinations have been changed.

OUTSTANDING ISSUES

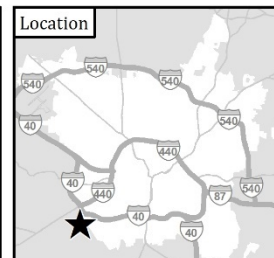
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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Existing Zoning

Z-12-2020



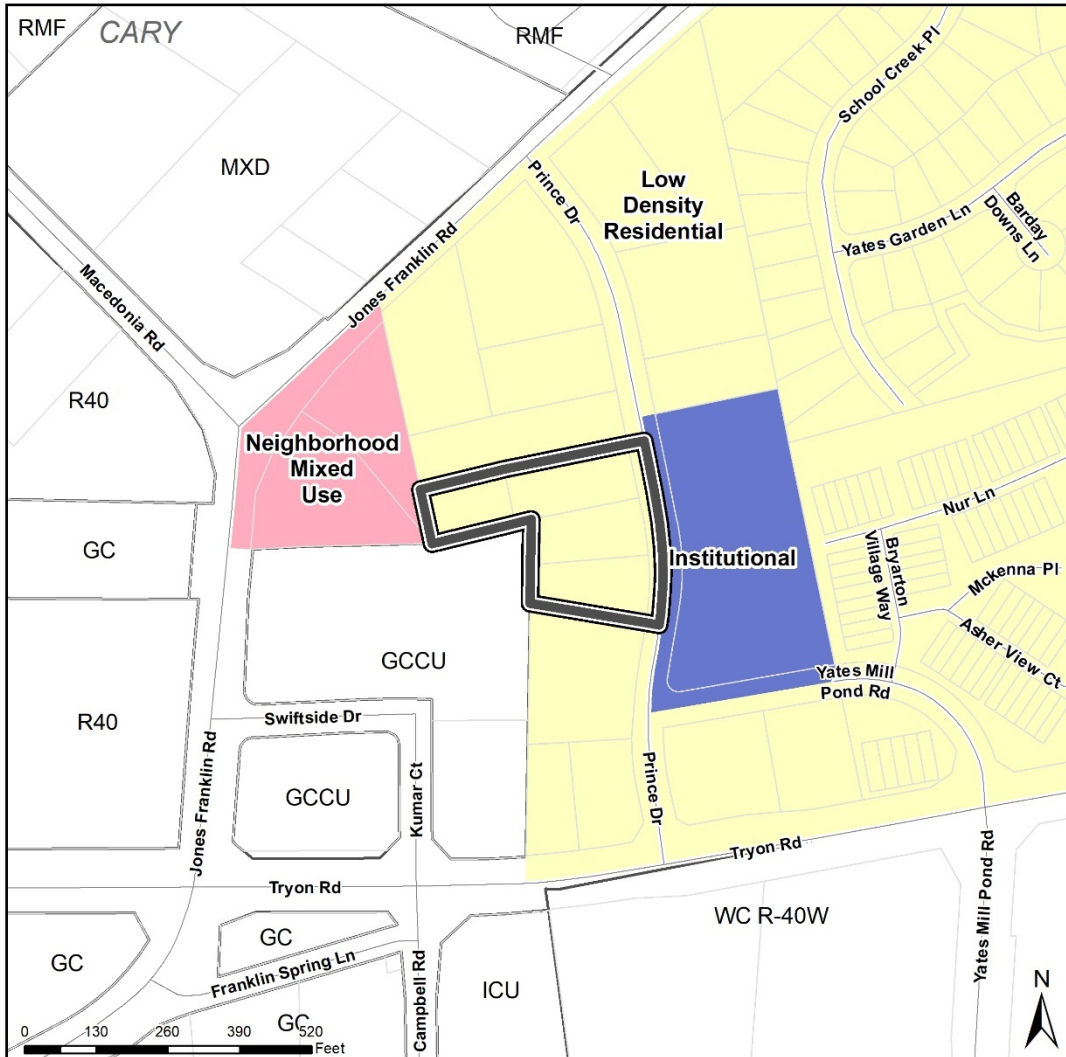
Property	2516, 2518, 2520, & 2524 Prince Dr
Size	1.8 acres
Existing Zoning	R-1 w/SWPOD
Requested Zoning	R-6 w/SWPOD



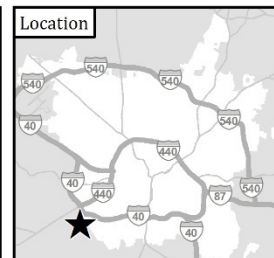
Map by Raleigh Department of City Planning (mansoff): 3/4/2020

Future Land Use

Z-12-2020



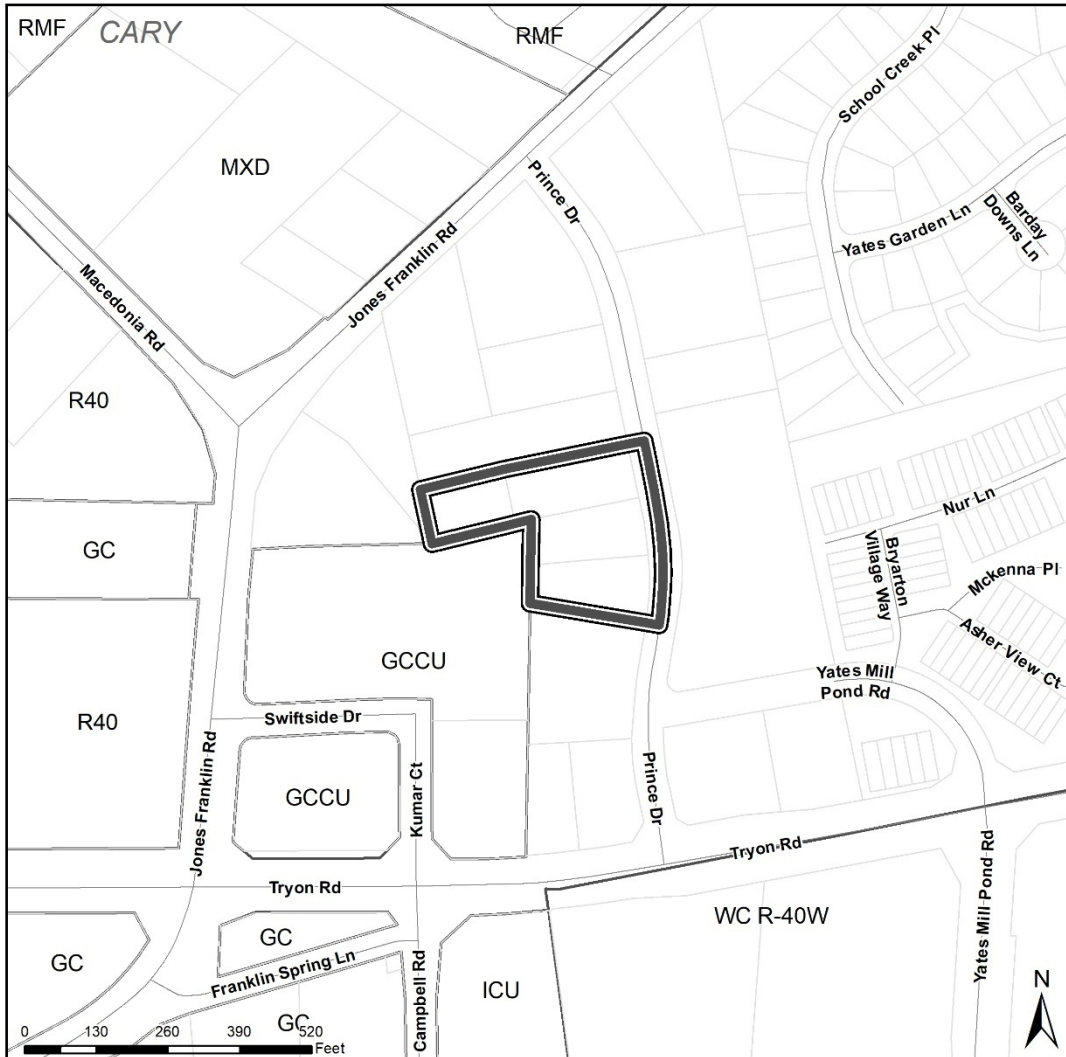
Property	2516, 2518, 2520, & 2524 Prince Dr
Size	1.8 acres
Existing Zoning	R-1 w/SWPOD
Requested Zoning	R-6 w/SWPOD



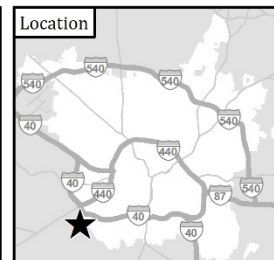
Map by Raleigh Department of City Planning (mansoff): 3/4/2020

Urban Form

Z-12-2020



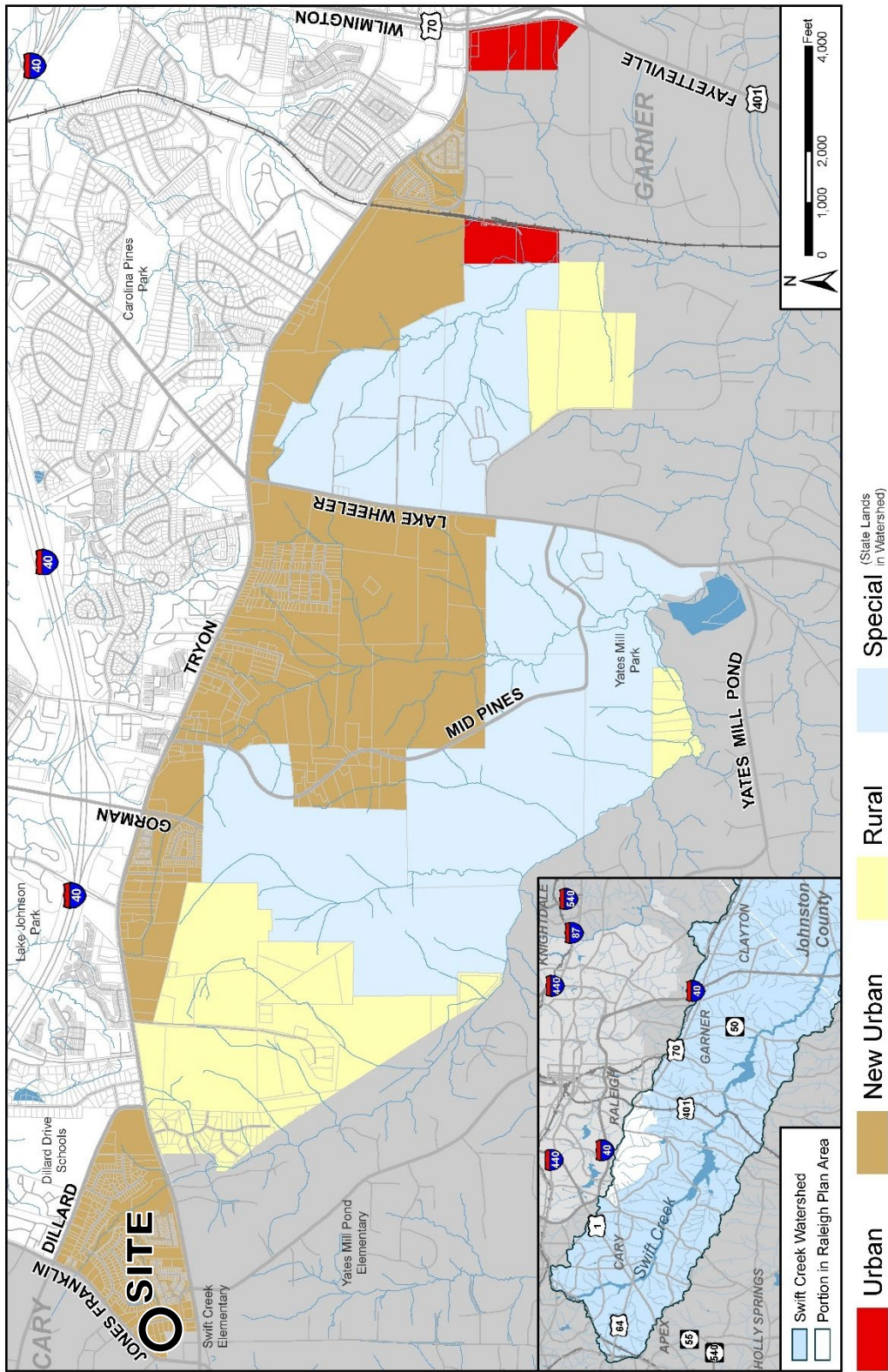
Property	2516, 2518, 2520, & 2524 Prince Dr
Size	1.8 acres
Existing Zoning	R-1 w/SWPOD
Requested Zoning	R-6 w/SWPOD



Map by Raleigh Department of City Planning (mansoff): 3/4/2020

Map AP-SC1: Swift Creek

Adopted: 7/21/1987



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 vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable housing. The request would permit up to 2.2 units per acre and permit attached building types, which is a modest increase over the 1.7 units per acre permitted under the current zoning and lot pattern.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme, which encourages careful infill that complements the existing character of the area and responds to natural features. If approved, the subject site could accommodate approximately 2.2 dwelling units per acre, which is higher than the remaining zoning on Prince Drive but comparable to the density allowed in the nearby Bryarton detached and townhouse subdivisions, while also complying with the Swift Creek Watershed Protection Overlay District environmental standards.

The **Swift Creek Area Specific Guidance** describes the area as “primarily planned for rural residential uses, with the exception of those areas designated for New Urban uses.” For New Urban areas with existing access to water and sewer service, like the rezoning site, a request for R-6 w/ SWPOD zoning is consistent with the intent, policies, and regulations of the Swift Creek Land Management Plan.

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

Yes. The subject site is classified as Low Density Residential on the Future Land Use Map, which recommends residential density of up to 6 units per acre. The request is for an R-6 district, which is a closely corresponding zoning district to this FLUM category.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use being considered is specifically designated on the FLUM.

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

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

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☐ **Inconsistent**

The subject site is classified as Low Density Residential on the Future Land Use Map, which recommends residential density of up to 6 units per acre. The request is for an R-6 district, which is a closely corresponding zoning district to this FLUM category

Urban Form

Urban Form designation: None.

The rezoning request is

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

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The request is compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties. The range of intensity of nearby zoning districts is broad; both R-1 and CX-3 districts, as well as the Town of Cary's General Commercial (GC) district, abut the site. The rezoning would permit detached and attached residential dwellings at 2.2 dwelling units per acre. Attached houses are a compatible use with permitted development and existing commercial and institutional uses in the area.

Public Benefits of the Proposed Rezoning

- The request would provide greater housing choice and, by increasing supply, improve housing affordability.

Detriments of the Proposed Rezoning

- No significant detriments of the rezoning have been identified.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

- The request is consistent with the recommendations of the Future Land Use Map of Low Density Residential, which supports up to 6 units per acre.

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.

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 site is currently vacant and creates a gap in the built environment. The request to permit detached and attached residential uses on the subject site is in keeping with the character of the nearby area, most of which is in R-1 zoning districts. Although new lot sizes could be smaller than existing lots, the requested R-6 district will create a built form comparable to nearby development and reinforce neighborhood character.

Policy EP 3.3—Drinking Water Supply Protection

Protect major drinking water supply overlay districts through preservation of open space, community programs that promote tree coverage, floodplain protection and restoration, and sustainable limits to impervious surface cover.

Policy EP 3.5—Watershed-focused Planning

Water quality and flooding should be managed using a watershed-focused approach. Such an approach uses performance-based strategies to enhance water quality and prevent or decrease flooding concerns in each watershed rather than applying citywide standards.

Policy PU 3.11—Protection of Water Supply

Protect the water supply from incompatible uses and activities that could compromise drinking water quality and safety.

- The site is within Swift Creek water supply watershed and does include the Swift Creek Watershed Protection Overlay District (SWPOD). The impervious surface and forestation requirements of the overlay are in place to protect the watershed.

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.

- Rezoning from R-1 to R-6 allows an additional building type which will provide for increased housing choice and variety. The decrease in minimum lot size will permit smaller units, which typically cost less than larger units. The rezoning request would also marginally increase the potential residential entitlement from 3 units to 4 units.

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

None.

Area Plan Policy Guidance

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

Policy AP-SC 1—Swift Creek Watershed Land Use

Only residential uses will be permitted in the Swift Creek watershed unless otherwise approved by City Council and specifically indicated in this Plan. No new non-residential zoning or land uses will be allowed in the Swift Creek watershed unless otherwise approved by City Council and specifically indicated in this plan.

Policy AP-SC 2—Swift Creek New Urban Densities

An average density of one dwelling unit per acre should apply to areas designated Rural Residential (see attached map) in the Swift Creek watershed.

- The request is consistent with the recommendations of the “New Urban” designation in the Swift Creek Land Management Plan, which supports up to 6 units per acre.

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

None.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	26	The nearest transit is provided by GoCary on Dillard Drive, approximately 0.6 miles from the site.
Walk Score	30	49	There are not currently sidewalks along Prince Drive, but there are along Tryon Road.

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: This site is not well served by public transit. GoCary Routes 1 and 2 have 60-minute daily service at Crossroads on Dillard Drive and Jones Franklin Road. As for walkability, the site is approximately 0.6 miles from the Tryon Village shopping center at Tryon Road and Walnut Street, which includes a grocery store, pharmacy, and restaurants.

Carbon/Energy Footprint: Housing

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

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

Summary: The proposed district would permit the attached (i.e. duplex) housing type, which is not permitted under the current zoning.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The potential residential entitlement will increase from 3 to 4 units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed district would permit one additional housing type (attached).
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The minimum lot size of R-6 districts is 6,000 square feet, or roughly 0.13 acres.
Is it within walking distance of transit?	No	The nearest bus stop is 0.5 miles away.

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

Summary: The request would allow the attached building type, which is generally more affordable than detached units.

IMPACT ANALYSIS

Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

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 Lake Johnson Park (2.1 miles) and Kaplan Park (3.3 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (2.1 miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None.

Public Utilities

1. The proposed rezoning would add approximately 625 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	1,875 gpd	2,500 gpd
Waste Water	0 gpd	1,875 gpd	2,500 gpd

Impact Identified: None.

Stormwater

1. No downstream structural impacts identified.

Floodplain	n/a
Drainage Basin	Swift Creek Trib.
Stormwater Management	UDO 9.2, 9.5
Overlay District	Swift Creek

Impact Identified: None.

Transit

1. The nearest transit is provided by GoCary at the intersection of Dillard Drive and Jones Franklin Road near Crossroads, serving Routes 1 and 2. Both routes operate hourly.

Impact Identified: None.

Transportation *(note: this analysis was completed for a general use R-6 district)*

2. **Location:** The Z-12-2020 site is located in southwest Raleigh on Prince Drive between Jones Franklin Road and Tryon Road.
3. **Area Plans:** The Z-12-2020 site is located within the Swift Creek Land Management Plan boundaries.
4. **Streets:** Currently, Prince Drive is a 2-lane undivided avenue maintained by the North Carolina DOT; it is built with two lanes and ditches. In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts is approximately 5,000 feet, and the maximum length for a dead-end street is 600 feet. Block perimeter in residential districts is dependent on lot size. The block perimeter for this site is approximately 3,390 feet.

5. **Pedestrian Facilities:** There are no sidewalks on Prince Drive. The nearest sidewalk to the site is on Tryon Road, approximately 400 feet from the subject site.
6. **Bicycle Facilities:** There are no bicycle facilities in the immediate vicinity of the site. Bicycle lanes are planned on Prince Drive, Jones Franklin Road, Tryon Road, and Yates Mill Pond Road.
7. **Greenways:** There no greenway trails or planned greenways within ¼ mile of the subject site.
8. **Access:** Access to the subject site is Prince Drive.
9. **Other Projects in the Area:** There are no nearby City of Raleigh or NCDOT transportation projects programmed.
10. **TIA Determination:** Based on the Envision results, approval of case Z-12-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-1 to R-6 is projected to have 5 new trips in the AM peak hour and 7 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-12-20 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-12-20 Current Zoning Entitlements Single-Family Residential	Daily	AM	PM
	28	2	3
Z-12-20 Proposed Zoning Maximums R-6 Residential	Daily	AM	PM
	94	7	10
Z-12-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	66	5	7

Impact Identified: None.

Urban Forestry

1. The tree planting requirements for SWPOD (UDO Section 9.1.9) apply.
2. If subject lots were to be combined with additional lot(s), resulting in a gross area of greater than 2 acres, the proposed zoning change would reduce the amount of required Tree Conservation Area from 15% to 10% of the net site area.

Impact Identified: None.

Impacts Summary

No significant negative impacts have been identified.

Mitigation of Impacts

No mitigation of impacts is needed at this time.

CONCLUSION

This request is to rezone four parcels totaling approximately 1.8 acres from Residential-1 (R-1) with Swift Creek Watershed Protection Overlay District (SWPOD) to Residential-6 (R-6) w/ SWPOD. Proposed zoning conditions limit the number of dwelling units to four, and set the minimum front setback at 15 feet. The potential entitlement of the site will increase from 3 to 4 units, or from 1.7 to 2.2 units per acre.

The request is **consistent** with Comprehensive Plan overall and **consistent** with the Future Land Use Map.

The request is **consistent** with Comprehensive Plan policies regarding infill compatibility, water supply and watershed protection, and policies specific to Swift Creek. The request is not **inconsistent** with any policies.

The request would support the Vision Themes of *Expanding Housing Choices* and *Growing Successful Neighborhoods and Communities*.

CASE TIMELINE

Date	Action	Notes
March 4, 2020	Submitted application	
May 12, 2020	Planning Commission review	
June 12, 2020	Zoning conditions submitted	Case converted from general to conditional use
June 30, 2020	Planning Commission review	Requested time extension
July 7, 2020	City Council review	Granted 30-day extension
August 25, 2020	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-1	R-1	R-1	R-1	CX-3; GCCU (Cary)
Additional Overlay	SWPOD	SWPOD	SWPOD	SWPOD	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Institutional	Neighborhood Mixed Use
Current Land Use	Undeveloped	Detached dwellings	Detached dwellings	Church	Vehicle sales; fuel sales
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-1 w/ SWPOD	R-6-CU w/ SWPOD
Total Acreage	1.8	1.8
Setbacks:	(detached)	(attached)
Front	20'	15'
Side	10'	5'
Rear	30'	20'
Residential Density:	1.67	2.22
Max. # of Residential Units	3	4
Max. Gross Building SF	4,725	6,300
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.06	0.08

*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 CONDITIONSZoning Case Number **Z-12-20****OFFICE USE ONLY**

Date Submitted

Rezoning Case #Existing Zoning **R-1 w/ SWPOD**Proposed Zoning **R-6 w/ SWPOD****Narrative of Zoning Conditions Offered**

1. The number of dwelling units shall not exceed 4.
2. Front setbacks shall be a minimum of 15 feet.

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:

Mohamed Kayyali

B09C7BE245894A1...

Print Name

Mohamed Kayyali

RECEIVED**By Ira Mabel at 11:51 am, Jun 12, 2020**

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 Rezoning Case #	
Existing Zoning Base District	R-1	Height		Frontage
Overlay(s)	SWPOD			
Proposed Zoning Base District	R-6	Height		Frontage
Overlay(s)			SWPOD	
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	3/3/2020	Date Amended (1)	Date Amended (2)	
Property Address 2516, 2518, 2520 & 2524 Prince Drive				
Property PIN 0772873120, 0772875125, 0772875055, 0772875056		Deed Reference (book/page) 017619/02772, 017619/02776		
Nearest Intersection Tryon Road & Prince Drive				
Property Size (acres)	1.8	For Planned Development Applications Only:	Total Units Total Square Footage Total Parcels Total Buildings	
Property Owner Name/Address		Phone 919-649-5591	Fax	
JENNA PROPERTIES LLC 3616 Arrowwood Drive, Raleigh, NC 27604		Email sold1225@gmail.com		
Applicant Name/Address		Phone 919-649-5591	Fax	
Mohamed Kayyali 3616 Arrowwood Drive, Raleigh, NC 27604		Email sold1225@gmail.com		
Applicant* Signature(s)		Email sold1225@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.

DocuSigned by:

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RECEIVED

By Ira Mabel at 11:51 am, Jun 12, 2020

REZONING APPLICATION ADDENDUM #1	
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.	OFFICE USE ONLY Transaction # Rezoning Case #
STATEMENT OF CONSISTENCY Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. The requested zoning is consistent with the future land use Map.	
2.	
3.	
4.	
PUBLIC BENEFITS Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. increasing the housing supply that is compatible with the surrounding development.	
2.	
3.	
4.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Transaction # Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Date: 11/4/2019

Re: 2516, 2518, 2520, and 2524 Prince Drive

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Monday November.18th,2019.
The meeting will be held at Thomas G. Woodland Center(The Lady's Slipper Room) located:
5611 Jaguar Park Dr. Raleigh, NC 27606 and will begin at 12:00-1:00pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2516, 2518, 2520, and 2524 Prince Drive in front of the International Buddhist Temple.

The site is currently zoned R-1 with SWPOD and is proposed to be rezoned to R-6 with SWPOD.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning. If you have any concerns or questions we can be reached at 919-649-5591.

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

Thank you
Sincerely
Jenna Property LLC

SUMMARY OF ISSUES

A neighborhood meeting was held on November 18th, 2019 (date) to discuss a potential rezoning located at 2516,2518,2520, and 2524 Prince Drive (property address).
The neighborhood meeting was held at Thomas G. Woodland Center (location).
There were approximately 6 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The Preliminary lot plan

The Traffic on Prince road.

The concern on the rainwater pond located on Swift Creek Office Condos.

The numbers of homes will construct on the land.

ATTENDANCE ROSTER

[illegible]



Pre-Application Conference

Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 8/9/2019	
Attendees: Sara Ellis, Don Belk, Ira Mabel, Mohamed Kayyali, Nassar Isleem	
Site Address/PIN: 2516, 2518, 2520 & 2524 Prince Drive,	
Current Zoning/Designation: R-1	
Proposed Zoning/Designation: R-4 or R-6	
CAC Contact Information: West CAC - Jonathan Edwards, 919-996-5712, jonathan.edwards@raleighnc.gov	
<p>Notes: Interested in maybe 3 or 4 houses. The Division of Water Quality is unsure about the designation of the stream across the street.</p> <p>R-4 or R-6 both seem reasonably consistent with the Future Land Use Map policy. Will this be a general use or conditional use case? Zoning conditions are extra rules an applicant can offer that are in addition to the standards of the base district. Probably file as general use, can be converted to conditional if needed. The concerns of the neighbors and CAC members will likely dictate what conditions will make sense.</p> <p>Make sure to include the Swift Creek Watershed Protection Overlay District (-SWPOD) in any request.</p>	
Department & Staff	Notes
Transportation <input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166	
Historic Preservation <input type="checkbox"/> Melissa Robb Melissa.Robb@raleighnc.gov 919-996-2632 <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	

<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	