



Certified Recommendation

Raleigh Planning Commission

CR# 11383

Case Information Z-17-10

<i>Location</i>	Lexington Street, Northwest corner of Western Blvd. and Gorman St.
<i>Size</i>	1.26 acres
<i>Request</i>	Rezone property from R-15, NB CUD and SC to SC CUD

Comprehensive Plan Consistency

<i>Future Land Use Designation</i>	Medium density residential (14-28 dwellings per acre)
<i>Applicable Policy Statements</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 8.12—Infill Compatibility

Consistent

Inconsistent

Summary of Conditions

<i>Submitted Conditions</i>	<ol style="list-style-type: none"> 1. Limitation on uses: retail sales, automotive service and repair, recording studio, landfill, veterinary hospital, kennel/cattery, riding stable, correctional/penal facility, outdoor stadium, outdoor theater or racetrack, exterminating service, bank, parking as a sole or principal use, manufacturing, shopping center and shopping area, adult establishment, bar, nightclub, tavern or lounge, carwash, hotel/motel 2. Drive through service window shall be prohibited 3. The collection/servicing of refuse and recycling shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Friday. 4. Prior to filing a request for preliminary site plan approval to either the Raleigh City Council or Planning Commission, the property owner, or their agent, shall present the preliminary site plan to the presiding Citizens Advisory Council (West CAC or its future equivalent).
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Issues and Impacts

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Request is inconsistent with the Comprehensive Plan. 2. Due to a potential change in traffic patterns, a trip generation report is requested.
<i>Impacts Identified</i>	<ol style="list-style-type: none"> 1. The increase in intensity may result in higher traffic volumes.



Zoning Staff Report – Z-17-10

Conditional Use District

Request

<i>Location</i>	South side of Lexington Street, Northwest quadrant of Western Blvd. and Gorman St.
<i>Request</i>	Rezone property from R-15, NB CUD and SC to SC CUD
<i>Area of Request</i>	1.26 acres
<i>Property Owner</i>	Holly Spring Association, LLC
<i>PC Recommendation Deadline</i>	November 17, 2010

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	NB CUD, R-15, SC	SC CUD
<i>Additional Overlay</i>	N/A	N/A
<i>Land Use</i>	Vacant, single-family residential	Not specified
<i>Residential Density</i>	12 dwellings (15 with Planning Commission approval) maximum allowed	18 dwellings by right, 37 with Planning Commission approval

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	R-10, R-15	SC, NB	O&I-1	R-10, NB
<i>Future Land Use</i>	Medium Density Residential	Neighborhood Mixed Use	Medium Density Residential	Neighborhood Mixed Use
<i>Current Land Use</i>	Apartment buildings, densities between 9 DU/Ac and 16 DU/Ac	Restaurant with drive-through	Apartment building, density 15 DU/Ac., retail use (barber shop)	Restaurant

Comprehensive Plan Guidance

<i>Future Land Use</i>	Medium Density Residential (14-28 dwellings per acre)
<i>Area Plan</i>	N/A
<i>Applicable Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 8.12—Infill Compatibility

Contact Information

<i>Staff</i>	James Brantley, james.brantley@raleighnc.gov
<i>Applicant</i>	Holly Spring Association, LLC
<i>Citizens Advisory Council</i>	West CAC; Mark Vander Borgh, chairman

Zoning Overview

The properties are split zoned, that is, the zoning boundaries and property lines do not always coincide. This has been the case for many years. The applicants request a rezoning from R-15, Neighborhood Business Conditional Use and Shopping Center Conditional Use to Shopping Center Conditional Use. The request conditions many prohibited uses.

Exhibit C & D Analysis

Staff examines consistency with the Comprehensive Plan, compatibility with the surrounding area, public benefits and detriments of the proposal, and summarizes any associated impacts of the proposal.

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s)

Future Land Use

The Future Land Use Map designates the property for Medium Density Residential development (14 to 28 dwellings per acre). Only the portion of the property currently zoned R-15 is consistent with this designation. Shopping Center zoning would by right allow 18 dwelling units; with Planning Commission approval 37 dwellings would be allowed. The proposed rezoning is inconsistent with the Comprehensive Plan because the residential density may exceed the density envisioned for the Medium Density Residential category; a maximum of 28 dwellings per acre.

Policy Guidance

Policy LU 1.3—Conditional Use District Consistency
All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The conditions, which restrict the properties to residential uses, are consistent with the Medium Density Residential designation found in the Comprehensive Plan for these properties. However, under Shopping Center zoning, the properties could by

right be developed with 15 dwellings. With Planning Commission approval, 37 units could be built. Placing more than 28 units on the properties would be in excess of the Comprehensive Plan designation for the site.

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 immediate vicinity of the site features multi-family dwellings (apartment houses) and retail establishments. Multi-family dwellings on these properties would be compatible with the surroundings. The applicants have not offered any conditions that would regulate design elements or building height.

Area Plan Guidance

N/A

2. Compatibility of the proposed rezoning with the property and surrounding area

The development allowed under the proposed zoning would be compatible with development to the north and east. Properties to the west and south are commercial. The proposed land use does not conflict with that of any of the surrounding properties.

3. Public benefits of the proposed rezoning

The proposed rezoning would be compatible with the surrounding building pattern. As an infill development the property would make use of existing infrastructure and provide additional housing in an area with high housing demands due to its proximity to NCSU.

4. Detriments of the proposed rezoning

The western portion of the site is currently wooded with mature hardwoods which would probably be removed during site preparation for construction.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

5.1 Transportation

Lexington Drive is classified as a residential street and exists as a 2-lane curb and gutter section within a 50-foot right-of-way. City standards call for Lexington Drive to be constructed with sidewalk on a minimum of one side. Lexington Drive is accessible from Gorman Street and Whitmore Drive. Gorman Street (2007 ADT 16,000 vpd) is classified as a minor thoroughfare and exists as a 2-lane curb and gutter section street with sidewalks on both sides within a 60-foot right-of-way. City standards call for Gorman Street to be constructed as multi-lane street with 4-foot striped bicycle lanes on each side within a minimum 80-foot right-of-way. Whitmore Drive is classified residential street constructed to City standards with a 31-foot back-to-back curb and gutter section with sidewalk on one side within a 50-foot right-of-way.

Impact Identified: The petitioner may wish to add a condition stating that offers of cross-access will be provided to adjacent property to the south. Due to constrained site access and potential increased traffic associated with the proposed zoning a traffic generation report is recommended for this case.

5.2 Transit

There is no impact to transit.

Impact Identified: There is no impact to transit facilities as a result of this request.

5.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

Impact Identified: There is no impact to stormwater as a result of this request.

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	5,670 gpd	5,670 gpd
<i>Waste Water</i>	5,670 gpd	5,670 gpd

Impact Identified: The proposed rezoning would not add to the wastewater collection or water distribution systems of the City of Raleigh. There are existing sanitary sewer and water mains in Lexington Avenue which could serve the proposed rezoning.

5.5 Parks and Recreation

The site is not located adjacent to a greenway corridor. Recreation services are currently provided at Method Road Park. This rezoning will not impact the level of service.

Impact Identified: There is no impact to parks and recreation facilities as a result of this request.

5.6 Urban Forestry

This site (1.26 acres) is less than 2 acres and not along a thoroughfare, the proposed rezoning will not impact Tree Conservation.

Impact Identified: There is no impact to tree conservation as a result of this request.

5.7 Wake County Public Schools

School name	Current Enrollment	Current Capacity	Future Enrollment	Future Capacity
Davis Drive	1,035	112.5%	1,038	112.8%
Davis Drive	1,210	111.6%	1,212	111.8%
Green Hope	2,044	110.9%	2,045	111.0%

Impact Identified: There is no impact to the school system as a result of this request.

5.8 Designated Historic Resources

There are no historic resources identified on the subject property.

Impact Identified: There is no impact to historic resources as a result of this request.

5.9 Impacts Summary

There were no major impacts identified as a result of this request.

5.10 Mitigation of Impacts

A traffic generation report has been requested. The applicant has been requested to seek a cross-access agreement with an adjacent property owner. The petitioner may wish to add a condition stating that offers of cross-access will be provided to adjacent property to the south.

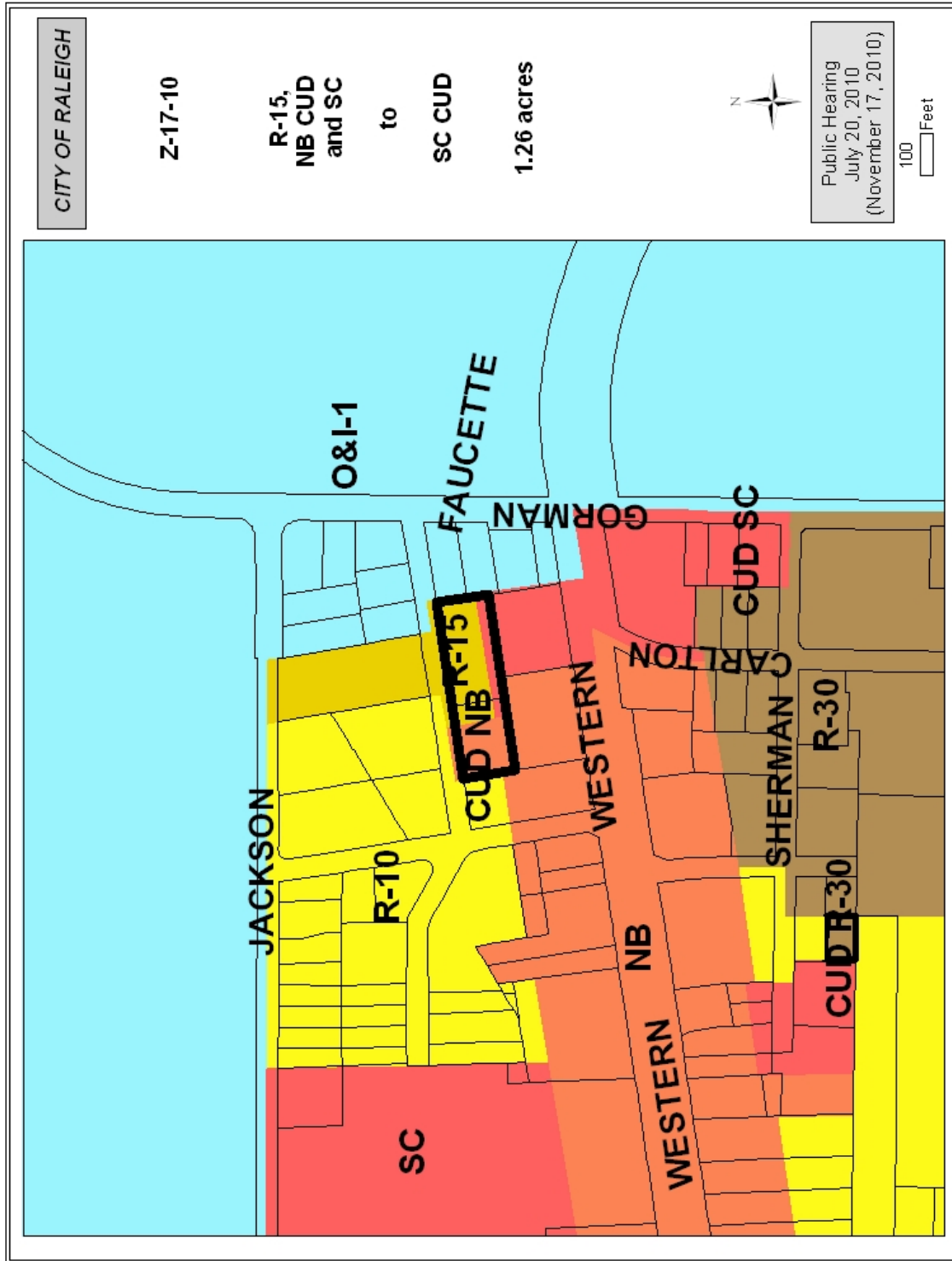
6. Appearance Commission

The request is not subject to Appearance Commission review.

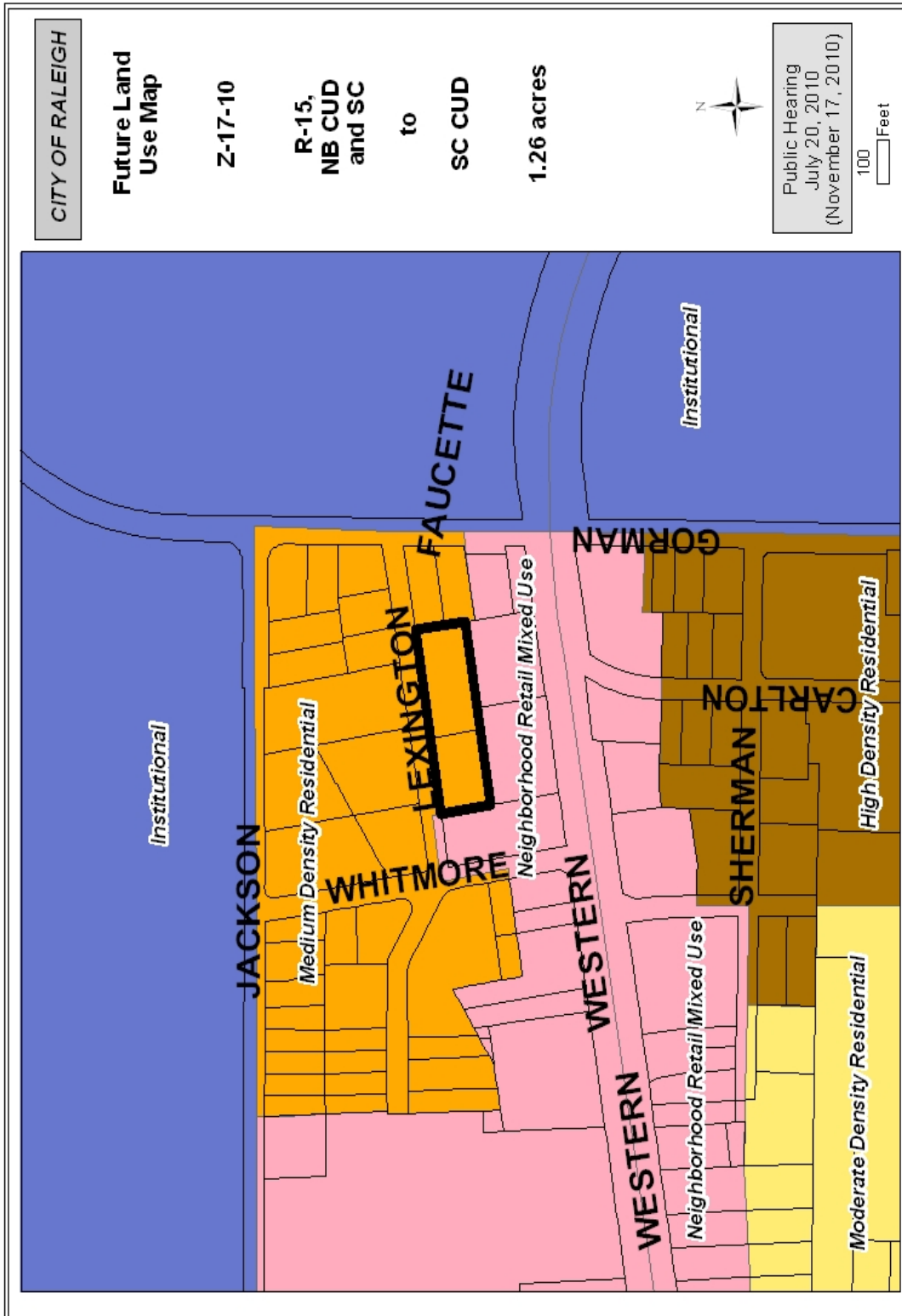
7. Conclusions

The proposed rezoning is inconsistent with the Future Land Use Map only by allowing a residential density somewhat greater than the maximum of 28 dwellings per acre envisioned in the Medium Density Residential land use category. Otherwise the proposed rezoning is in keeping with the context of the site and has no adverse impacts on city services or the surrounding properties.

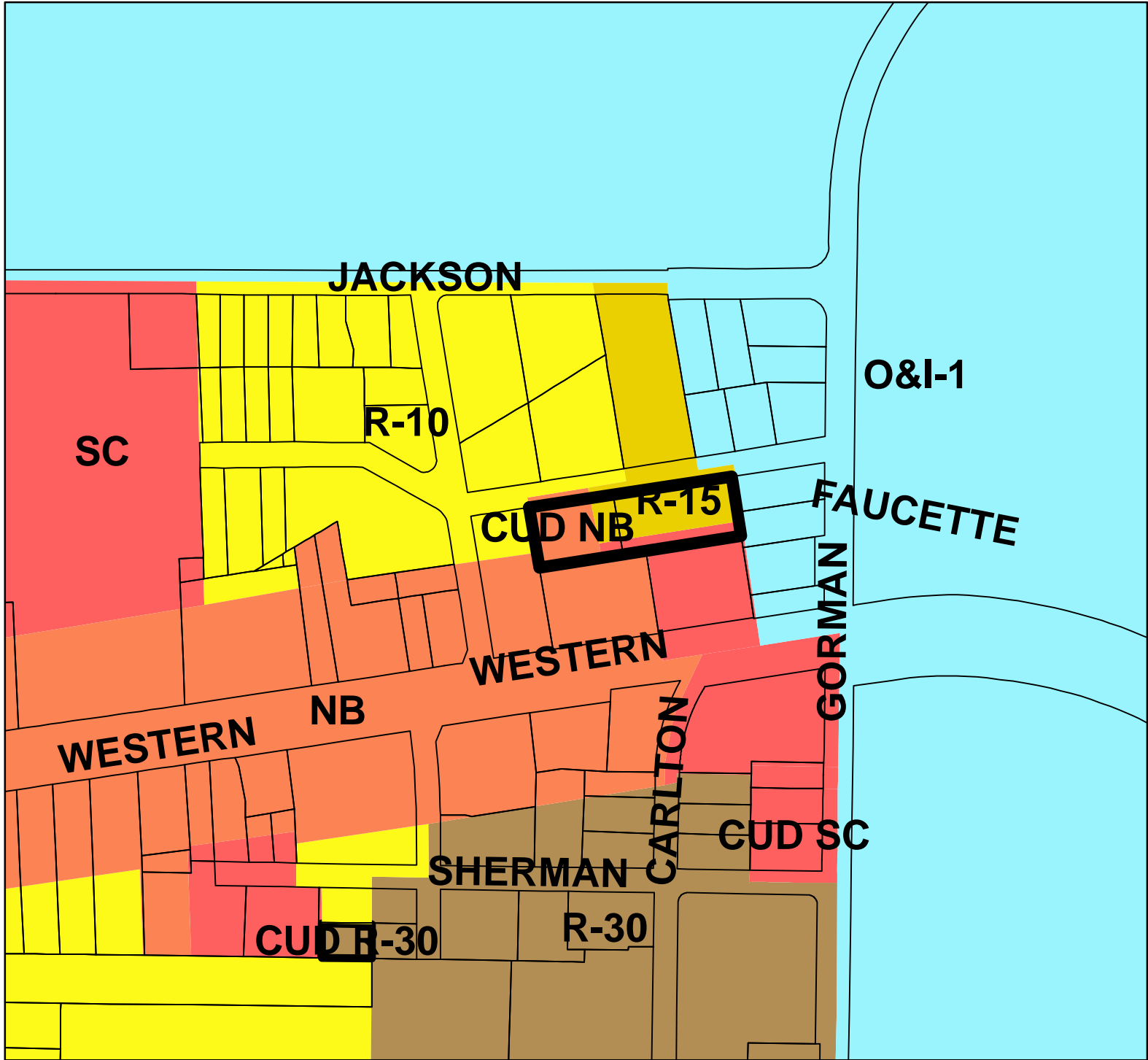
Existing Zoning Map



Future Land Use Map



CITY OF RALEIGH



Z-17-10

**R-15,
NB CUD
and SC**

to

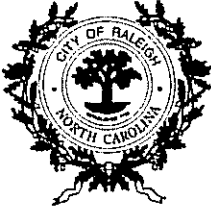
SC CUD

1.26 acres



Public Hearing
July 20, 2010
(November 17, 2010)

100
□ Feet



Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - 1) to lessen congestion in the streets;
 - 2) to provide adequate light and air;
 - 3) to prevent the overcrowding of land;
 - 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - 5) to regulate in accordance with a comprehensive plan;
 - 6) to avoid spot zoning; and
 - 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

Please check boxes where appropriate

CITY OF RALEIGH
CITY PLANNING DEPT

2010 MAR 19 AM 10:52

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate.

Signature(s) William Barker

Date: 3-19-10

Please type or print name(s) clearly:

William Barker
Holly Springs Assn.

EXHIBIT B. Request for Zoning Change

Office Use Only	
Petition No.	<u>Z-17-10</u>
Date Filed:	<u>3-19-10</u>
Filing Fee:	<u>pd 102 R. by CLK H 16992</u>

Please use this form only – form may be photocopied. Please type or print

See instructions, page 9

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	<u>Holly Spring Association, LLC</u>	<u>1401 Sunday Dr. STE 113 Raleigh, NC 27507</u>	_____
2) Property Owner(s):	<u>Holly Springs Association, LLC</u>	<u>1401 Sunday Dr, STE 113 Raleigh, NC 27507</u>	_____
3) Contact Person(s):	<u>David Brown (JDavis Architects, PLLC)</u>	<u>510 Glenwood Ave Raleigh, NC 27603</u>	<u>919-835-1500/Ext: 245 davidb@jdavisarchitects .com</u>

4) Property Description: Wake County Property Identification Number(s) (PIN): 0794212060 & 0794214042
Please provide surveys if proposed zoning boundary lines do not follow property lines.

General Street Location (nearest street intersections): Lexington Drive and Gorman Street

5) Area of Subject Property (acres): 0.50 AC (PIN: 0794212060) + 0.76 AC (PIN: 0794214042) = 1.26 AC

6) Current Zoning District(s)
Classification: PIN 0794212060: CUD, NB, R-15, and SC
Include Overlay District(s), if Applicable: PIN 0794214042: R-15, and SC

7) Proposed Zoning District
Classification: Shopping Center, Conditional Use Development (SC-CUD)
Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.

Office Use Only
 Petition No. Z-17-10

8) Adjacent Property Owners

The following are all of the person, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred (100) feet (excluding right-of-way) of (front, rear, all sides and across any street) the property sought to be rezoned.

(Important: Include PIN Numbers with names, addresses and zip codes.) Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below in the format illustrated in the first box. Please use this form only – form may be photocopied – please type or print.

Name(s):	Street Address(es):	City/State/Zip:	Wake Co. PIN #'s:
<u>SCHRADER FAMILY LP</u>	<u>5862 FARINGDON PL STE 1</u>	<u>RALEIGH NC 27609-4582</u>	<u>0794212251</u>
<u>HOLLY SPRING ASSOCIATES LLC</u>	<u>1401 SUNDAY DR STE 113</u>	<u>RALEIGH NC 27607-5173</u>	<u>0794214042</u>
<u>SUN, HENGLUN &XIAOLING ZHAO</u>	<u>806 GORMAN ST</u>	<u>RALEIGH NC 27606-1908</u>	<u>0794217224</u>
<u>HOLLY SPRING ASSOCIATES LLC</u>	<u>1401 SUNDAY DR STE 113</u>	<u>RALEIGH NC 27607-5173</u>	<u>0794212060</u>
<u>MURRAY, V G JR</u>	<u>PO BOX 1487</u>	<u>RALEIGH NC 27602-1487</u>	<u>0794214312</u>
<u>LUGINBUHL, JAMES E R &GERALDINE H</u>	<u>1700 PICTOU RD</u>	<u>RALEIGH NC 27606-3793</u>	<u>0794215252</u>
<u>SUNFISH PROPERTIES LLC</u>	<u>8231 ALLYNS LANDING WAY APT 2</u>	<u>RALEIGH NC 27615-3086</u>	<u>0794216098</u>
<u>IVASYK, IHOR & MARIANNA MARIPOSA</u>	<u>10717 CALLE MAR DE</u>	<u>SAN DIEGO CA 92130-8656</u>	<u>0794211105</u>
<u>BARKER, WILLIAM T &CAROL C</u>	<u>1401 SUNDAY DR STE 113</u>	<u>RALEIGH NC 27607-5173</u>	<u>0794216091</u>
<u>CULP, DEREK B & KARA</u>	<u>3704 LEXINGTON DR</u>	<u>RALEIGH NC 27606-1970</u>	<u>0794216223</u>
<u>FRANCHISE REALTY INTERSTATE CORP</u>	<u>RICHARDS ADVANTAGE INC PO BOX 5569</u>	<u>CARY NC 27512</u>	<u>0794207902</u>
<u>WILLIAMS, PETER P WILLIAMS, RUTH L</u>	<u>WILLIAMS PROPERTY GROUP 8300 HEALTH PARK STE 217</u>	<u>RALEIGH NC 27615-4731</u>	<u>0794201921</u>
<u>JZF PROPERTIES LLC</u>	<u>901 JONES FRANKLIN RD STE 100</u>	<u>RALEIGH NC 27606-3374</u>	<u>0794203815</u>
<u>MCDONALDS REAL ESTATE CO</u>	<u>RICHARD ADVANTAGE INC PO BOX 5569</u>	<u>CARY NC 27512</u>	<u>0794205869</u>

For additional space, photocopy this page.

Office Use Only
Petition No. <u>2-17-10</u>
Original Date Filed: <u>3-19-10</u>
Amended Date: _____

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied – please type or print. See instruction, page 8.

1) Conditional Use Zone Requested: Shopping Center, Conditional Use Development (SC-CUD)

2) Narrative of conditions being requested:

a. The following uses shall be prohibited:

1. Retail Sales Uses;
2. Automotive service and repair facility
2. Recording Studio
3. Landfill
4. Veterinary Hospital, Kennel/Cattery
5. Riding stable
6. Correction/penal facility
7. Outdoor stadium, outdoor theater or racetrack
8. Exterminating Service
9. Bank
10. Parking as a sole or principal use
11. Manufacturing
12. Shopping Center and Shopping Area
13. Adult Establishment
14. Bar, Nightclub, Tavern or Lounge
15. Carwash
16. Hotel/Motel

b. Drive-thru service window shall be prohibited.

c. The collection/servicing of refuse and recycling facilities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Friday.

d. Prior to filing a request for Preliminary Site Plan Approval to either the Raleigh City Council or Planning Commission, the property owner, or their agent, shall present the preliminary site plan to the presiding Citizens Advisory Council (WEST CAC or its future equivalent).

Note: if additional space is necessary, attach extra page(s) of Exhibit C signed and dated by all property owners

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 9 through 13 of the Zoning Application Instructions.

Printed Name: William Barker

Signature: W. Barker, Holly Springs Assoc Date: 3-19-10

Printed Name: _____

Signature: _____ Date: _____

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only – form may be photocopied – please type or print.

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:

The recommended land use shown on the Future Land Use Map (FLUM) is "Medium Density Residential". The proposed zoning is partially consistent with the FLUM as the SC-CUD zoning would allow residential use of the property and there is a specific condition that prohibits retail and other non-residential uses often associated with the SC district; however we do note that the proposed zoning would allow for greater density than the FLUM recommends.

B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

To the best of our knowledge, the subject parcels are not within an Area Plan or other area of specific policy recommendations.

- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").

The proposed rezoning is consistent with the current recommended land use (residential), but we note that the density recommendation in the FLUM is for "Medium Density", and the proposed rezoning would allow "High Density" residential. As part of the 2030 Comprehensive Plan, the City has created an opportunity for revisions to the FLUM, and we believe the density designation for this property should be revised as part of that process, and concurrent with the rezoning request we shall also request a revision to the FLUM.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

- A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

The surrounding land uses on three of the four boundaries (south, east, west) are primarily retail and office uses; the mix includes three restaurants, two of which have drive-thru windows; there is a multi-family apartment community on the eastern boundary. The fourth boundary (north) is Lexington Street, and across that right-of-way is a mix of single-family and multi-family residential uses.

The proposed zoning of SC, with conditions prohibiting retail, would allow for an appropriate infill development that would accommodate a transition from the adjacent businesses that front on Western Boulevard. The close proximity of this property to the NCSU campus is an important consideration when evaluating the proposed rezoning request. Between the subject property and the campus is a small enclave of low-density residential use, and appropriate transition is required.

- B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

The subject property is strategically located between an arterial corridor that is primarily composed of single-story "strip" development with commercial zoning districts and the NCSU campus to the north, which is zoned for institutional use. NCSU recently completed construction of Wolf Village, a large residential community which is located approximately one block from the subject property. The subject property is part of a small land area zoned for residential use between Western Boulevard and NCSU.

C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:

The proposed zoning is compatible with adjacent uses as it allows for appropriate residential development, creating a transition from the intensity of Western Boulevard traffic and the commercial uses to the south of the subject property, while acknowledging the residential uses opposite the property on Lexington Street. A significant portion of the subject property is zoned Neighborhood Business, Conditional Use Development (NB-CUD), with a condition that encourages a single use as automobile parking – which is not compatible with the FLUM.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

Remove the conditions on the property zoned NB-CUD (PIN 0794212060) that do not encourage appropriate redevelopment of the property. Remove split zoning from the properties; the split zoning creates a very difficult set of rules that often creates conflicting mandates.

B. For the immediate neighbors:

The proposed rezoning provides an opportunity for more appropriate use of the property with additional features provided for compatibility and transition.

C. For the surrounding community:

The proposed rezoning creates an opportunity for redevelopment of the property that better matches the needs of the community, and addresses long-term goals of the 2030 Comprehensive Plan – such as locating higher density housing in tandem with transit corridors in areas where walkable routes to services and employment (and the university) are reasonable.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

Much of the adjoining property is already zoned as SC, often with no conditions - with regard to those properties the answer would be that the proposed rezoning does not offer a significant benefit to those properties. For the properties across Lexington Street, it is a split answer as the proposed SC district would allow a higher density compared to the properties across the street.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

As this property will provide transition from a high intensity commercial corridor to less intense uses, it is appropriate to assign a zoning that reflects the challenge of that task. It is our opinion that the subject property is in an urban setting, and the existing R-15 zoning is for ‘suburban’ form development.

V. Recommended items of discussion (where applicable).

- a. An error by the City Council in establishing the current zoning classification of the property.

N/A

- b. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

With the adoption of the 2030 Plan, Raleigh established goals for sustainable growth and to re-invest in areas served by transit. Those factors combined with the growth of the nearby NCSU campus indicate that the existing zoning is no longer the best classification for this property.

- c. The public need for additional land to be zoned to the classification requested.

There is need for property near transit corridors and the NCSU campus to be made available for high density residential use.

- d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

Due to the relatively small size of the subject property, we do not see any negative impacts to City services, infrastructure or adjoin properties caused by the proposed rezoning.

- e. How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.

The proposed zoning for the subject property advances and supports the goals of the Comprehensive Plan as it will allow for the development of this property in a more sustainable manner, while still protecting the interests of the public and the concerns of the immediate neighbors. The key component is that the revised zoning will provide opportunity for high density housing served by multiple transit providers, in close walking distance to the largest university in our state – reducing the need and dependence of the automobile in this area of Raleigh.

VI. Other arguments on behalf of the map amendment requested.

The subject property possesses a unique mix of zoning categories that create hardship for the property owner when considering the current use or redevelopment of the property. Split zoning of parcels is not typical, and the combination found on these parcels is difficult to work with under Raleigh's development ordinances with regard to permitted land uses, setbacks, etc. It is our opinion that the SC-CUD zoning provides a more appropriate zoning category for this property with regard to residential density and building setbacks as in the near future this will be an urban, and not suburban, site. We are attaching a copy of Z-83-87 that limits use of part of the subject property solely to "off-street parking"