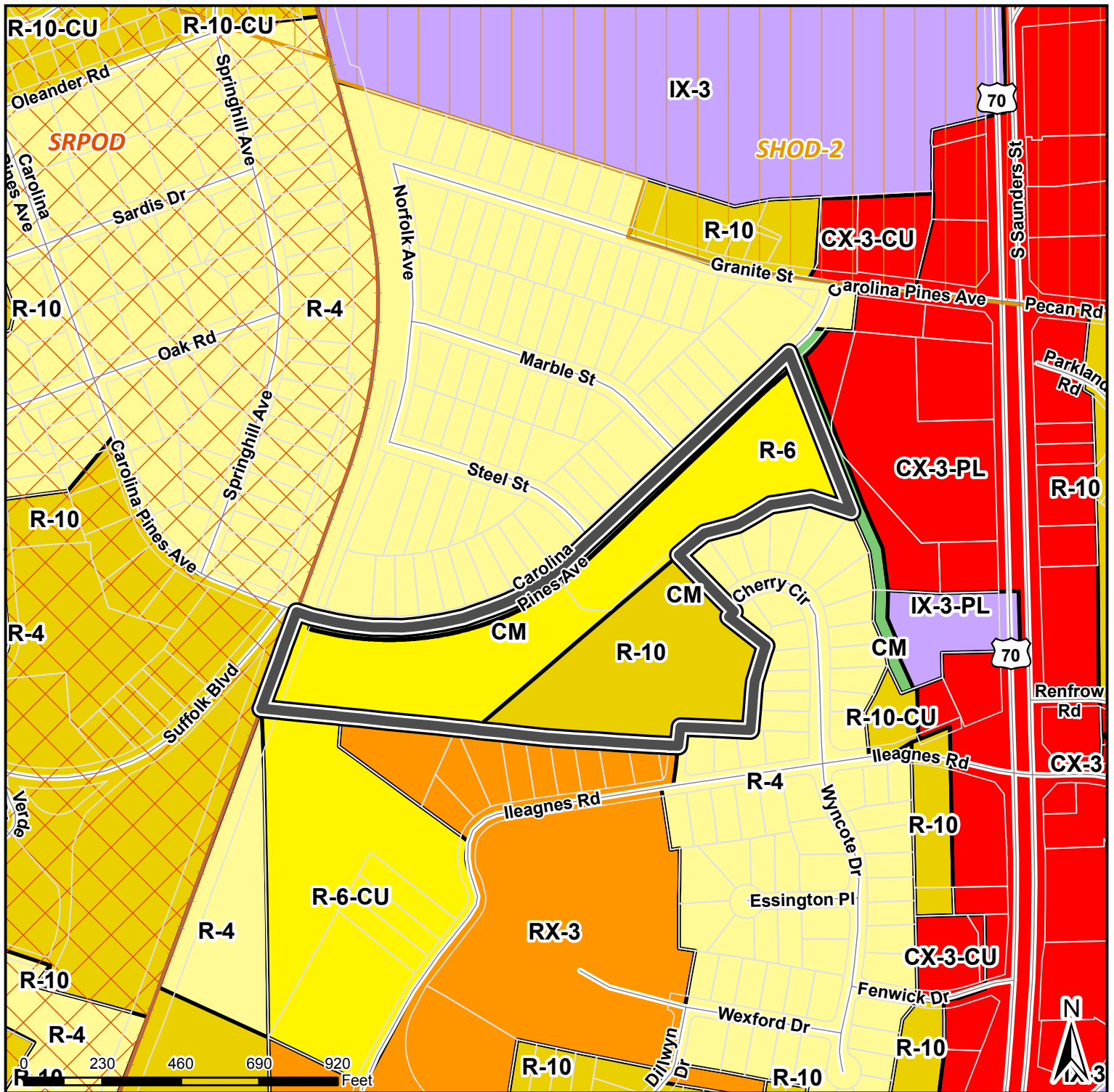


Existing Zoning

Z-15-2018



Property	2640 Cherry Cir & 511 Carolina Pines Ave
Size	15.61 acres
Existing Zoning	R-6, R-10, & CM
Requested Zoning	R-10-CU





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-15-18 CAROLINA PINES AVE & CHERRY CIRCLE

Location	Carolina Pines Ave & Cherry Circle, south of the I-40 interchange at South Saunders St, west of South Saunders St Address: 511 Carolina Pines Avenue & 2640 Cherry Circle PINs: 1702373009, 1702268517
Request	Rezone property from R-6, R-10 & CM to R-10
Area of Request	15.61 acres
Corporate Limits	The subject site is within, and surrounded on all sides by, the corporate limits of the City.
Property Owner	Shail Investors and Developers, LLC
Applicant	Daniel J. McGlamery, PE
Citizens Advisory Council (CAC)	Southwest CAC Anthony McLeod, anthony.mcleod@gmail.com Connie Crumpler, ccrumpler1947@gmail.com
PC Recommendation Deadline	November 12, 2018

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, Moderate Density Residential, Public Parks & Open Space
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 4.1—Coordinate Transportation Investments with Land Use Policy LU 4.7—Capitalizing on Transit Access Policy LU 4.5—Connectivity Policy LU 8.1—Housing Variety Policy LU 8.10—Infill Development Policy LU 8.12—Infill Compatibility Policy T 2.3—Eliminating Gaps Policy T 2.6—Preserving the Grid Policy H 1.8—Zoning for Housing

<i>INCONSISTENT Policies</i>	None
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SUMMARY OF PROPOSED CONDITIONS

1. Density for property currently zoned R-6 and CM will be held to 6 units per acre.
2. Frontage along Carolina Pines Ave and the area perpendicular to Cherry Circle currently zoned CM will have a protective yard.
3. At least 30% of the building exteriors will include brick, stone, or similar materials.
4. Post-development runoff for a 25-year storm event will not be greater than pre-development conditions.
5. Access to upper floors will be through internal stairwells.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
5/3/2018 8/1/2018	6/11/2018 7/10/2018 8/13/2018	8/14/2018	

PLANNING COMMISSION RECOMMENDATION

- ☐ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	
<i>Motion and Vote</i>	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan Amendment Analysis [if applicable]

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.

Planning Director

Date

Planning Commission Chairperson

Date

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



ZONING STAFF REPORT – CASE Z-15-18

CONDITIONAL USE DISTRICT

OVERVIEW

The request is to rezone approximately 15.6 acres from Conservation Management (CM), Residential-6 (R-6), and Residential-10 (R-10) to entirely R-10. Proposed conditions limit the maximum density of the portion of the site that is currently zoned R-6 to six units per acre; guarantee a protective yard along the Carolina Pines Avenue frontage and in the portion of the site at Cherry Circle currently zoned CM; require at least 30 percent of the building exteriors to include brick, stone, or similar materials; increase the stormwater controls to maintain post-development runoff for a 25-year storm event at pre-development levels; and require access to upper floors to be provided through internal stairwells.

The subject site consists of two vacant parcels bounded by Carolina Pines Avenue to the north; commercial properties on South Saunders Street and residential properties on Cherry Circle to the east; residential lots along Ileagnes Road to the south; and a railroad line to the west. There is a stream running across the site from the northeast corner toward the southwest, following a small but clearly defined valley created by the relatively steep topography. Because it is part of the Neuse River Basin, a 100-foot wide riparian buffer is required along the stream. The site is currently heavily vegetated with many tall trees and thick undergrowth. The northernmost portion of the site once contained a pond that has since been filled.

The site was last rezoned in 1983 (Z-35-83). Two subdivision plans both called Cherryridge were approved for the southern lot in 2003 (S-120-03) and 2010 (S-4-10), neither of which were constructed and both of which have expired. The most recent plan called for 65 townhouses and 15 single-family homes on approximately 11 acres, the site plan being configured in such a way as to maintain the density required within the two different zoning districts.

The site is surrounded mainly by residential uses. To the north across Carolina Pines Avenue are single-family homes. To the east are single-family homes and the rear of the businesses on South Saunders Street. To the south are single-family homes in both R-4 and RX districts, as well as a three-acre pond that is required to remain per its current zoning conditions. To the west across the railroad tracks is an R-10 district containing a mix of single-family homes, apartments, and civic uses. The greater area as a whole contains a mix of housing types at varying densities.

The subject site is designated as Low Density Residential, Moderate Density Residential, and Public Parks & Open Space on the Future Land Use Map. The Open Space designation corresponds to the two 10-foot strips of CM zoning along the northern and eastern

boundaries of the site. These have persisted since the 1983 rezoning when they were included as natural buffer zones.

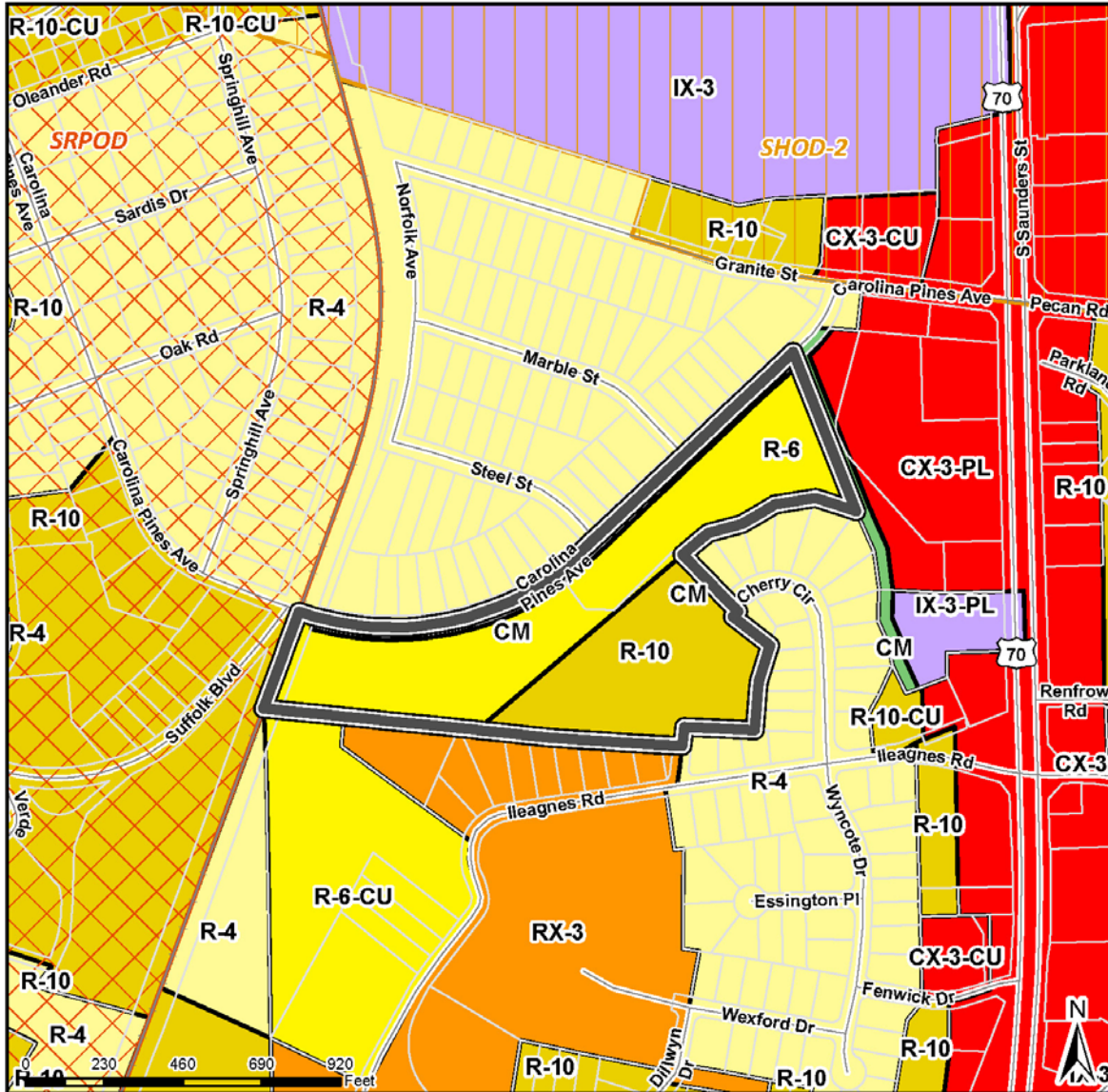
Properties to the north are designated as Low Density; properties to the west and south as Moderate and Medium Density. Properties to the east along South Saunders Street are designated as Community Mixed Use, separated by a 45-foot buffer of Public Parks & Open Space. There is no Urban Form map designation on the site, although South Saunders Street is a Transit Emphasis Corridor.

OUTSTANDING ISSUES

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

Z-15-2018



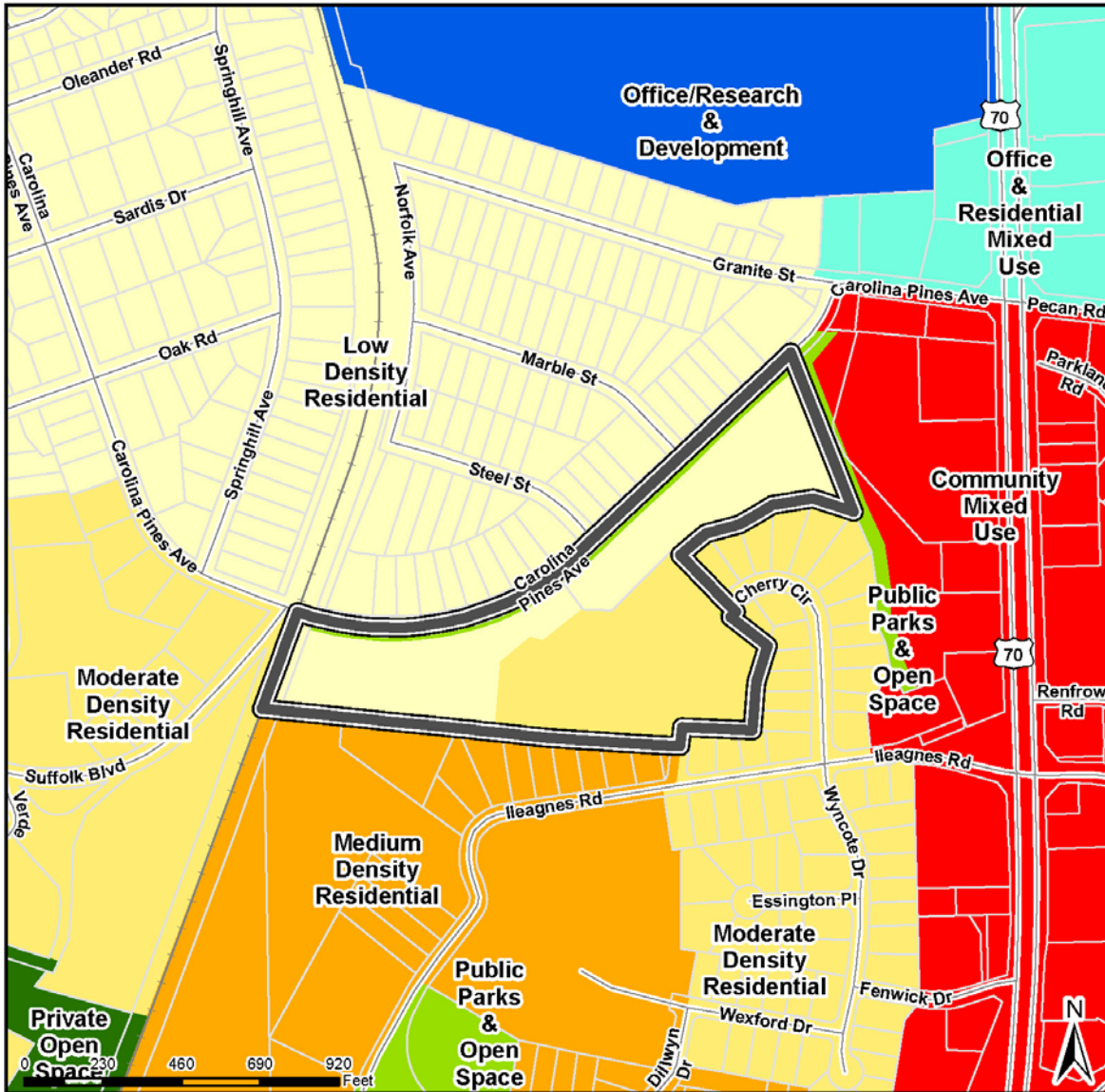
Property	2640 Cherry Cir & 511 Carolina Pines Ave
Size	15.61 acres
Existing Zoning	R-6, R-10, & CM
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (little): 5/15/2018

Future Land Use

Z-15-2018



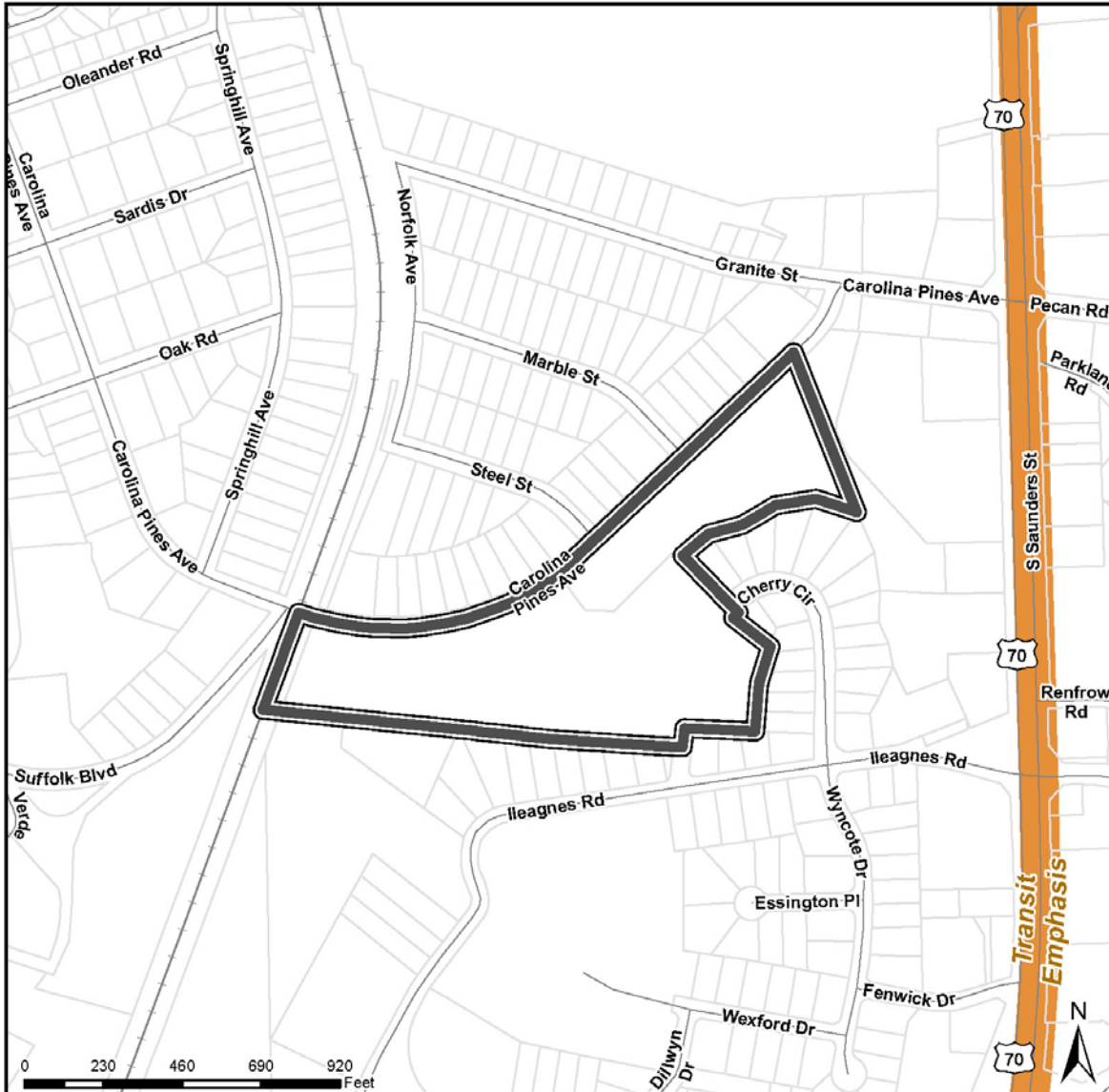
Property	2640 Cherry Cir & 511 Carolina Pines Ave
Size	15.61 acres
Existing Zoning	R-6, R-10, & CM
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (littlek) 5/15/2018

Urban Form

Z-15-2018



Property	2640 Cherry Cir & 511 Carolina Pines Ave
Size	15.61 acres
Existing Zoning	R-6, R-10, & CM
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (litlek): 5/15/2018

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?

The request is consistent with the vision, themes, and policies in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply and diversity of housing opportunities for all segments of the population. The requested rezoning would permit up to 116 dwelling units on the site, which is comparable to the 113 units permitted under the existing zoning. However, allowing townhouses and apartments (which are generally more affordable housing options than single-family homes) on the entire site instead of the R-10 portion only would increase the choice of housing types and prices in the area without a significant increase in entitled density.

The request is consistent with the **Coordinating Land Use and Transportation** vision theme. This theme envisions higher density residential and mixed-use development to support new local and regional public transit services. The subject site is within 0.5 miles of South Saunders Street, a Transit Emphasis Corridor, and South Wilmington Street, which is listed in the Wake County Transit Plan as a future BRT route.

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 creates diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment. If approved, the subject site would add housing units in an area with easy access to transit and retail. It would also enhance the transportation infrastructure for all nearby residents by further connecting the street grid and advancing the Street Plan, and through pedestrian improvements along Carolina Pines Avenue that would be required at the time of site review.

The request is not inconsistent with any of the other vision theme statements.

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

The use being considered is specifically designated on the Future Land Use Map (FLUM) for the portion already zoned R-10 and labeled as Moderate Density Residential on the FLUM.

The lot currently zoned R-6 is designated as Low Density Residential on the FLUM, which suggests single-family detached homes up to six units per acre. Even though a proposed condition would maintain the density on this parcel at six units/acre as envisioned by the FLUM, a request to rezone to R-10 on its face is not consistent with the recommendations of the Future Land Use Map without the inclusion of a significant open space set-aside. This is due to the additional apartment and townhouse building types allowed in R-10 districts but not permitted by right in R-6.

Although this request does not specify a Conservation Development, the riparian buffer alone represents approximately 25% of the site area. Adding together this buffer, the 10% outdoor amenity area required for multi-family buildings, the offered protective yards (described below), tree conservation areas, and any necessary stormwater control devices, the total amount of required open space on the site likely approaches the 40% open space set-aside required under Conservation Development.

The two 10-foot linear strips of Public Parks & Open Space designation reflect the current CM zoning, which was implemented in 1983 to serve as a natural transition zone. A proposed condition of this request would require a protective yard in these areas, serving the original intent of the zoning and FLUM designation.

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

The use is provisionally designated on the Future Land Use Map in the case of a Conservation Development on the portion of subject site currently zoned R-6, and can be established without altering the character of the area. The request to rezone the property would not entitle the owner to develop at an increased density, and the addition of apartment buildings is in keeping with the character of the adjacent Moderate and Medium Density Residential areas which already include multi-family units in R-10 and RX-3 districts.

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

Community facilities and streets appear to be sufficient to serve the proposed use. In addition, development of this site will substantially enhance the street and sidewalk networks of the neighborhood.

Future Land Use

Future Land Use designation: Low Density Residential, Moderate Density Residential, Public Parks & Open Space

The rezoning request is:

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

- The request is consistent with the Future Land Use Map (FLUM). The subject site is designated as Low Density Residential, Moderate Density Residential, and Public Parks & Open Space on the FLUM.
 - An R-10 district is compatible with Moderate Density Residential.
 - The Low Density Residential category calls for a maximum of six dwelling units per acre. Smaller lots and more intense building types are only appropriate when significant open space is set aside. An offered condition limits density to six units per acre, and the physical realities of the site will result in a large amount of open space remaining.
 - The condition guaranteeing transition yards along Carolina Pines Avenue and perpendicular to Cherry Circle is consistent with the FLUM designation of Public Parks and Open Space.

Urban Form

Urban Form designation: None

The rezoning request is:

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

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

☐ **Inconsistent**

Compatibility

The proposed rezoning is:

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

☐ **Incompatible.**

- The request is compatible with the property and the surrounding area. Nearby zoning districts abutting the site range from R-4 to RX, with building types including single-family, multi-family, and civic uses. The requested density and building types are not out of character. In addition, the proposed condition of a protective yard along Carolina Pines Avenue and perpendicular to Cherry Circle will provide a transition between the single-family homes and any new multi-family development.

Public Benefits of the Proposed Rezoning

- The request could provide greater housing choice and, by increasing supply, improve housing affordability.
- The request will facilitate the infill development of vacant land that is compatible with the surrounding neighborhood character.
- The request will advance the city's Street Plan through the extensions of Steel Street and Cherry Circle. It will also create much needed pedestrian infrastructure improvements on Carolina Pines Avenue.

Detriments of the Proposed Rezoning

- New development will be subject to stormwater management regulations in UDO Article 9.2. This request also includes a condition that will address storm events above and beyond the standard requirements. However, because the site has a known history of drainage problems, any increase in impervious surface area represents additional stress to the already delicate existing natural systems.
- Although this change in entitlement was calculated to increase theoretical vehicle trips only marginally, any time a vacant lot is developed there will be an increase in the real, actual amount of traffic experienced in the neighborhood.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

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

- The request is consistent with the Future Land Use Map designation of Moderate Density Residential, which envisions multi-family housing as dense as 14 units per acre; consistent with the designation of and Public Parks & Open Space, which envisions land that remains as open space in perpetuity; and consistent with the Low Density Residential designation, which envisions residential density up to six units per acre.
- The Low Density Residential FLUM designation only envisions multi-family development accompanied by a significant open space set aside. Adding together the riparian buffer, the offered protective yards, tree conservation areas, the 10% outdoor amenity area required for multi-family buildings, and any necessary stormwater control devices, the physical realities of the site will result in a large amount of open space remaining.

Policy LU 4.1—Coordinate Transportation Investments with Land Use

Ensure that transportation decisions, strategies, and investments are coordinated with and support the City's land use objectives.

Policy LU 4.7—Capitalizing on Transit Access

Sites within a half-mile of planned and proposed fixed guideway transit stations should be developed with intense residential and mixed uses to take full advantage of and support the City and region's investment in transit infrastructure.

- If approved, the subject site would add housing units in an area with easy access to transit and retail. The site is within 0.5 miles of South Saunders Street, a Transit Emphasis Corridor, and South Wilmington Street, which is listed in the Wake County Transit Plan as a future BRT route.

Policy LU 4.5—Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

Policy T 2.3—Eliminating Gaps

Eliminate “gaps” in the roadway system and provide a higher roadway grid density that will increase mobility options and promote the accessibility of nearby land uses.

Policy T 2.6—Preserving the Grid

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

- The request would enhance the transportation infrastructure for all nearby residents by further connecting the street grid and advancing the Street Plan, and through pedestrian improvements along Carolina Pines Avenue that would be required at the time of site review.

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.

- Allowing townhouses and apartments on the entire site instead of the R-10 portion only would increase the choice of housing types and prices in the area without a significant increase in entitled density.

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 subject site has been vacant for many decades, and was previously the subject of many nuisance complaints. The proposed rezoning would seek to renew site development activity by being more in-line with current market conditions.
- The site is currently vacant and creates a gap in both the built environment and the street grid. New development and the associated required public improvements would improve local connectivity and reinforce neighborhood character.

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.

- Rezoning from R-6 to R-10 allows additional building types which will provide for increased housing choice and variety.

Area Plan Policy Guidance

Although the site is within the study boundary of the Southern Gateway Area Plan, no specific policies from that plan are relevant to this particular site.

IMPACT ANALYSIS

Transportation

1. The Raleigh Street Plan shows Steel Street being extended from Carolina Pines through the property to Ileagnes Rd, which is just south of the site. It also shows Cherry Cir, which is just east of the site, being extended through the Z-15-2018 parcels to connect to the Steel Street extension. The rezoning petition has conditioned the case on including development of these streets to their standards as proposed in the street plan. Both Carolina Pines Avenue and Ileagnes Road are classified as two-lane, undivided avenues in the Raleigh Street Plan. Steel Street and Cherry Circle are classified as neighborhood streets. South Saunders Street, which is beyond the retail development to the east, is classified as a six-lane, divided avenue. There are no sidewalks on Carolina Pines Avenue, Cherry Circle, or Ileagnes Road. There are sidewalks on both sides of South Saunders Street.
2. The Z-15-2018 site is located south of downtown. Specific plans for improving streets that border the site include extending Steel Street through the parcels to Ileagnes Road and extending Cherry Circle to the Steel Street extension.
3. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The Z-15-2018 site is bounded by Carolina Pines to the north and railroad tracks to the west. It is surrounded by existing developments to the south and east. The adjacent development to the south is residential and to the east is both residential and retail. It would be desirable to provide a pedestrian and bicycle connections to the retail on South Saunders Street. Sidewalks should be included along Carolina Pines Avenue.
4. Site access will be provided via Carolina Pines Avenue. The subject parcels have a combined road frontage of approximately 1,700 feet along Carolina Pines Avenue. According the Raleigh Street Design Manual, driveways accessing two-lane, undivided avenues must be spaced at a minimum of 100 feet apart.
5. In accordance with UDO section 8.3.2, the allowable dead-end street length for R-10 zoning is 300 feet. The length of Cherry Circle is 700 feet. The block perimeter for the site cannot be determined due to the undeveloped surrounding land. Providing the Steel Street and Cherry Circle extensions will help improve connectivity in the area.
6. Approval of case Z-15-2018 would increase average peak hour and daily trip volumes only slightly. A traffic study is not required for case Z-15-2018.

Impact Identified: None.

Transit

1. The Z-15-2018 parcels are served by GoRaleigh route 7 with buses running every 15 minutes during peak travel periods and route 7L with buses running every 30 minutes during peak travel periods.
2. Wilmington Street is designated as a future BRT corridor in the Wake County Transit Plan.

Impact Identified: None.

Hydrology

<i>Floodplain</i>	Floodprone Alluvial Soils
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to UDO 9.2
<i>Overlay District</i>	None

1. Site is subject to stormwater control requirements under Sec. 9.2 of the UDO. Neuse River buffer present on the site. Impacts would be subject to Sec. 9.2.3 of the UDO. There are also floodprone soils and development would have to comply with Sec. 9.3 of the UDO.

Impact Identified: None.

Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	50,845 gpd
<i>Waste Water</i>	0 gpd	50,845 gpd

1. The proposed rezoning would add approximately 50,845 gpd to the wastewater collection and water distribution systems of the city. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of building permit, and 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.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. The nearest existing park access is provided by Glen Eden Park (approximately 0.5 miles away, via the House Creek Greenway Trail) and Lt. Col. George F. Marshall Memorial Park (within several hundred feet of the site). The nearest existing greenway trail access is provided by the Crabtree Creek and House Creek Greenway Trails (both within several hundred feet of the site).
2. Park Access Level of Service in this area is average to above average. This area is not considered a high priority for park land acquisition.

Impact Identified: None.

Urban Forestry

1. The loss of the CM zoning on part of the property will not affect the establishment of tree conservation areas since this area is not 20' wide as required per UDO 9.1.4.D.1.

Impact Identified: None.

Designated Historic Resources

1. No historic resources are present on the site.

Impact Identified: None.

Impacts Summary

No significant impacts of the rezoning have been identified.

Mitigation of Impacts

No mitigation of impacts is recommended.

CONCLUSION

The request is to rezone approximately 15.61 acres from Conservation Management (CM), Residential-6 (R-6), and Residential-10 (R-10) to entirely R-10.

The proposed conditions would:

1. limit the maximum density of the portion of the site that is currently zoned R-6 to six units per acre;
2. guarantee a protective yard along the Carolina Pines Avenue frontage and in the portion of the site at Cherry Circle currently zoned CM;
3. require at least 30 percent of the building exteriors to include brick, stone, or similar materials;
4. increase the stormwater controls to maintain post-development runoff for a 25-year storm event at pre-development levels;
5. require access to upper floors to be provided through internal stairwells.

The request is **consistent** with the Future Land Use Map and **consistent** with Comprehensive Plan overall. The type of development proposed already exists in the area and can be established without adversely affecting the community.

The request is **consistent** with Comprehensive Plan policies regarding coordinating transit and land use, improving transportation infrastructure, increasing housing supply, and infill development. The request would support the Vision Themes of Expanding Housing Choices, Coordinating Land Use and Transportation, and Growing Successful Neighborhoods and Communities.

The request is not inconsistent with any identified Comprehensive Plan policies.

Case Timeline

<i>Date</i>	<i>Revision</i>	<i>Notes</i>
5/14/18	Submitted	Conditions were incomplete
8/1/18	Held an additional neighborhood meeting	
8/3/18	Submitted revised conditions	
8/14/18	Planning Commission first review	

APPENDIX

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-6, R-10, CM	R-4	R-6, RX-3	R-4, CX-3	R-10
Additional Overlay	-	-	-	-	SRPOD
Future Land Use	Low Density Residential, Moderate Density Residential, Public Parks & Open Space	Low Density Residential	Medium Density Residential	Moderate Density Residential, Community Mixed Use, Public Parks & Open Space	Low Density Residential, Moderate Density Residential
Current Land Use	Vacant	Single-family Residential	Single-family Residential	Single-family Residential, Retail & Services	Single-family Residential, Church
Urban Form	-	-	-	-	-

Current vs. Proposed Zoning Summary

	Existing Zoning		Proposed Zoning
Zoning	R-6	R-10	R-10
Total Acreage	9.2	5.73	15.61
Setbacks:	(duplex)	(apartment)	(apartment)
Front:	10'	10'	10'
Side:	5'	0' or 6'	0' or 6'
Rear:	20'	20'	20'
Residential Density:	6	9.9	7.43
Max. # of Residential Units	56	57	116
Max. Gross Building SF (if applicable)	135,600		111,600
Max. Gross Office SF	-		-
Max. Gross Retail SF	-		-
Max. Gross Industrial SF	-		-
Potential F.A.R	0.2		0.16

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-15-18	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted 8/2/18	
Existing Zoning R-6, R-10, CM Proposed Zoning R-10	
Narrative of Zoning Conditions Offered	
1. Density for portion of property labeled AREA A1, B1, AND B2 on Exhibit RZ-1.0 will be held to a proposed development density of 6 units per acre.	
2. Any frontage along Carolina Pines Avenue and AREA B2 at the northeast portion of the property along Cherry Circle shown on Exhibit RZ-1.0 shall have a Type A2 Protective Yard as defined by UDO Section 7.2.4 and will remain non-impervious, except for future public streets according to the city's Street Plan. Any additional landscaping or street yard requirements will be subject to change per development plan review.	
3. No less than thirty (30) percent of the overall exterior building facades shall include a combination of the following: brick, stone, or other similar materials.	
4. The stormwater runoff leaving the site for a 25-year storm shall be no greater at every point of discharge for post-development conditions than pre-development conditions.	
5. Access to the upper floors of the proposed buildings will be through internal stairwells.	
6.	
7.	
8.	
9.	
10.	

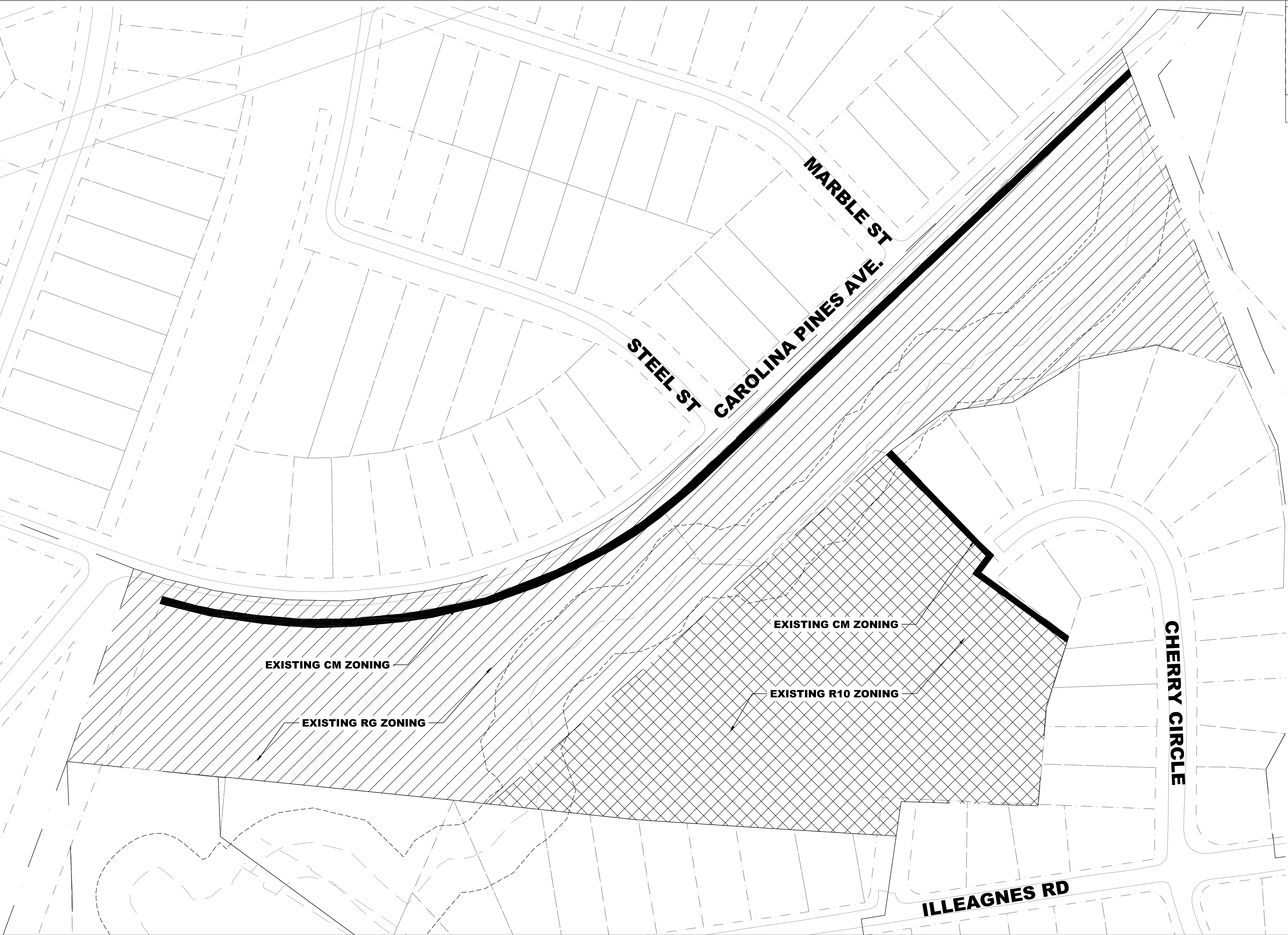
These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____



Print Name _____

Manoj Jain





**DRYE
McGLAMERY**
ENGINEERING, PLLC

NC FIRM LICENSE #P-1305

CAROLINA PINES PROPERTY
REZONING TN#: 554684
RALEIGH, NC 27603
WAKE COUNTY
NORTH CAROLINA

DRYE-McGLAMERY
ENGINEERING, PLLC
5720 SIX FORKS RD., SUITE 203
RALEIGH, NC 27609

PROJECT NO: 2018031

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	Rezoning Application	2018-08-02

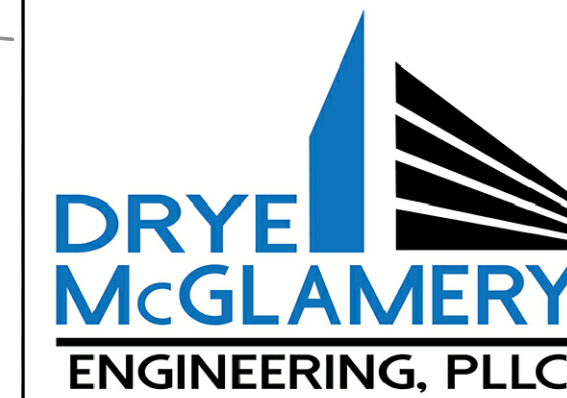
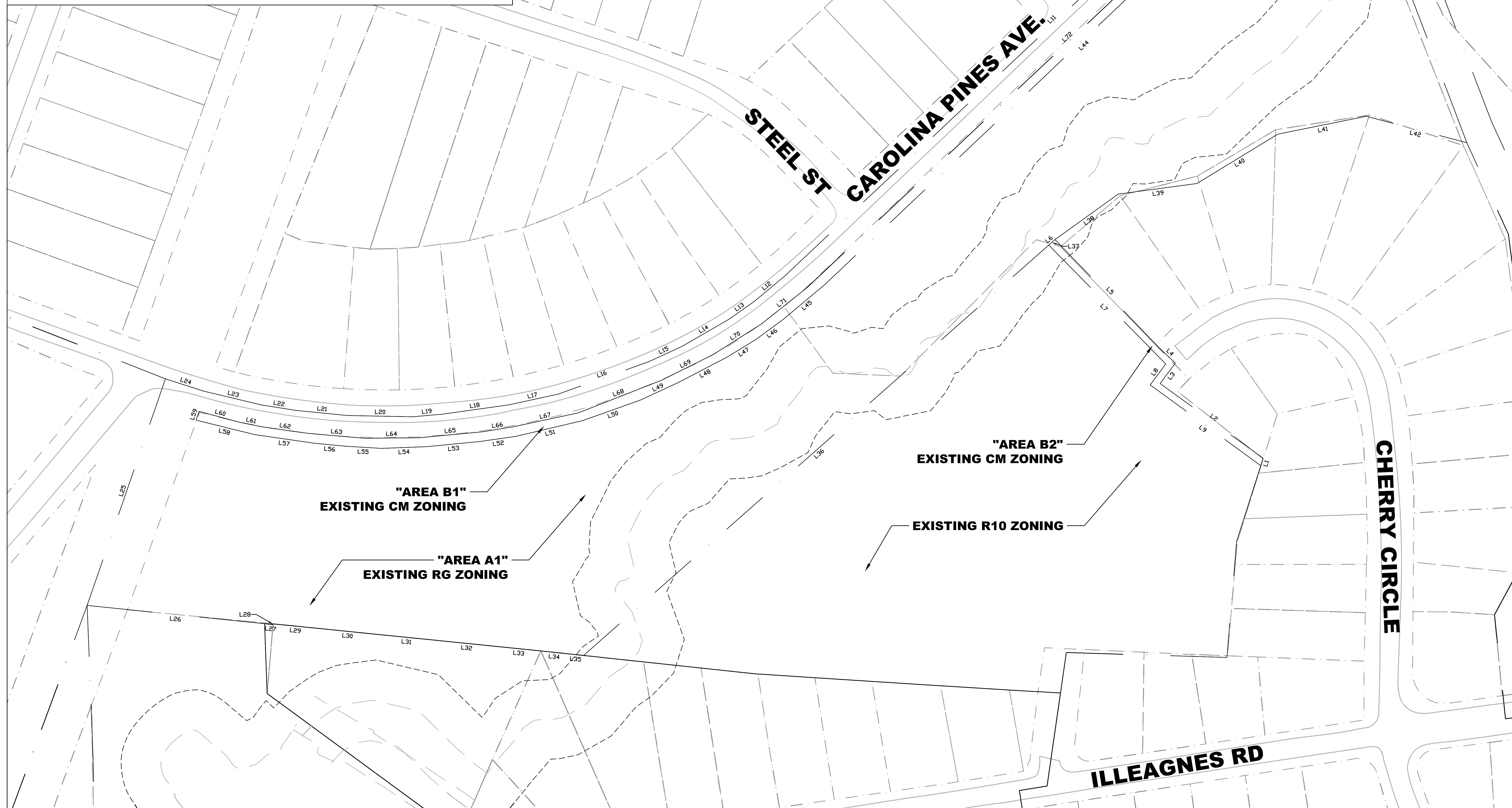
DRAWN BY
CHECKED BY

EXISTING ZONING
OVERVIEW

RZ-1.0

Line #	Length	Direction
L26	224.313	N84° 06' 10.38"W
L27	107.709	N89° 09' 05.11"W
L28	0.975	S4° 52' 55.50"W
L29	57.330	N84° 13' 47.53"W
L30	74.313	S4° 53' 46.57"W
L31	75.028	N84° 13' 48.98"W
L32	76.946	N84° 13' 48.59"W
L33	54.764	N84° 13' 47.76"W
L34	35.000	N83° 54' 23.76"W
L35	19.091	N83° 54' 26.26"W
L36	79.882	S48° 35' 48.62"W
L37	10.458	S48° 35' 48.62"W
L38	97.932	S52° 16' 15.45"W
L39	99.881	S52° 20' 24.46"W
L40	118.184	S58° 37' 07.95"W
L41	113.490	S78° 35' 49.79"W
L42	130.781	N75° 17' 58.29"W
L43	461.000	S20° 47' 28.54"W
L44	886.243	N46° 34' 39.67"E
L45	68.547	N50° 04' 39.26"E
L46	42.596	S23° 42' 24.83"E
L47	42.137	S23° 32' 10.02"E
L48	68.383	N62° 25' 17.04"E
L49	53.765	N70° 25' 26.61"E
L50	76.861	N75° 25' 26.61"E

Line Table		
Line #	Length	Direction
L26	224.313	N84° 06' 10.38"W
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**DRYE
McGLAMERY**
ENGINEERING, PLLC

CAROLINA PINES PROPERTY
REZONING TN#: 554684

DRYE-MCGLAMERY
ENGINEERING, PLLC
5720 SIX FORKS RD., SUITE 203
RALEIGH, NC 27609

PROJECT NO: 2018031

ISSUED FOR
REVIEW

[illegible]

DRAWN BY _____

CHECKED BY _____

**EXISTING R6 & CM
ZONING LINE TABLE**

RZ-1.1

Z-15-18 Existing Land Use Undeveloped	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	0	0	0
Z-15-18 Current Zoning Entitlements Residential	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	1,175	89	117
Z-15-18 Proposed Zoning Maximums Residential	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	1,204	91	120
Z-15-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	29	2	3
Z-15-2018 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No	The peak hour trips is expected to increase by 3 vph.
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	The peak hour trips is expected to increase by 3 vph.
C	More than 100 veh/hr trips in the peak direction	No	The peak hour trips is expected to increase by 2 vph.
D	Daily Trips \geq 3,000 veh/day	No	The daily trips is expected to increase by 29 vpd.
E	Enrollment increases at public or private schools	No	Not Applicable
6.23.5	Site Context	Meets TIA Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	Yes	There was one fatal or disabling crash at Ileagnes and Saunders but the severity index is only 4.73. This trigger is waived.
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	A fourth leg will be created at the un-signalized intersection of Carolina Pines Avenue and Steel Street
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	The site is located by an at grade crossing, but trips are expected to decrease
E	Access is to/from a Major Street as defined by the City's Street Plan Map Major street - avenue with more than 4 lanes or boulevard	No	
F	Proposed access is within 1,000 feet of an interchange	No	The site is located approximately 1,300 feet from the I-40 / South Saunders Street Interchange
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)	
A	Planned Development Districts	No	Not a Planned Development.
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	None noted as of 5/17/18.

Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-6** Height **3** Frontage Overlay(s) **N/A**

Proposed Zoning Base District **R-10** Height **3** Frontage Overlay(s) **N/A**

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY

Transaction #

554684
Rezoning Case #

MAY 11 2018 AM 11:02

If the property has been previously rezoned, provide the rezoning case number: **Z-35-1983**

CM MAY 10 2018 PM 3:10

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

536478

GENERAL INFORMATION

Date **05/08/18**

Date Amended (1)

Date Amended (2)

Property Address **2640 Cherry Circle, 511 Carolina Pines Avenue**

Property PIN **1702268517, 1702373009** Deed Reference (book/page) **017082/01785**

Nearest Intersection **Carolina Pines Ave and Steel St**

Property Size (acres) **10.93+4.68 = 15.61**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

**Shail Investors and Developers, LLC
114 Tealight Lan
Cary, NC 27513**

Phone **919-728-4801**

Fax

Email **jainm@shailhomes.com**

Project Contact Person/Address

**Daniel J. McGlamery, PE
5720 Six Forks Rd, Suite 203 Raleigh, NC
27609**

Phone **704-960-0180**

Fax

Email **daniel.mcglamery@dryeengineering.com**

Owner/Agent Signature

Email **jainm@shailhomes.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>A portion of the property is already zoned R-10. Future land use map shows Medium Density Residential for that portion.</p>	
<p>1. The remaining portion is currently zoned R6, and it is shown as Low Density Residential in the future land use map.</p>	
<p>The proposal is consistent with the Future Land Use Map with the condition of limiting density to</p>	
<p>2. R-6 while only requesting R-10 zoning uses.</p>	
<p>Future road extension planned between Steel St. and Illeagnes Rd. as well as Cherry Circle</p>	
<p>3. extension will be completed as part of this project.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>Future road extension planned between Steel St. and Illeagnes Rd. as well as Cherry Circle</p>	
<p>1. extension will be completed as part of this project.</p>	
<p>Pedestrian and vehicular access will be improved between Steel Carolina Pines Avenue and</p>	
<p>2. Illeagnes Rd.</p>	
<p>Contiguous development planned for large, difficult parcel of development.</p>	
<p>3.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

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.

OFFICE USE ONLY**Transaction #****Rezoning Case #****INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A.

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
 - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p>

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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:

Date: May 3, 2018

Re: 511 Carolina Pines Avenue & 2640 Cherry Circle

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Thursday May 3, 2018**. The meeting will be held at:

**Peach Road Community Center
911 Ileagnes Rd
Raleigh, NC 27603**

The meeting will begin at **6:30 PM**.

The purpose of this meeting is to discuss a potential rezoning of the property located at

511 Carolina Pines Avenue & 2640 Cherry Circle in Raleigh, NC

The site is located near the intersection of Steel Street and Carolina Pines Avenue.

This site is currently zoned both **R-6, CM (Conservation Management) and R-10** and is proposed to be rezoned to **R-10**. The property owner is excited about the development opportunity for these parcels in a rapidly growing area of Raleigh. They are however, requesting a rezoning to align the allowed uses of the property with the proposed plans. The current zoning is R-6, which only allows single family homes and attached homes. The owner is requesting a change to R-10 zoning to allow townhome and apartment uses. It can be noted that many of the adjacent properties have apartments and townhomes. A portion of the property is already zoned R-10, but a portion is zoned R-6. The proposed zoning will also help offset several challenges with the site including existing streams, ponds, buffers, alluvial soils, and planned road extensions.

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 I (we) can be reached at:

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,

Shail Investors and Developers, LLC
114 Tealight Lane
Cary, NC 27513

SUMMARY OF ISSUES

A neighborhood meeting was held on May 3, 2018 (date) to discuss a potential rezoning located at 511 Carolina Pines Ave & 2640 Cherry Circle (property address). The neighborhood meeting was held at Peach Road Community Center (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The neighbors brought up concerns about the pond. They like the existing pond, and they do not want development to impact the existing pond.

The neighbors issued concerns about noise pollution caused by any proposed development.

The neighbors issued concerns about density, but they seemed to like the condition of limiting the density to 6 units/acre.

The neighbors asked about street improvements, and overall, they seemed happy about potential pedestrian connectivity, but they were concerned about the street connection between Carolina Pines and Illeagnes creating more through (non-neighborhood) traffic.

Asked about City's timeline for street improvements along Carolina Pines.

One neighbor stated that they wanted single family starter homes or a park on these properties.

Neighbors asked about price point of any potential apartments. Concerned about prices being too high for current residents. Owner stated that no current residents would be required to move due to this development.

ATTENDANCE ROSTER

[illegible]

ATTENDANCE ROSTER

[illegible]

Date: July 16, 2018

Re: 511 Carolina Pines Avenue & 2640 Cherry Circle

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Wednesday, August 1st, 2018**. The meeting will be held at:

**Carolina Pines Community Center (Extra Large Club Room)
2305 Lake Wheeler Rd
Raleigh, NC 27603**

The meeting will begin at **7:00 PM** and the room is reserved for one hour. We were notified that a few neighbors left the first meeting early due to information received at the front desk at Peach Road Park, so a second meeting will be held to ensure everyone has a chance to discuss the rezoning application.

The purpose of this meeting is to discuss a potential rezoning of the property located at

511 Carolina Pines Avenue & 2640 Cherry Circle in Raleigh, NC

The site is located near the intersection of Steel Street and Carolina Pines Avenue.

This site is currently zoned both **R-6, CM (Conservation Management) and R-10** and is proposed to be rezoned to **R-10**. The property owner is excited about the development opportunity for these parcels in a rapidly growing area of Raleigh. They are however, requesting a rezoning to align the allowed uses of the property with the proposed plans. The current zoning is R-6, which only allows single family homes and attached homes. The owner is requesting a change to R-10 zoning to allow townhome and apartment uses. It can be noted that many of the adjacent properties have apartments and townhomes. A portion of the property is already zoned R-10, but a portion is zoned R-6. The proposed zoning will also help offset several challenges with the site including existing streams, ponds, buffers, alluvial soils, and planned road extensions.

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 I (we) can be reached at:

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,

Shail Investors and Developers, LLC
114 Tealight Lane
Cary, NC 27513

SUMMARY OF ISSUES

A neighborhood meeting was held on 8/1/18 (date) to discuss a potential rezoning located at 511 Carolina Pines Ave & 2640 Cherry Circle (property address). The neighborhood meeting was held at Carolina Pines Community Center (location). There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Type of building constructed. Concerns of lower end apartment building bringing down property values.
Concerns on additional traffic in areas where there are traffic concerns at rush hours and no sidewalks.

[illegible]

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☐ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted

Applicant(s) Name

Applicant's Mailing Address

Phone

Email

Property PIN #

Site Address / Location

Current Zoning

Additional Information (if needed) :

OFFICE USE ONLY

Transaction # : 536478

Date of Pre-Application Conference :

Staff Signature



Pre-Application Conference Meeting Record

Transaction #: 536478 Meeting Date & Time: 11/17/17 10:30 AM

Location: 3rd Floor One Exchange Plaza

Attendees: John Anagnost, Jason Hardin, Manoj Jain, Matt Klem
Hannah Reekhow
Daniel McGlamery (Speakerphone)

Parcels discussed (address and/or PIN): 511 Carolina Pines, 806-822 Ileagnes Rd

Current Zoning: R-6, R-6-CU, R-10

Potential Re-Zoning: R-10

CAC Chair/Contact Information: Southwest Anthony McLeod anthony.mcleod@gmail.com

General Notes: specialist: Jonathan Edwards 919 996 5712 jonathan.edwards@raleighnc.gov

Applicant looking to rezone to R-10 to do one development with greater density. Streams and need for buffers on sites - looking to make the most of site with multifamily development. Portion on Future Land Use map that is Medium Density Residential is consistent with R-10. Low Density Residential would not be consistent with R-10. R-6 would be consistent. Medium Density Residential corresponds to R-6 as well.

Department & Staff	Notes
Development Services Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	<u>Consideration of options has been discussed. Site limits ability to do multiple developments. R-10 density may not be main goal - R-10 uses are desired. A conditional use case could limit density, even down to R-6 density. UDO Sections: Would want to take care of density & transitions in this context.</u>

Successful cases in this situation after permit townhomes, but not multifamily.

Coalition can also get at key pieces of construction design.

Process: 500' buffer for neighborhood meeting before filing case.

Get in touch with CTC chair / community specialist - 2 meeting process

<u>Historic Preservation</u> ___Tania Tully Tania.Tully@raleighnc.gov 919-996-2674 ___Melissa Robb Melissa.Robb@raleighnc.gov 919-996-2632	Email notice letter to Hannah. Petchow @raleighnc.gov or Kyle Little @raleighnc.gov. Could contact city council member UDO Sections:
<u>Parks, Recreation, and Cultural Resources</u> ___Lisa Potts Lisa.Potts@raleighnc.gov 919-996-4785 ___Thomas "TJ" McCourt Thomas.McCourt@raleighnc.gov 919-996-6079	Consider Parks & Reach Park connections UDO Sections:
<u>Public Utilities</u> ___Keith Tew Keith.Tew@raleighnc.gov 919-996-3487 ___Patrick Paine Patrick.Paine@raleighnc.gov 919-996-3481 ___Eric Haugaard Eric.Haugaard@raleighnc.gov 919-996-3492	UDO Sections:
<u>Stormwater</u> ___Ben Brown Ben.Brown@raleighnc.gov 919-996-3515 ___Gary Morton Gary.Morton@raleighnc.gov 919-996-3517 ___Ashley Rodgers Ashley.Rodgers@raleighnc.gov 919-996-3970 ___Lisa Booze Lisa.Booze@raleighnc.gov 919-996-3518	UDO Sections:
<u>Transportation</u> ___Bowman Kelly Bowman.Kelly@raleighnc.gov 919-996-2160	Streetplan vehicles connections and Cherry Cir. UDO Sections: