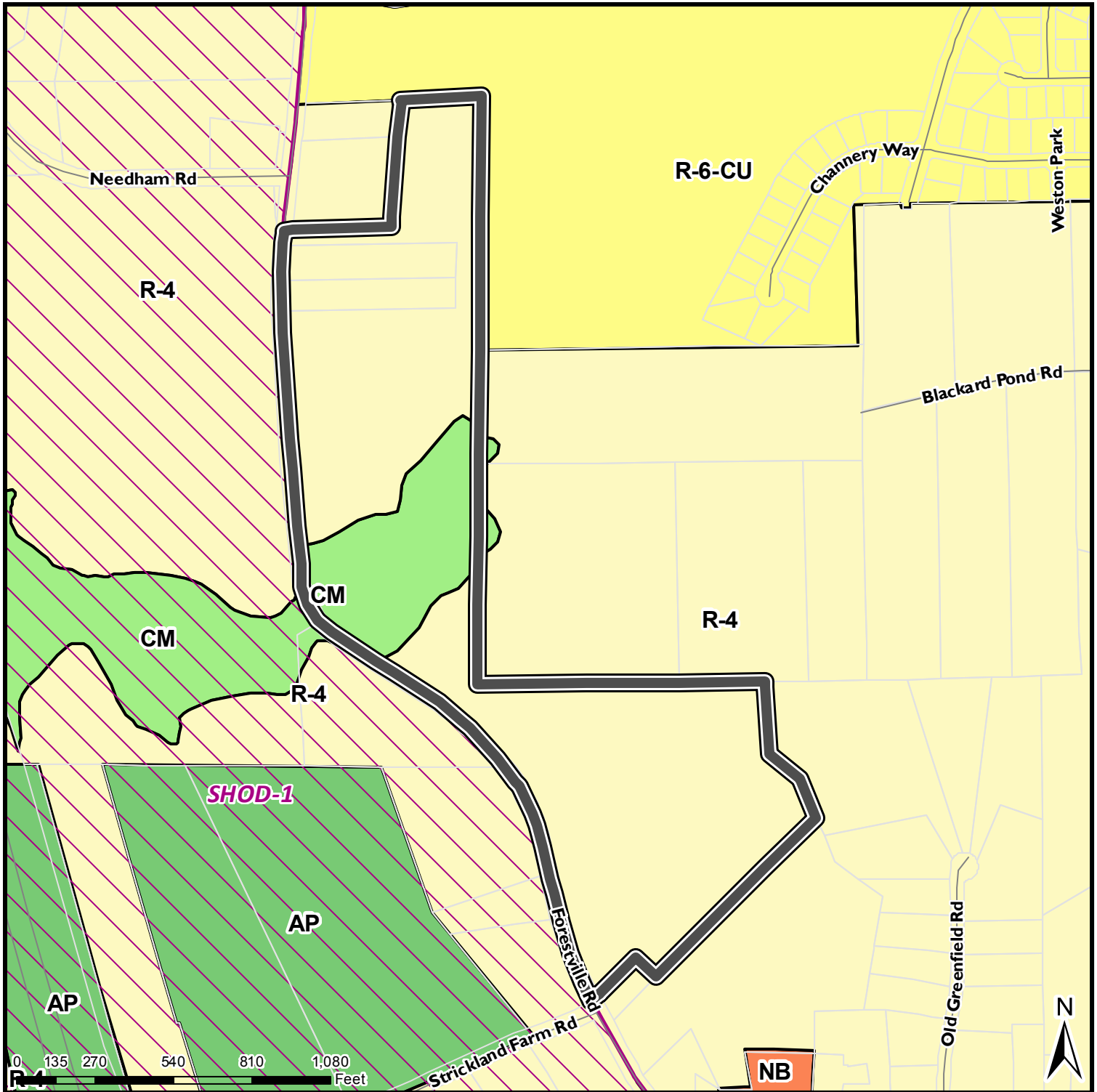


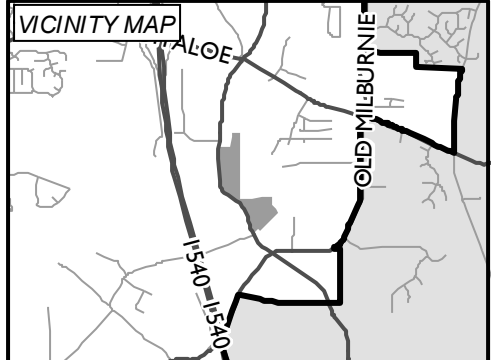
Existing Zoning Map

Z-14-2014



Submittal Date
4/15/2014

Request:
43.7 acres from
R-4 & CM
to **R-6-CU & CM**





Certified Recommendation

Raleigh Planning Commission

CR# 11593

Case Information Z-14-14 Forestville Road

<i>Location</i>	Forestville Road, east side, between its intersections with Buffaloe Road to the north and Old Milburnie Road to the south Address: 5401, 5317 and 5323 Forestville Road PIN: 1745388601, 1745396763 and 1745396863
<i>Request</i>	Rezone property from R-4 and CM to R-6-CU and CM
<i>Area of Request</i>	43.7 acres
<i>Property Owner</i>	Lamont and Dolores Inge 2504 Old Milburnie Road Raleigh, NC 27604
<i>Applicant</i>	David L. York Smith Moore Leatherwood, LLP 434 Fayetteville Street, Suite 2800 Raleigh, NC 27601
<i>Citizens Advisory Council</i>	Northeast CAC Interim Chairperson 1st Vice Chairperson Lillian Thompson (919) 850-4594 lillianonline@icloud.com 2nd Vice-Chairperson Paul Brant (919) 875-1114 paulbrant@mindspring.com
<i>PC Recommendation Deadline</i>	November 15, 2014

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	N/A
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 7.3 – Single Family Lots on Thoroughfares Policy EP 2.5 – Protection of Water Features Policy EP 3.12 – Mitigating Stormwater Impacts Policy EP 4.2 – Floodplain Conservation
<i>INCONSISTENT Policies</i>	None noted

Summary of Proposed Conditions

1. Building height limited to 40 feet and 3 stories.
2. The number of dwellings not to exceed 300 if Conservation Development Option is used. In such an event a traffic impact analysis, traffic study or traffic letter satisfactory to the Public Works Director shall be submitted.
3. Provision for allocation of allowed 300 dwellings if parcel is subsequently subdivided per Condition 2.
4. Only detached houses, civic buildings and open lots allowed south of the Conservation Management area.
5. 40' natural protective yard adjacent to Cox Property
6. Minimum 6 ½' fence along western side of protective yard described in Condition 6.

Public Meetings

<i>Neighborhood Meeting</i>	<i>NE CAC</i>	<i>Committee</i>	<i>Planning Commission</i>
February 26, 2014	September 11, 2014 Voted unanimously in favor, approx. 20 to 0.	Date: Action	June 24, 2014: First Planning Commission discussion, item held August 12, 2014: Second Planning Commission discussion, item held September 9, 2014: Third Planning Commission discussion; request Council for 60 day extension (extension granted September 16, 2014) September 23, 2014: Fourth Planning Commission discussion: recommend approval and authorization of public hearing

Valid Statutory Protest Petition

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission recommends that this rezoning proposal be approved and that the City Council authorize a public hearing to be held on November 4 th .
<i>Findings & Reasons</i>	The Planning Commission finds that the proposal is consistent with the Comprehensive Plan and is reasonable and in the public interest. The proposal is consistent with the Comprehensive Plan and the Future Land Use Map. The proposal would permit a substantial number of new dwelling units in an area well served by the road network. The proposal would help make feasible new commercial development that is

	designated on the Future Land Use Map in the vicinity but not yet constructed.
<i>Motion and Vote</i>	Motion: Braun Second: Lyle In Favor: Braun, Fluhrer, Lyle, Schuster, Sterling-Lewis, Swink, Terando and Whitsett

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.

_____	_____	_____	9/23/14
Planning Director	Date	Planning Commission Chairperson	Date
Staff Coordinator:	James Brantley	james.brantley@raleighnc.gov	



Zoning Staff Report – Case Z-14-14

Conditional Use District

Case Summary

Overview

The site is 43.7 acres in northeast Raleigh just east of I-540, on the east side of Forestville Road between its intersections with Buffalo Road to the north and Old Milburnie Road to the south. The site is composed of three contiguous parcels: 5401 Forestville Road, 40.75 acres; 5317 Forestville Road, 1.57 acres; and 5323 Forestville Road, 1.38 acres. Currently the largest parcel contains two single family houses and is otherwise vacant, and the two smaller parcels each containing a duplex.

The site is in a mostly rural wooded area where many land parcels are vacant. In the vicinity there is a scattering of single family houses on lots of varying sizes, from approximately 15 to 0.3 acres.

The site is divided by un-named tributaries of the Neuse River which are indicated as Neuse River riparian buffers. There is a 100 year floodplain associated with the streams as they converge before draining west under Forestville Road.

The site is designated for Low Density Residential on the Future Land Use Map, with the exception of the swath of riparian area (containing the 100 year floodplain), which is designated for Public Parks and Open Space. Lands to the south are also designated for Low Density Residential, with property to the east designated as Rural Residential and to the northwest as Moderate Density Residential.

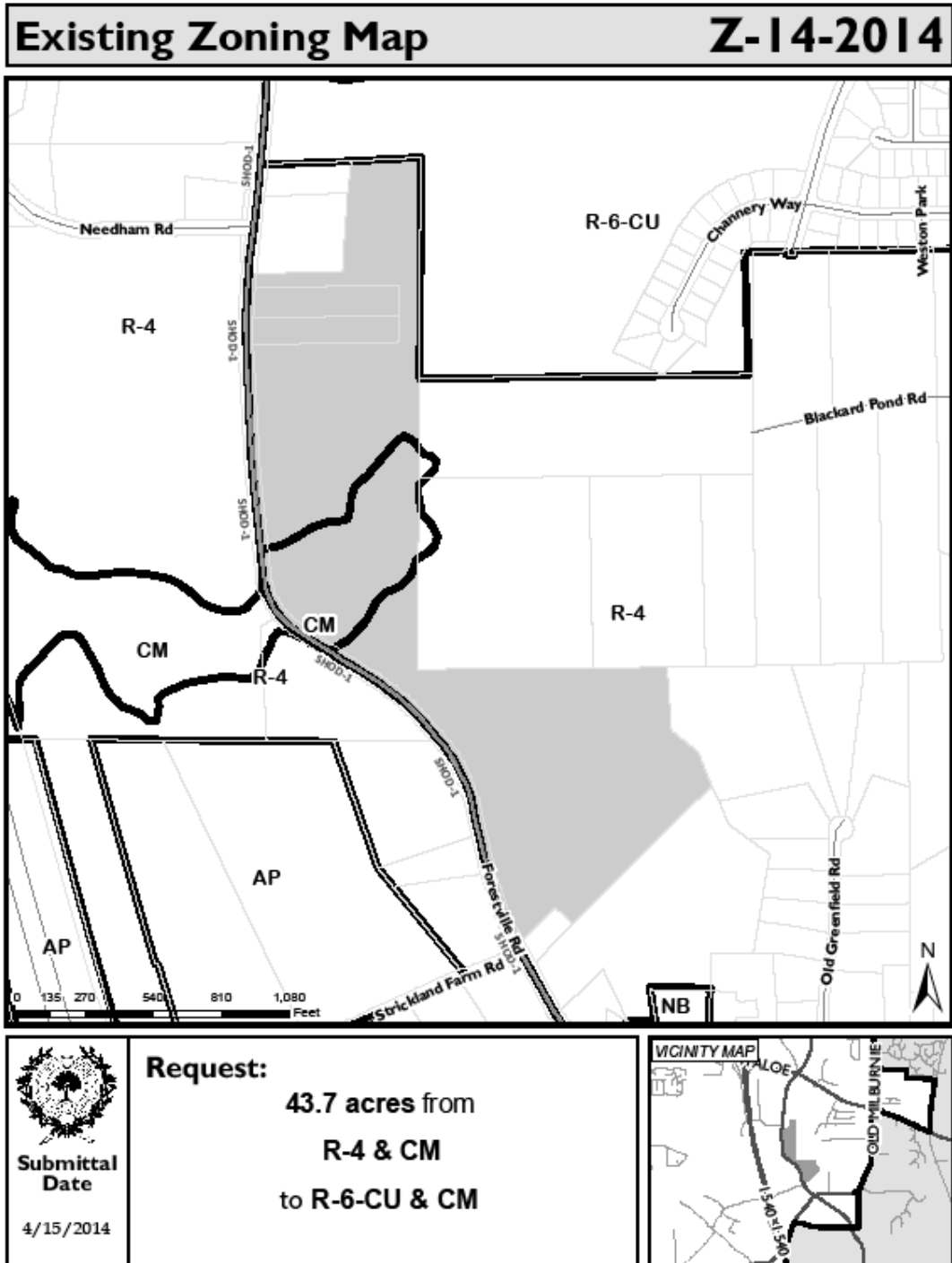
There are no Urban Form Map designations in the area.

Much of the vicinity is zoned R-4, though there is an area adjacent to the northeast of the site that is zoned R-6-CUD (established by Z-29-2009). The approximately 6 acre area associated with the convergence of the streams on the site is zoned Conservation Management (CM). The R-4 and CM zoning were established when the property was brought into the Raleigh jurisdiction in 2001. The proposal does not seek to change the CM zoning.

Outstanding Issues

<i>Outstanding Issues</i>	1. None noted	<i>Suggested Mitigation</i>	1. None noted
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ZONING REQUEST



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-4, CM	R-6 CUD, R-4	R-4	R-4, R-6 CUD	R-4, CM
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	SHOD-1
<i>Future Land Use</i>	Low Density Residential, Public Parks and Open Space	Low Density Residential, Rural Residential	Low Density Residential	Low Density Residential, Rural Residential, Public Parks and Open Space	Low Density Residential, Moderate Density Residential, Public Parks and Open Space
<i>Current Land Use</i>	Single family house, duplexes	Vacant	Single family houses	Vacant, single family house	Vacant, single family houses
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	4 dwellings per acre	6 dwellings per acre
<i>Setbacks:</i>		
<i>Front:</i>	20'	10'
<i>Side:</i>	10'	5'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	Not allowed	Not allowed
<i>Office Intensity Permitted:</i>	Not allowed	Not allowed

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	43.7 acres	43.7 acres
<i>Zoning</i>	R-4, CU	R-6-CU, CM
<i>Max. # of Residential Units</i>	190	300 if Conservation Development Option is

		used
<i>Max. Gross Office SF</i>	Not allowed	Not allowed
<i>Max. Gross Retail SF</i>	Not allowed	Not allowed
<i>Max. Gross Industrial SF</i>	Not allowed	Not allowed
<i>Potential F.A.R</i>	Cannot be determined	Cannot be determined

*The development intensities for proposed zoning districts were estimated using the **Envision Tomorrow** impact analysis tool. Reasonable assumptions are factored into the analysis to project the worst case development scenario for the proposed rezoning. The estimates presented in this table are rough estimates intended only to provide guidance for analysis in the absence of F.A.R's and density caps for specific UDO districts.

The proposed rezoning is:

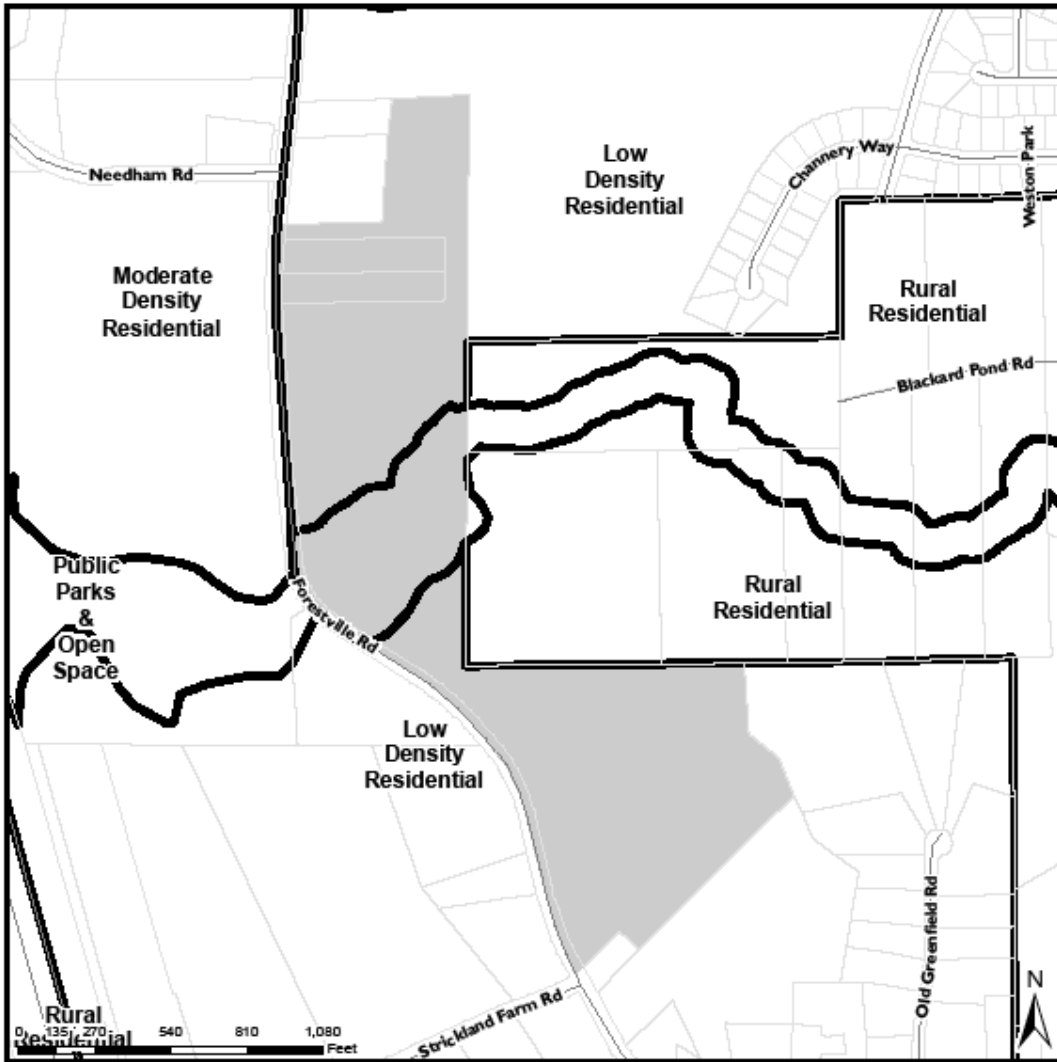
Compatible with the property and surrounding area.

Incompatible.

Analysis of Incompatibility:

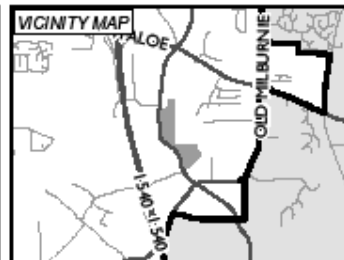
FUTURE LAND USE MAP

Future Land Use Map Z-14-2014



Submittal Date
4/15/2014

Request:
43.7 acres from
R-4 & CM
to R-6-CU & CM



2. Comprehensive Plan Consistency Analysis

Comprehensive Plan

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

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

Staff finds this case consistent. The proposal is consistent with the Comprehensive Plan, which recommends a maximum of 6 dwellings per acre in the Low Density Residential category. Therefore the proposal does meet tests 1 and 2. Test 3 is not applicable. The proposal also meets test 4 in that city infrastructure and services are adequate to serve the development. The applicant has agreed to provide an acceptable traffic report if 300 dwellings are built under the Conservation Development Option.

2.1 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

2.2 Urban Form

Not applicable, no Urban Form designations for this vicinity.

2.3 Policy Guidance

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

(None noted)

2.4 Area Plan Policy Guidance

Not applicable, no area plan has been prepared for this vicinity.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposal would permit a substantial number of new dwelling units in an area well served by the road network.

The proposal would help make feasible new commercial development that is designated on the Future Land Use Map in the vicinity but not yet constructed.

3.2 Detriments of the Proposed Rezoning

The vicinity of the proposal is not served by transit and will create an auto-dependent neighborhood on the periphery of the Raleigh jurisdiction.

4. Impact Analysis

4.1 Transportation

1. Forestville Road is designated as a 4-lane divided avenue with a 104' wide right of way on the Raleigh Street Typology Map. As of August 19, 2014 a change to the Street Plan map is pending approval by the City Council. The change is CP-7E-14, Skycrest Drive East. This change could impact the southern edge of the area of the requested rezoning.

Impact Identified: Additional right of way may be required at time of site plan/subdivision.

4.2 Transit

1. Transit is not currently available in this area.
2. Neither the City of Raleigh Short Range Transit Plan nor the Wake County 2040 Transit Study anticipates service along this corridor.

Impact Identified: None

4.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain is present
<i>Drainage Basin</i>	Neuse
<i>Stormwater Management</i>	Subject to Article 9 of UDO
<i>Overlay District</i>	none

Impact Identified: Subject to stormwater regulations under Article 9 of UDO. Neuse River Buffers exist on the site.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	87,400 gpd	152,950 gpd
<i>Waste Water</i>	87,400 gpd	152,950 gpd

Impact Identified: The proposed rezoning would add approximately 65,550 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.

At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

Verification of available for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required of the developer.

4.5 Parks and Recreation

1. A proposed greenway corridor extends across center of site. Greenway dedication will be subject to the City's code requirements during the subdivision and site planning process, but shall not be a part of the rezoning process unless voluntarily offered.
2. Park services are provided by the Buffalo Road Athletic Park, a distance of 2.8 miles from the site.

Impact Identified: None

4.6 Urban Forestry

The site is subject to the tree conservation ordinance under Article 9 of the UDO.

Impact Identified: None

4.7 Designated Historic Resources

N/A

4.8 Community Development

N/A

4.9 Appearance Commission

N/A

4.10 Impacts Summary

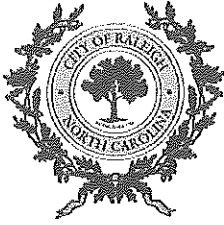
No significant impacts noted.

4.11 Mitigation of Impacts

None noted.

5. Conclusions

The proposal will have minimal impact on the surrounding area and City services. Development of the site for housing will support nearby commercial development as designated in the Future Land Use map.



Planning & Development

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

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-14-14		Transaction Number Z-14-14
Date Submitted 4-15-14 Aug. 5, 2014		
Existing Zoning R-4 & CM	Proposed Zoning R-6 CU & CM	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	Buildings constructed upon the property shall not exceed 40 feet in height and three stories.
2.	In the event the Property or any portion thereof is developed pursuant to Article 2.4 (Conservation Development Option), no more than 300 residential dwelling units shall be permitted on the Property. In the event that the Property or any portion thereof is developed pursuant to Conservation Development Option, applicant shall submit a traffic impact analysis, traffic study, or traffic letter report satisfactory in form to the Public Works Director, or his or her designee.
3.	Within thirty (30) days following the approval of the form and substance of the restrictive covenant hereinafter mentioned by the City Attorney or his or her deputy, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates the allowable development upon the Property as provided in foregoing Zoning Condition 3 among all existing lots comprising the Property. Such restrictive covenant shall be submitted to the City Attorney within thirty (30) days following approval of this rezoning case by the City Council and shall be approved by the City Attorney or his or her deputy prior to recordation. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require the written concurrence of the City Attorney or his or her deputy and the owners of all portions of the Property affected by the amendment and shall be at the sole discretion of such owner(s). Following recordation, a copy of each amendment shall be mailed to the Planning Director at P.O. Box 590, Raleigh, NC 27602 with a reference to zoning case Z-14-14.
4.	The only building types permitted south of the Conservation Management zoned portion of the Property shall be Detached Houses, Civic Buildings and Open Lot.
5.	Unless a more stringent buffer is required by the UDO, a natural protective yard forty (40) feet in width shall be established, running parallel to the adjoining property line with the property having Wake County PIN: 1745583136, now or formerly the "Cox Property" described in Deed Book 8944, Page 1932, Wake County Registry. This natural protective yard shall be recorded on an approved subdivision plat prior to the approval of any site review.
6.	A minimum six and one-half-foot (6½') high closed wooden fence shall be installed and maintained along the western side of the natural protective yard established in Zoning Condition 5 above; however, nothing in this Zoning Condition 6 shall require installation and maintenance of a fence within any required riparian buffer, natural protective yard, tree conservation area, or other area prohibited by the UDO. The fence described herein shall be installed prior to issuance of the first building permit on the property.
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 <i>Lamont M. Inge</i>	Print Name Lamont M. Inge LAMONT M. INGE
<i>Dolores W. Inge</i>	Dolores W. Inge DOLORES W. INGE

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>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.</p>	<p>Transaction Number</p> <p>Zoning Case Number 2-14-14</p>

STATEMENT OF CONSISTENCY	
<p>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.</p>	
1.	<p>Policy LU 1.2 Future Land Use Map and Zoning Consistency: The Future Land Use Plan map (see Attachment 2) recommends "Low Density Residential" for the Property. This is a category of residential land uses with a density of up to 6 units per acre for the 43.70-acre Property.</p> <p>Policy LU 1.3 Conditional Use District Consistency: All conditions proposed as part of this rezoning are consistent with the 2030 Comprehensive Plan for the City of Raleigh.</p>
2.	<p>Policy LU 2.2 Compact Development: The proposed zoning will allow for a more compact land use pattern to support the efficient provision of public services and improve the performance of transportation networks.</p> <p>Policy LU 2.3 Compact Development: The rezoning seeks to keep in place the acreage currently designated as Conservation Management. This coupled with the UDO's enhanced tree conservation requirements ensures the preservation of substantial open space and vegetation (Attachment 3).</p>
3.	<p>Policy LU 3.2 Location of Growth: The subject Property is located within the City's planning jurisdiction, in an area that in the past was rural and in the County's jurisdiction, but is an area designated for neighborhood & community mixed-use development, adjacent to the I-540/Bufaloe Road interchange; as well as "Moderate Density Residential" development, across from the Property on the other side of Forestville Road.</p>
4.	<p>Policy LU 5.5 Transitional and Buffer Zone Districts: Under the R-6 CUD zoning, the Property can provide a better transition from the Moderate Density Residential north & west of the Property, and the Rural Residential east of the Property, that is shown on the Future Land Use Plan.</p>

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>The proposed rezoning from R-4 to R-6 CU provides an opportunity to develop the property consistent with the Comprehensive Plan while preserving a substantial amount of open space.</p>
2.	<p>The proposed rezoning will help to achieve the intent of the Conservation Management zoned portion of the Property (see Attachment 4), an area of approximately 6.77 acres, in providing substantial tree conservation and watercourse buffers greater than that required by Article 4.2. of the UDO.</p>
3.	<p>Protection and preservation of an environmentally-sensitive area (see Attachment 5).</p>
4.	<p>Consistent with and complementary to, adjacent Bryson Subdivision (Z-29-09 Conditional Use).</p>

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan. ***** (The Urban Design Guidelines do not apply to this rezoning request.)*****

1.	<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>
2.	<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>
3.	<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>
4.	<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>
5.	<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>
6.	<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>
7.	<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>
8.	<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>
9.	<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> *** (The Urban Design Guidelines do not apply to this rezoning request.)***
10.	<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>
11.	<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>
12.	<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>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<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>

16.	<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>
17.	<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>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<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>
20.	<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>
21.	<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>
22.	<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>
23.	<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>
24.	<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>
25.	<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>
26.	<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>

SUMMARY OF ISSUES

A neighborhood meeting was held on February 26, 2014 to discuss a potential rezoning located at 5317, 5323 and 5401 Forestville Road. The neighborhood meeting was held at the Marsh Creek Community Center, 3016 North New Hope Road, Raleigh. There were approximately ten (10) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Mr. David York welcomed those attending the meeting and distributed the attached handout to assist with the discussion. Mr. York explained the difference of general use and conditional use zoning districts. An explanation and description of the property in question was provided. Background information was provided regarding the City of Raleigh's current zoning map and the recommendations of the Comprehensive Plan, specifically the Future Land Use map and the Street Typology Map. An explanation of the street type cross-sections proposed for the area followed. Zoning conditions under consideration by the applicant was discussed, followed next by brief explanation of the rezoning process.

Issues raised by neighbors included the following:

- a) The re-routing of certain roads as shown on the Street Typology Map, and
- b) Request that zoning conditions that are included help preserve property values.

