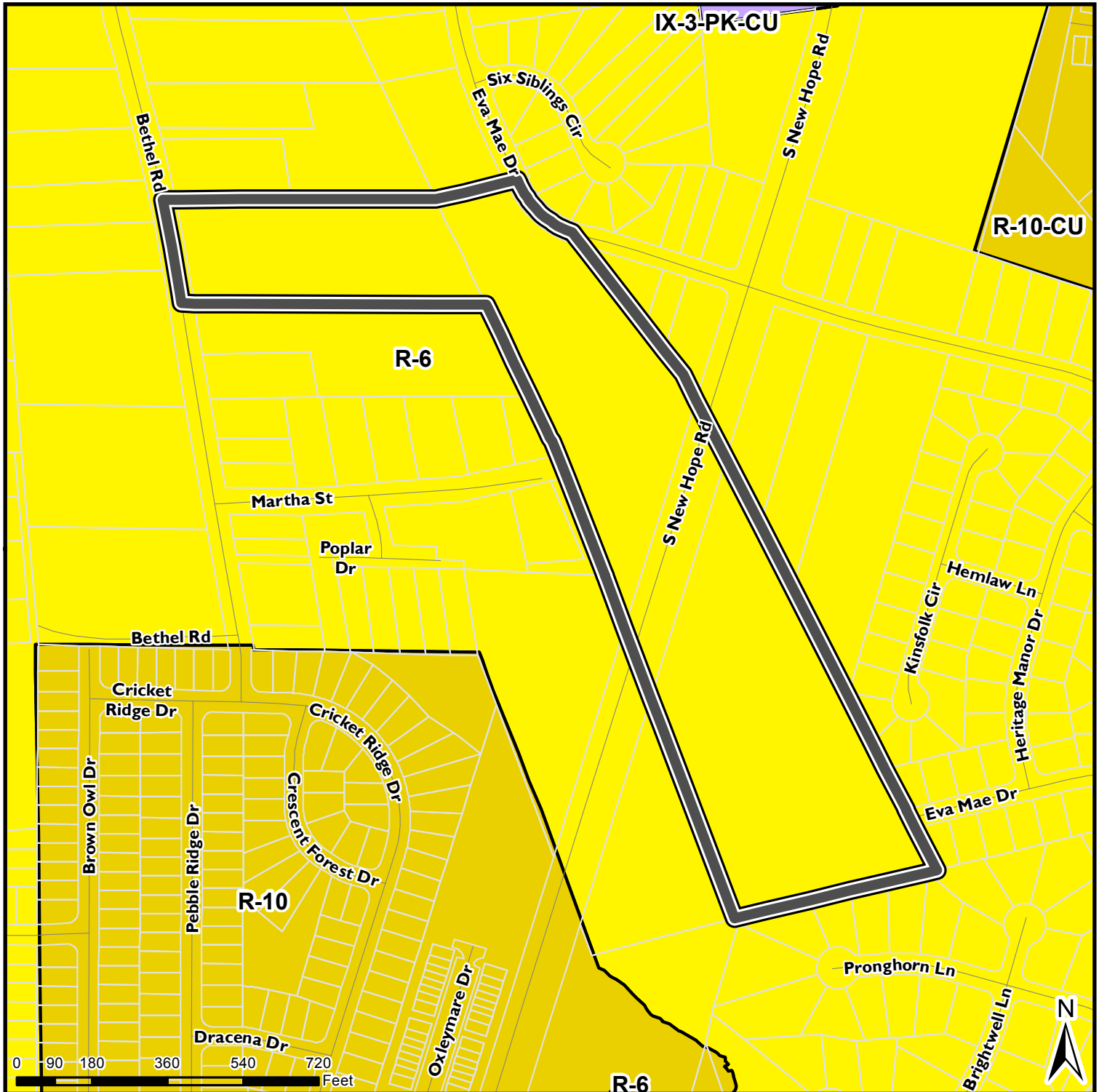


Existing Zoning Map

Z-14-2017



**Submittal
Date**

5/23/2017

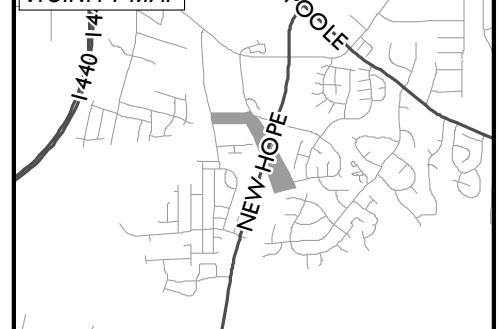
Request:

18.42 acres from

R-6

to R-10

VICINITY MAP





To: Ruffin L. Hall, City Manager

From: Kyle Little, Planner I
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: October 24, 2017

Re: City Council agenda item for November 8, 2017 – Rezoning Public Hearing Z-14-17

The City Council has authorized the following case for Public Hearing at its meeting the evening of July 5, 2017:

Z-14-17, 1419 Bethel Rd and 4418 Martha St, East and West of South New Hope Road, Between Bethel Road and Eva Mae Drive, being Wake County PINs 1723-91-1393, and 1733-00-3114. Approx. 18.42 acres are requested by property owners Sheila & Nicholas Ashbury, and Alma K Dupree Heirs to be rezoned from Zoning District Residential-6 (R-6) to Zoning district Residential-10 with conditions (R-10-CU). Conditions prohibit the Apartment building type west of S New Hope Rd and the Apartment, Townhome and Attached building types are prohibited east of the Duke Energy power easement. A condition dedicates a Greenway Easement along a blue line stream running through the site. (Staff Contact: Kyle Little kyle.little@raleighnc.gov, 919-996-2180).

The Planning Commission recommends approval of this request (7-0).

The Southeast CAC voted against the case (0-10).

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



Certified Recommendation

Raleigh Planning Commission

CR# 11800

Martha Street and Bethel Road (Z-14-17)

<i>Location</i>	Both sides of S New Hope Road, Between Bethel Road and Eva Mae Drive Address: 1419 Bethel Road and 4418 Martha Street. PINs: 1723911393 & 1733003114
<i>Request</i>	Rezone property from R-6 to R-10-CU
<i>Area of Request</i>	18.42 acres
<i>Property Owner</i>	Sheila and Nicholas Asbury 2909 Glasgow St. Raleigh NC, 27610 Alma K. Dupree Heirs c/o Judy Fourie 6400 Old Jenks Road Apex, NC 27523
<i>Applicant</i>	Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive Suite 200 Durham, NC 27713
<i>Citizens Advisory Council (CAC)</i>	Southeast CAC Co-Chairperson: Ulysses J. Lane, 919-247-0988, ulane6@nc.rr.com Co-Chairperson: Lee Weaver, 919-522-8462, leeweaver1@yahoo.com
<i>PC Recommendation Deadline</i>	October 9 th , 2017

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>	Moderate Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.1 Zoning of Annexed Lands Policy LU 3.4 Infrastructure Concurrence Policy LU 5.4 – Density Transitions Policy LU 8.1 – Housing Variety Policy T 2.4 – Road Connectivity Policy T 2.6 – Preserving the Grid
<i>INCONSISTENT Policies</i>	None Identified

Summary of Proposed Conditions

1. The Apartment Building Type is prohibited on Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.
2. The Attached House Building Type; the Townhouse Building Type; and the Apartment Building Type are prohibited for the Project Parcel PIN 1733-00-3114 east of the existing Duke-energy power line easement.
3. On Parcel PIN 1723-91-1393, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement measured from top of bank on each side of the existing blue line stream for the full distance through the property. The greenway easement will be dedicated prior to first plat recording.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
April 27, 2017	June 8, 2017 July 13, 2017 Y-0, N-10	July 11, 2017 – Deferred August 22, 2017 – Deferred 9-12-17 – Deferred 9-26-17 – Recommend Approval 7-0	CC 10-3-17 PH 11-8-17

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	The request is consistent with the Comprehensive Plan and Future Land Use Map. It will provide the appropriate density transition between commercial properties north at Old Poole Road and low density residential to the south. It creates the public benefit of improving street connectivity in the area.
<i>Motion and Vote</i>	Motion: Swink Second: Fluhrer In Favor: Braun, Fluhrer, Hicks, Jeffreys, Lyle, Swink, Terando

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.

Planning Director Date

Planning Commission Chairperson 9-26-17
Date

Staff Coordinator: Kyle Little: (919) 996-2180; Kyle.Little@raleighnc.gov



Zoning Staff Report – Z-14-17

General Use District

Case Summary

Overview

This rezoning consists of two parcels totaling 18.42 acres located on the east and west sides of South New Hope Road, between Bethel Road and Eva Mae Drive. There is one single family residence on the parcel fronting 1419 Bethel Road. The remainder of the property is vacant and primarily wooded. 4418 Martha Street is vacant, and South New Hope Road bisects the property. There is a 200-foot wide electrical easement that runs north-south through the portion of the parcel east of South New Hope Road. Topography onsite slopes gently downwards to a stream that runs north-south through 1419 Bethel Road. Overall the topography slopes downward towards the eastern portion of the site.

The surrounding area is predominately single-family residential. South of the subject properties, on the west side of South New Hope Road is the Agape World Fellowship church. All immediately adjacent parcels are zoned Residential-6. The Maybrook Crossing subdivision roughly 500 feet south of the rezoning request is zoned R-10. The intersection of S New Hope Road and Poole Road is approximately half a mile north of the subject properties. At that intersection is a cluster of Commercial Mixed Use and Industrial Mixed Use zoning districts.

Conditions have been offered that prohibit building types on certain areas of the subject properties. 1419 Bethel Road and the portion of 4418 Martha Street west of South New Hope Road prohibit the apartment building type. The portion of 4418 Martha Street east of the Duke-Energy power easement prohibits the apartment, townhouse, and attached building types. Restricting this area to single family detached homes will provide conformity with the existing single family homes immediately to the east. A condition has also been submitted to dedicate a 50' foot Greenway Easement on both sides of the blue line stream that runs through 1419 Bethel Road. Future planning by Parks Recreation and Cultural Resources (PRCR) would extend the Master Planned Greenway north from its terminus at Martha Street along the blue line stream

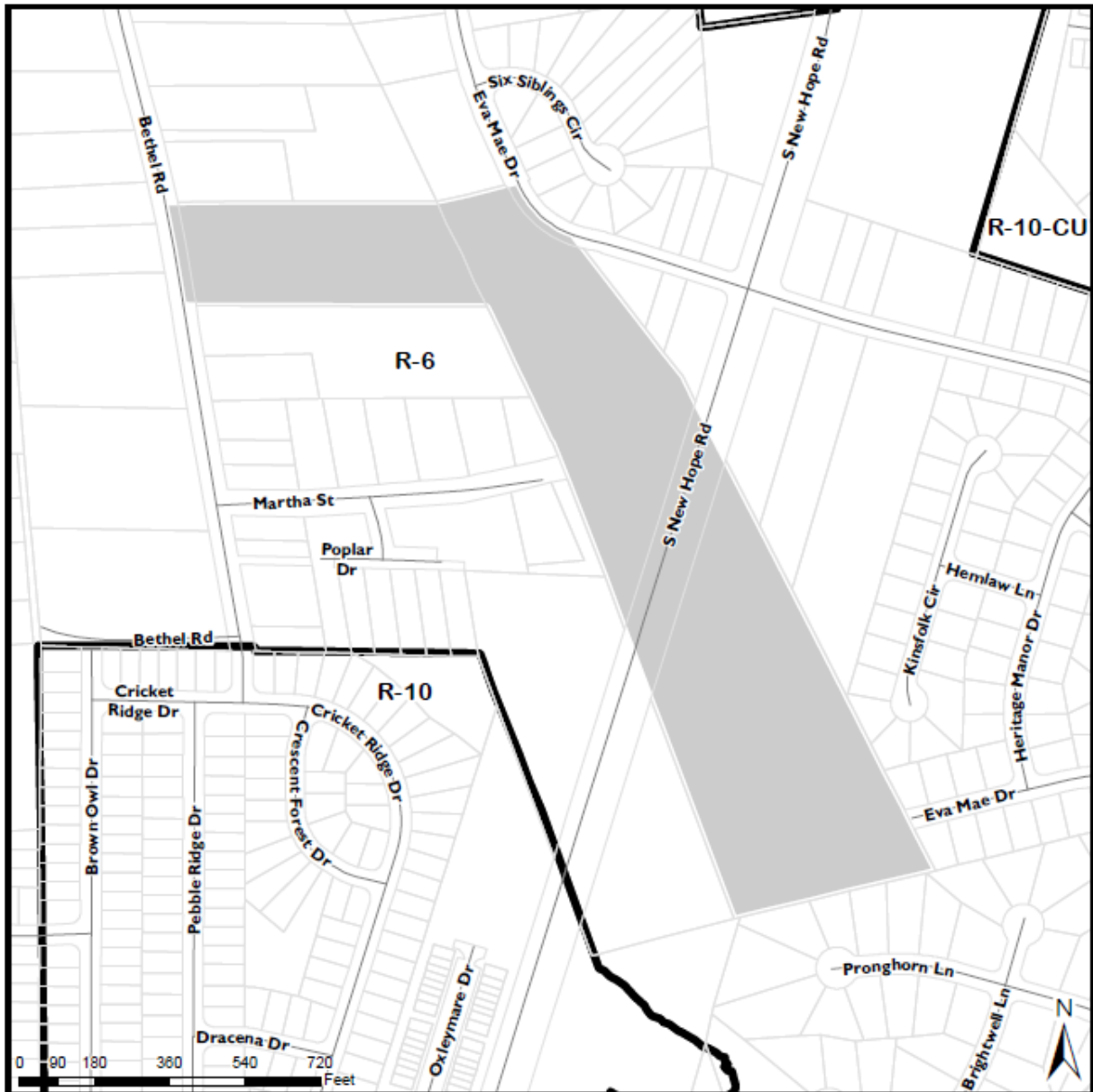
The Future Land Use Map designates the subject properties as Moderate Density Residential. The rezoning request of R-10-CU would be consistent with the current Future Land Use Map Designation which supports up to 14 units per acre. The future land use designations to the north, east, and west of the site are also Moderate Density Residential. Properties to the south have a low density residential future land use designation. The Moderate Density residential designation serves as a larger scale transition between the commercially zoned properties further to the north at the intersection of S New Hope Road and Poole Road and the Low Density Residential future land use designations to the South.

The property is in the city's Extraterritorial Jurisdiction (ETJ). Resolution 1993-208 requires property owners to submit a voluntary petition for annexation before the site can be connected to city sewer and water utilities. The petitioner may initiate the annexation process concurrently with the rezoning request.

Outstanding Issues

Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning Map Z-14-2017



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-6	Residential-6	Residential-6	Residential-6	Residential-6
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Moderate Density Residential	Moderate Density Residential	Low Density Residential	Moderate Density Residential	Moderate Density Residential
<i>Current Land Use</i>	Vacant	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
<i>Urban Form (if applicable)</i>	None	None	None	None	None

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	6 Du/Ac	10 Du/Ac
<i>Setbacks:</i>		
<i>Front:</i>	10'	10'
<i>Side:</i>	10'	10'
<i>Rear:</i>	5'	5'
<i>Retail Intensity Permitted:</i>	Not Permitted	Not Permitted
<i>Office Intensity Permitted:</i>	Not Permitted	Not Permitted

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	18.42	18.42
<i>Zoning</i>	R-6	R-10-CU
<i>Max. Gross Building SF (if applicable)</i>	N/A	N/A
<i>Max. # of Residential Units</i>	110 (6 Du/Acre)	184 (10 Du/Acre)
<i>Max. Gross Office SF</i>	Not Permitted	Not Permitted
<i>Max. Gross Retail SF</i>	Not Permitted	Not Permitted

<i>Max. Gross Industrial SF</i>	Not Permitted	Not Permitted
<i>Potential F.A.R</i>	N/A	N/A

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

The proposed rezoning is:

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

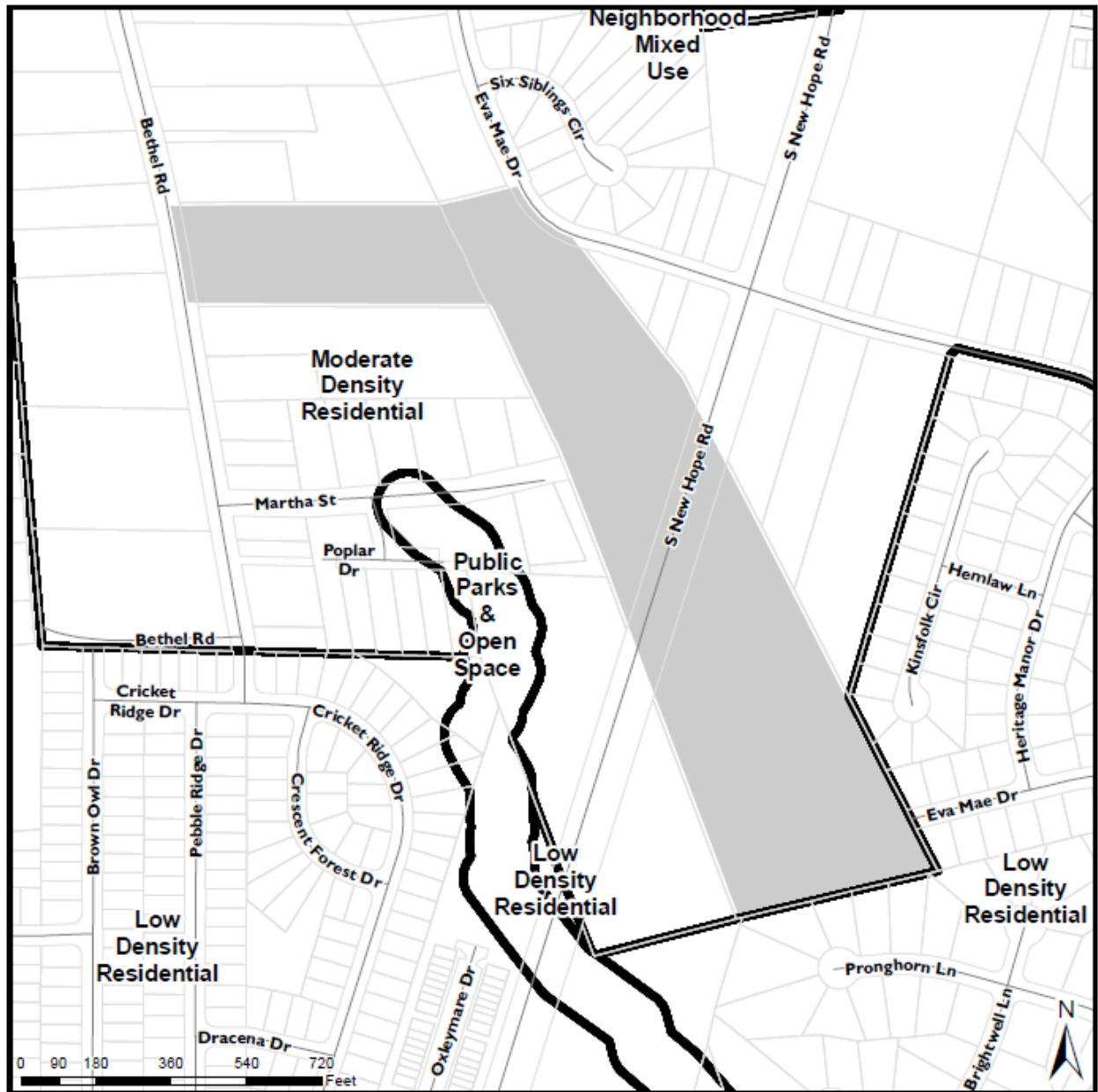
☐ **Incompatible.**

Analysis of Incompatibility:

The proposed zoning is compatible with the property and the surrounding area. The surrounding area is predominately single-family residential. South of the rezoning request, on the west side of S New Hope Road is a church. Residential-10-CU allows for an increase in density, and additional building types, but would not change the overall residential character of the area. Conditions prohibit certain residential building types on areas of the site making the request more compatible with the surrounding area.

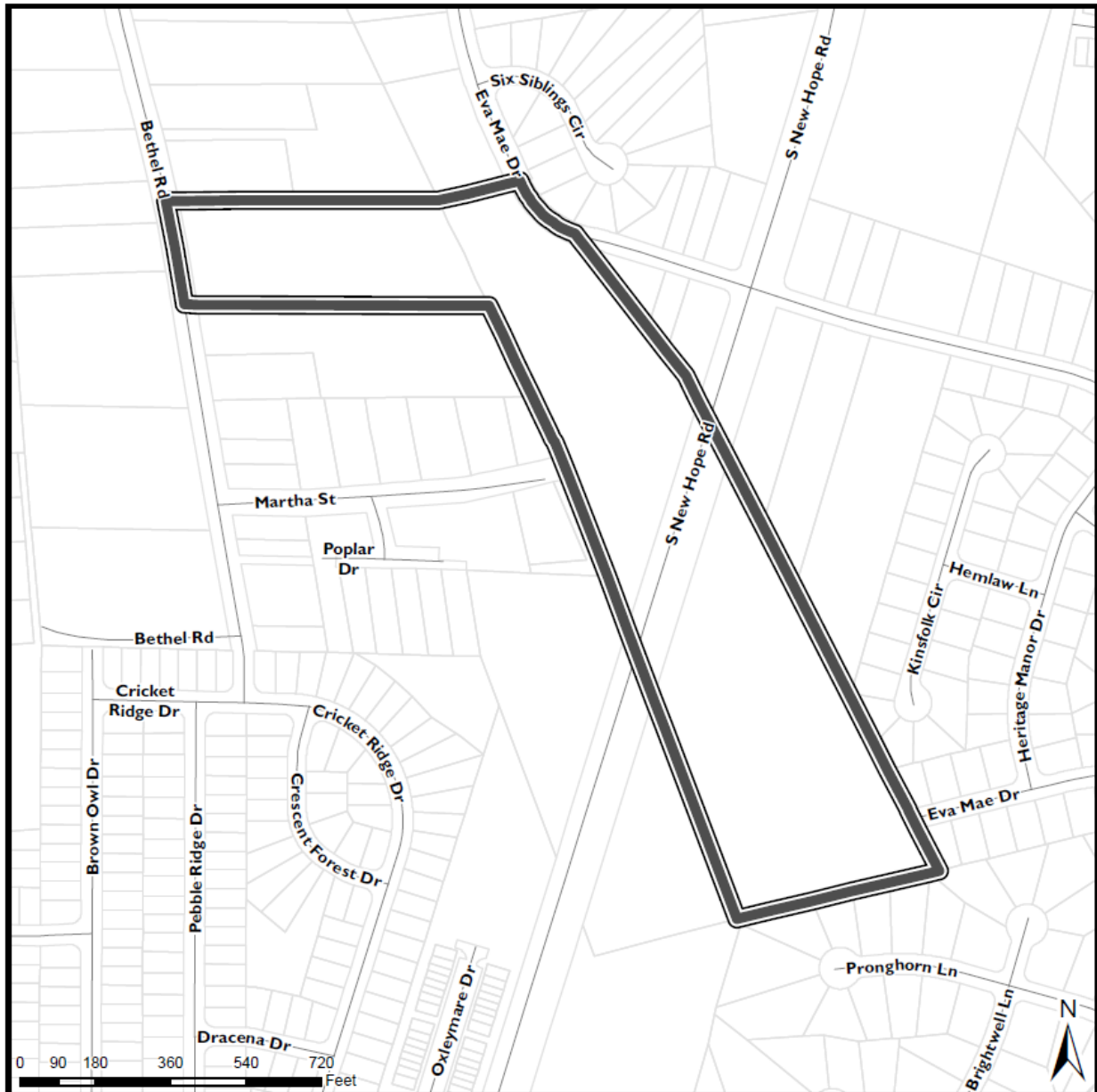
Future Land Use Map

Z-14-2017



Urban Form Map

Z-14-2017



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is consistent with the vision, themes, and policies in the Comprehensive Plan.
- B. The property is designated on the Future Land Use Map as Moderate Density Residential. The request is consistent with the Moderate Density Residential Designation. Moderate Density calls for residential uses up to 14 dwelling units per acre.
- C. N/A
- D. Community Facilities and streets appear to be sufficient to support the development of the properties under this rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The property is designated on the Future Land Use Map as Moderate Density Residential. The request is consistent with the Moderate Density Residential Designation. Moderate Density calls for residential uses up to 14 dwelling units per acre. Residential-10 Conditional Use has a smaller lot size, allowing for a density of 10 dwelling units per acre. R-10-CU allows multiple building types including detached, attached, townhome, and apartment building types.

2.3 Urban Form

Urban Form designation:

☒ **Not applicable** (no Urban Form designation)

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

No Urban Form Designation

2.4 Policy Guidance

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

Policy LU 1.2 Future Land Use Map Consistency

The Future Land Use Map shall be used with the Comprehensive plan policies to evaluate zoning consistency including the proposed zoning map amendments and zoning text changes.

The request is consistent with the Future Land Use Map.

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 performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

The rezoning request will allow for development to occur at a higher density with additional housing patterns, helping to reduce the negative impacts of low intensity development.

Policy LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated addressed.

Existing city facilities appear to be able to accommodate changes in density from the requested rezoning.

Policy LU 3.1 Zoning of Annexed Lands: The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.

The rezoning request is consistent with the Future Land Use Map designation; the property is compatible with the annexation process.

Policy LU 3.4 Infrastructure Concurrency: The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.

The parcel is required to be annexed before city sewer and water infrastructure will be provided for the site. There are existing sanitary sewer and water mains adjacent to the proposed rezoning 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 Moderate Density residential designation serves as a transition between the commercially zoned properties at the intersection of S New Hope Road and Poole Road and the Low Density Residential future land use designation to the south.

Policy LU 8.1 Housing Variety

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

The proposed rezoning would allow for the townhome and apartment development options, not permitted in the R-6 zoning district, increasing the variety of permitted housing typologies.

Policy T 2.4 Road Connectivity

The use of cul-de-sacs and dead-end streets should be minimized.

Public street stubs will be extended onto the site to create an interconnected street network and to reduce the utilization of cul-de-sacs and dead-end streets.

Policy T 2.6 Preserving the Grid

Existing street grid networks should be preserved and extended where feasible and appropriate to increase overall connectivity.

Martha Street and Eva Mae Street stub into the subject properties and will be extended at the time of development to form an interconnected network of public streets.

2.5 Area Plan Policy Guidance

The rezoning request is not subject to an area plan.

3. Public Benefit and Reasonableness Analysis**3.1 Public Benefits of the Proposed Rezoning**

- Increased street connectivity will be established at the time of development.
- The development will serve as a transition between commercial properties to the north and the low density residential development to the south, consistent with comprehensive plan policy.
- The rezoning request will allow for greater housing variety options including townhomes and apartments.

3.2 Detriments of the Proposed Rezoning

- None Anticipated

4. Impact Analysis

4.1 Transportation

The Z-14-17 site has street frontage on Bethel Road, Eva Mae Drive and S. New Hope Road. Bethel Road is classified as a Neighborhood street in the UDO Street Plan Map; New Hope Road is a major street (Avenue, 4-Lane, Divided). Two additional public streets (Martha Street & the southern segment of Eva Mae Drive) stub into the subject parcels. In accordance with the Raleigh UDO section 8.3.4.C. these stubs will be extended in to the subject properties and linked to form an interconnected network of public streets.

There are no City of Raleigh CIP projects or state STIP projects in the vicinity of the Z-14-2017 site. The existing land use is a single-family dwelling which generates virtually no traffic. Approval of case Z-14-2017 would increase average peak hour trip volumes by less than 10 veh/hr; daily trip volume will increase by less than 100 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact analysis report is not required for case Z-14-2017.

Z-14-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-14-2017 Current Zoning Entitlements (Residential - SF Detached)	Daily	AM	PM
	1,146	87	114
Z-14-2017 Proposed Zoning Maximums (Residential - Multifamily)	Daily	AM	PM
	1,239	94	119
Z-14-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	93	7	5

Impact Identified: None

4.2 Transit

There is no existing transit service on Bethel Rd or S New Hope Rd; the closest route is the #18 on Poole Road terminating at the GoRaleigh Operations Facility Park and Ride which is almost a mile from this property. The Wake Transit Plan hasn't identified this corridor as an important part of the frequent transit network. The Wake Transit Plan identifies future service to continue along Poole Rd and down Barwell Road to Rock Quarry Road, but nothing is proposed at this time for S New Hope Rd.

Impact Identified: none

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present but some alluvial soils
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

Impact Identified: Some Neuse River Buffer is present

4.4 Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	0 gpd	27,500 gpd	46,000 gpd
<i>Waste Water</i>	0 gpd	27,500 gpd	46,000 gpd

1. The proposed rezoning would add approximately 46,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains crossing or 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 Developer

4.5 Parks and Recreation

1. This site is bisected by a segment of New Hope Road which is designated as a future proposed greenway connector trail.
2. This connector trail is intended to link the greenway corridor associated with Crabtree Creek Tributary F to the north with the greenway corridor associated with Walnut Creek Tributary A to the south. This connector trail would ultimately provide direct access from New Hope Road to the Walnut Creek Greenway Trail approximately 0.5 miles south of this site.
3. This site does not contain any tributaries or stream corridors which would provide the City with the authority to acquire greenway easement through dedication at the time of site plan or subdivision, as provided under UDO 8.6.1. However, the City may require reservation of the land for future use, in accordance with UDO 8.1.6. PRCR is planning to extend the Master Planned Greenway north of its terminus at Martha Street along the blue line stream that bisects the property.
4. Park access level of service in this area is low. Nearest existing park access is provided by Poole Road canoe launch and greenway trailhead (2.1 miles) and Anderson Point Park (2.2 miles).

Impact Identified: The Greenway Connector Trail on South New Hope Road, connecting the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail is identified in the Comprehensive Plan. When a greenway is shown on the Comprehensive Plan located in a development the reservation of land for future use may be required in accordance with UDO 8.1.6.

4.6 Urban Forestry

1. The subject parcel is larger than two acres in size and is subject to UDO Article 9.1 Tree Conservation when a site development plan is submitted.

Impact Identified: None.

4.7 Designated Historic Resources

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

Impact Identified: None

4.8 Community Development

The Site is not located in a designated redevelopment plan area

Impact Identified: None

4.9 Impacts Summary

- Public street stubs will be required to be extended onto the subject proper at the time of development
- Water verification for fire flow will be needed.
- Downstream sewer capacity study may be requested.
- Some of the site may be located in the Neuse River buffer.
- Where the site is bisected South New Hope Road a proposed Greenway Connector Trail is identified in the Comprehensive Plan to provide a connection between the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail.

4.10 Mitigation of Impacts

- Designate areas of right-of-way dedication to extend the street network at the site plan review phase.
- Verification of water for fire flow as part of the building permit process.
- A Downstream Sewer Study may be requested at the site plan review phase.
- No land in the riparian buffer may be disturbed.
- City Council may require the reservation of land for a proposed Greenway Connector Trail in accordance with UDO 8.6.1.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Map. The Moderate Density Residential designation supports up to 14 units per acre. The request will improve street connectivity in the area, permit entitlement for additional housing options, and serve as a transition between the commercial properties to the north and the low density residential to the south. Conditions have been offered that prohibit building types on certain portions of the subject properties.

The rezoning request is located in the City's Extra Territorial Jurisdiction. Annexation is required before the developer can connect to city sewer and water infrastructure. At the time of development infrastructure impacts relating to street connectivity, fire flow requirements, and

Downstream Sewer Capacity will need to be addressed by the developer. The City may require reservation of land for future use, in accordance with UDO 8.1.6. for the proposed Greenway Connector Trail located on South New Hope Road. A condition has been submitted by the applicant to dedicate a 50' foot Greenway Easement on both sides of the blue line stream that runs through 1419 Bethel Road. Future planning efforts by PRCR would extend the Master Planned Greenway north from its terminus at Martha Street along the blue line stream that bisects the property.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-6** Height Frontage Overlay(s) _____

Proposed Zoning Base District **R-10** Height Frontage Overlay(s) **CUD**

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

Transaction #

Rezoning Case #

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

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

#

#506090

GENERAL INFORMATION

Date **05/02/17** Date Amended (1) Date Amended (2)

Property Address **1419 Bethel Road, 4418 Martha Street**

Property PIN **1723-91-1393, 1733-00-3114** Deed Reference (book/page)

Nearest Intersection **Eva Mae Drive and South New Hope Road**

Property Size (acres) **18.42** (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address

Sheila & Nicholas Asbury
2909 Glasgow St. Raleigh NC 27610
Alma K. Dupree Heirs c/o Judy Fourie
6400 Old Jenks Road Apex, NC 27523

Phone

Fax

Email

Project Contact Person/Address

Tony M. Tate Landscape Architecture, PA
5011 Southpark Drive Suite 200
Durham, NC 27713

Phone **919-484-8880**

Fax **919-484-8881**

Email **tony@tmtla.com**

Owner/Agent Signature

Judy Fourie

Email **hmoyiii@gmail.com**

hmoyiii@gmail.com

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 | 919-996-2626

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District	R-6	Height Frontage Overlay(s) _____	
Proposed Zoning Base District	R-10	Height Frontage Overlay(s) <u>CUD</u>	
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:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
#	#506090		

GENERAL INFORMATION			
Date	05/02/17	Date Amended (1)	Date Amended (2)
Property Address 1419 Bethel Road, 4418 Martha Street			
Property PIN 1723-91-1393, 1733-00-3114		Deed Reference (book/page)	
Nearest Intersection Eva Mae Drive and South New Hope Road			
Property Size (acres)	18.42	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address Sheila & Nicholas Asbury 2909 Glasgow St. Raleigh NC 27610 Alma K. Dupree Heirs c/o Judy Fourie 6400 Old Jenks Road Apex, NC 27523		Phone	Fax
		Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive Suite 200 Durham, NC 27713		Phone 919-484-8880	Fax 919-484-8881
		Email tony@tmtla.com	
Owner/Agent Signature <i>Sheila Asbury</i>		Email hmoyiii@gmail.com	

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 | 919-996-2626

REZONING REQUEST				
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #	
Existing Zoning Base District	R-6	Height		Frontage
Proposed Zoning Base District	R-10	Height		Frontage
Overlay(s) _____				
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:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
#	#506090			

GENERAL INFORMATION			
Date	05/02/17	Date Amended (1)	Date Amended (2)
Property Address	1419 Bethel Road, 4418 Martha Street		
Property PIN	1723-91-1393, 1733-00-3114	Deed Reference (book/page)	
Nearest Intersection	Eva Mae Drive and South New Hope Road		
Property Size (acres)	18.42	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address Sheila & Nicholas Asbury 2909 Glasgow St. Raleigh NC 27610 Alma K. Dupree Heirs c/o Judy Fourie 6400 Old Jenks Road Apex, NC 27523		Phone	Fax
		Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive Suite 200 Durham, NC 27713		Phone	919-484-8880
		Fax	919-484-8881
Owner/Agent Signature <i>Tommy L. Asbury</i>		Email	
		hmoymiii@gmail.com	

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 | Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST				
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #	
Existing Zoning Base District	R-6	Height		Frontage
Proposed Zoning Base District	R-10	Height		Frontage
Overlay(s)				CUD
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:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
#	#506090			

GENERAL INFORMATION			
Date	05/02/17	Date Amended (1)	Date Amended (2)
Property Address 1419 Bethel Road, 4418 Martha Street			
Property PIN 1723-91-1393, 1733-00-3114		Deed Reference (book/page)	
Nearest Intersection Eva Mae Drive and South New Hope Road			
Property Size (acres)	18.42	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address Sheila & Nicholas Asbury 2909 Glasgow St. Raleigh NC 27610 Alma K. Dupree Heirs c/o Judy Fourie 6400 Old Jenks Road Apex, NC 27523		Phone	Fax
		Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive Suite 200 Durham, NC 27713		Phone	919-484-8880
		Fax	919-484-8881
Owner/Agent Signature <i>Bobbey Asbury</i>		Email <i>hmoyiii@gmail.com</i>	
		Email <i>hmoyiii@gmail.com</i>	

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Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-6** Height Frontage Overlay(s) _____

Proposed Zoning Base District **R-10** Height Frontage Overlay(s) **CUD**

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

Transaction #

Rezoning Case #

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

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

#

#506090

GENERAL INFORMATION

Date **05/02/17**

Date Amended (1)

Date Amended (2)

Property Address **1419 Bethel Road, 4418 Martha Street**

Property PIN **1723-91-1393, 1733-00-3114** Deed Reference (book/page)

Nearest Intersection **Eva Mae Drive and South New Hope Road**

Property Size (acres) **18.42**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

Sheila & Nicholas Asbury
2909 Glasgow St. Raleigh NC 27610
Alma K. Dupree Heirs c/o Judy Fourie
6400 Old Jenks Road Apex, NC 27523

Phone

Fax

Email

Project Contact Person/Address

Tony M. Tate Landscape Architecture, PA
5011 Southpark Drive Suite 200
Durham, NC 27713

Phone **919-484-8880**

Fax **919-484-8881**

Email **tony@tmtla.com**

Owner/Agent Signature

Sheila Asbury

Email **hmoyiii@gmail.com**

hmoyiii@gmail.com

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 ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<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 align="center">STATEMENT OF CONSISTENCY</p>	
<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>	
<p>The rezoning request is in conformance with the City of Raleigh Future Land Uses for Moderate Density Residential future land use designation. This request for 10 dwelling units per acre falls right in the middle of the range of densities proposed.</p>	
1.	
2.	The rezoning request is consistent with the following 2030 Comprehensive Plan Policies;
3.	There are no Urban Form designations for this site.
4.	The site is not located within a City Growth Center or Mixed-Use Center. The site is not located on a Main Street or a Transit Emphasis Corridor.
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	The proposed rezoning and development will continue the existing pattern of development providing for the continuance of existing streets patterns, public utilities and public sidewalks.
2.	The new development of the parcel will extend the existing Eva Mae Drive stub street and foster the block rhythm requirements.
3.	
4.	

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-14-17		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted September 12, 2017		
Existing Zoning R-6	Proposed Zoning R-10-CUD	
Narrative Of Zoning Conditions Offered		
1. The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.		
2. The Attached House Building Type (UDO Section 1.4.1.B); the Townhouse Building Type (UDO Section 1.4.1.C); and the Apartment Building Type (UDO Section 1.4.1.D) are prohibited for the Project Parcel PIN 1733-00-3114 east of the existing Duke-energy power line easement.		
3. On Parcel PIN 1723-91-1393, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement measured from top of bank on each side of the existing blue line stream for the full distance through the property. The greenway easement will be dedicated prior to first plat recording.		
4.		
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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 Shelia Asbury Print Name Shelia Asbury

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-14-17		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted September 12, 2017		
Existing Zoning R-6	Proposed Zoning R-10-CUD	
Narrative Of Zoning Conditions Offered		
1. The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.		
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Owner/Agent Signature Bobby L. Asbury Print Name Bobby L. Asbury

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-14-17		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted September 12, 2017		
Existing Zoning R-6	Proposed Zoning R-10-CUD	
Narrative Of Zoning Conditions Offered		
<p>1. The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.</p>		
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Owner/Agent Signature Shirley M Asbury Print Name Shirley M Asbury

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-14-17		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted September 12, 2017		
Existing Zoning R-6	Proposed Zoning R-10-CUD	
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1. The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.		
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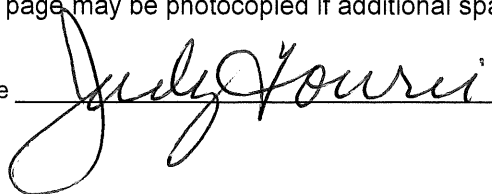
These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Tommy L. Asbury Print Name TOMMY L. ASBURY

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-14-17	OFFICE USE ONLY	
Date Submitted September 12, 2017	Transaction #	
Existing Zoning R-6	Proposed Zoning R-10-CUD	Rezoning Case #
Narrative Of Zoning Conditions Offered		
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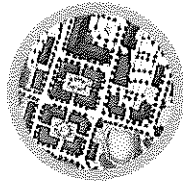
Owner/Agent Signature



Print Name

Judy Fournier

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.	
There are no historic resources located on the subject properties.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	



Date: April 13, 2017

Re: 1419 Bethel Road
1513 Bethel Road
4418 Martha Street

Neighboring Property Owners:

You are invited to attend a neighborhood meeting 7:00 - 8:00 PM, Thursday April 27, 2017. The meeting will be held at the Barwell Road Community Center, 5857 Barwell Park Drive, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 1419 and 1513 Bethel Road and 4418 Martha Street. The properties lie between Bethel Road, Eva Mae Drive and cross over South New Hope Road to the terminus of Eva Mae Drive near Heritage Manor Drive. See attached map.

These properties are currently zoned Residential 6. The proposed rezoning will request a Residential 10 Conditional Use zoning district.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning be held. More information is available at www.raleighnc.gov and City Planning Department. Also, City Planning can be reached at 919-996-2626 or by email at rezoning@raleighnc.gov.

If you have any concerns or questions, I (we) can be reached at:

919-484-8880

Thank you,

Tony M. Tate

[illegible]

SUMMARY OF ISSUES

A neighborhood meeting was held on April 27, 2017 (date) to discuss a potential rezoning located at 5857 Barwell Park Drive (property address).

The neighborhood meeting was held at Barwell Community Center (location).

There were approximately 9 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic in the area especially at the intersection of Eva Mae Drive and South New Hope Road
Potential and probably traffic patterns of the subject site when developed including access points and required stubs and connections to adjacent properties
Discussed the potential for Dan Ryan Homes along with other un-named builders and the products that the build in the area.
Citizens do not pay attention to notice letters regarding neighborhood meetings
Proposed bus stop locations and public transportation infrastructure
Public amenities and recreation for neighborhood children and the lack thereof Children play in the streets