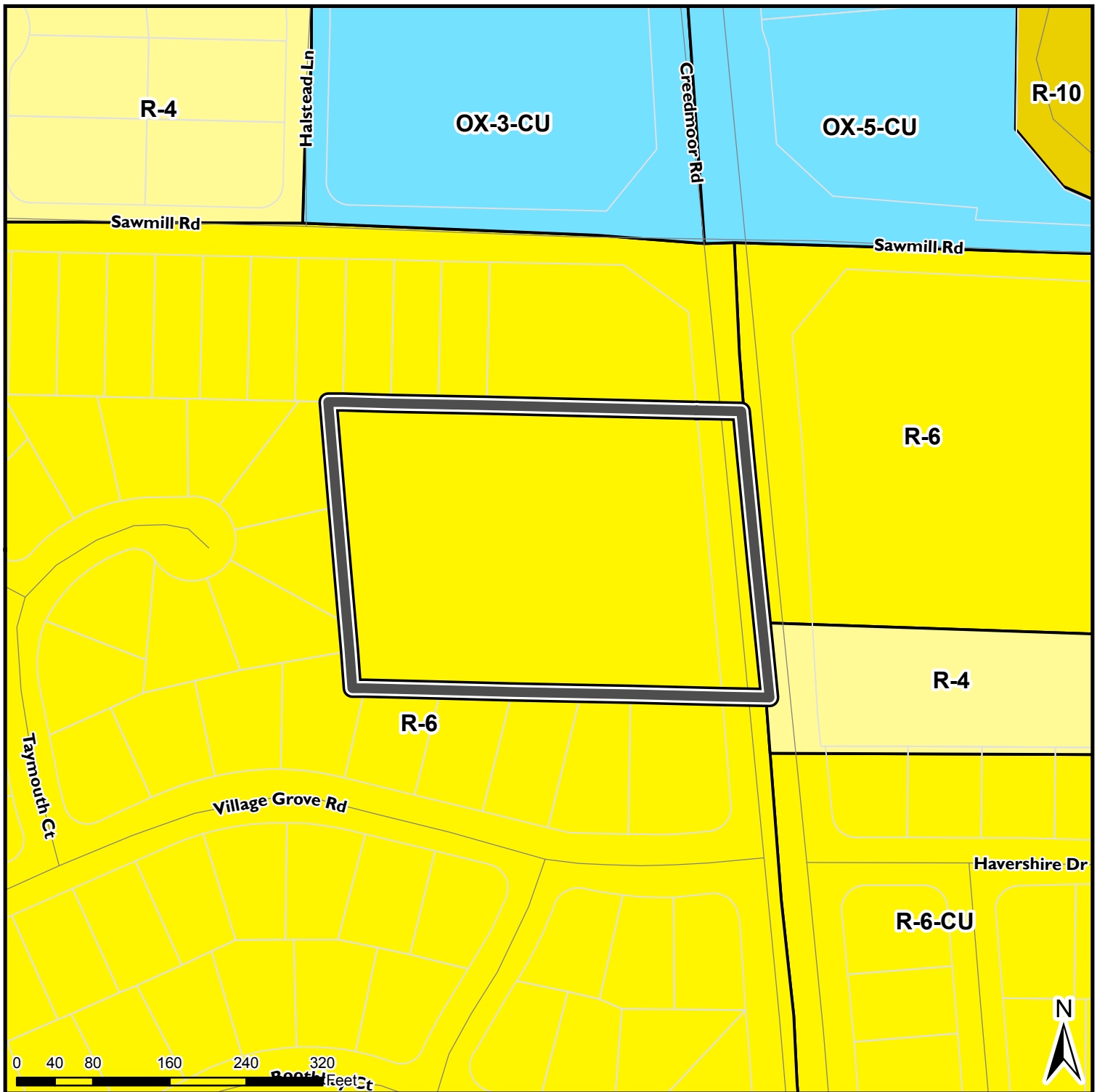


Existing Zoning Map

Z-17-2016



**Submittal
Date**

6/10/2016

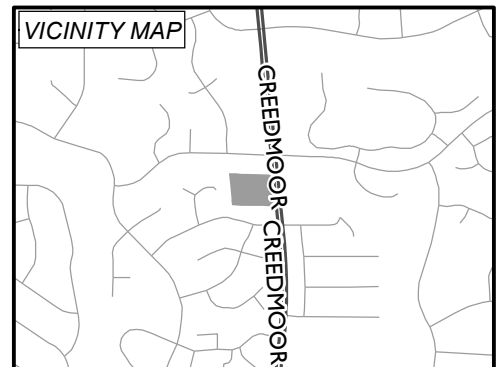
Request:

2.62 acres from

R-6

to CX-3-CU

VICINITY MAP



Map Date: 6/15/2016



Certified Recommendation

Raleigh Planning Commission

CR#

Z-17-16 Creedmoor Road

<i>Location</i>	West side, south of intersection with Sawmill Road Address: 7001 Creedmoor Road PIN: 0797468176
<i>Request</i>	Rezone property from Residential-6 (R-6) to Commercial Mixed Use – 3 stories – Conditional Use (CX-3-CU)
<i>Area of Request</i>	2.62 acres
<i>Property Owner</i>	Phillip B. Calton 2012 North Hills Drive Raleigh, NC 27612
<i>Applicant</i>	Michael Birch 1330 St. Mary's Street, Suite 460 Raleigh, NC 27605
<i>Citizens Advisory Council (CAC)</i>	Northwest Chairperson Jay Gudeman
<i>PC Recommendation Deadline</i>	10/24/2016

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>	Office and Residential Mixed Use (Low Density Residential also mapped on portion of property; see Overview below)
<i>URBAN FORM</i>	N/A
<i>CONSISTENT Policies</i>	LU 1.2 – Future Land Use Map and Zoning Consistency LU 1.3 – Conditional Use District Consistency LU 2.6 – Zoning and Infrastructure Impacts LU 5.1 – Reinforcing the Urban Pattern LU 5.1 – Buffering Requirements LU 5.2 – Managing Commercial Development Impacts LU 5.4 – Density Transitions UD 5.1 – Contextual Design
<i>INCONSISTENT Policies</i>	None Identified

Summary of Proposed Conditions

1. Limits uses to those permitted in R-6 district and Self-Service Storage
2. Limits Self-Service Storage use buildings to two stories above grade, plus a walk-out

basement.
3. For a Self-Service Storage Use, requires a 6.5' vinyl fence as part of any Zone A Neighborhood Transition Yard.
4. For a Self-Service Storage Use, requires that all planting as required by UDO Section 3.5 be evergreen varieties.
5. For a Self-Service Storage Use, stipulates that individual storage units shall not be serviced by electrical power or plumbing.
6. For a Self-Service Storage Use, prohibits access to individual units by any other means than from interior of building. (Staff has advised that this condition is redundant)
7. For a Self-Service Storage Use, establishes a 5'-50' build-to, with a minimum building coverage area of 50% of the lot width.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
4/7/2016	Northwest 7/12/2016; 8/9/2016	7/26/2016	

☐ **Valid Statutory Protest Petition (Date Filed:)**

Attachments

1. Staff report
2. Neighborhood Meeting Information
3. Traffic Study Worksheet
4. Letter of Opposition

Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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 Date

Staff Coordinator: Charles Dillard, 919-996-2651; charles.dillard@raleighnc.gov



Zoning Staff Report – Z-17-16

Conditional Use District

Case Summary

Overview

The 2.62 acre site is in north-central Raleigh, on the west side of Creedmoor Road, just south of its intersection with Sawmill Rd. The parcel is currently undeveloped, is heavily wooded, and contains an intermittent stream located in its northwest quadrant. The site slopes generally to the west/southwest.

The property is surrounded on south and west by single family residential uses, and on the north by attached residences (duplexes). To the east, across Creedmoor Road, is the Good Shepherd Lutheran Church. Further south and west, the built context consists almost exclusively of residential uses, primarily being single-family homes and townhomes. To the east and north, particularly along Creedmoor Road is a mix of office and commercial uses. Northwest of the site, the context is residential.

The Future Land Use Map includes two designations for this property: Office and Residential Mixed Use and Low Density Residential. The site is the southern terminus of a strip of Office and Residential Mixed Use and Neighborhood Mixed Use categories that extends southward from Strickland Road. The Low Density Residential designation applies to a strip along the site's western edge, at a depth of between approximately 45-70 feet. This designation does not correspond to any property lines. The bulk of this area designated Low Density Residential is not developable per UDO requirements regarding Neighborhood Transition Yards. The remainder that technically could be developed is bisected from the core of the site by an intermittent stream. For purposes of consistency, staff considers only the Office and Residential Mixed Use category applicable. As such, the proposal is considered consistent with the Future Land Use Map.

Conditions offered with this request would restrict uses to those permitted under R-6 zoning and Self-Service Storage Uses. For any self-service storage use, the following conditions are offered:

- Buildings are limited to two-stories above grade, with an additional walk-out basement;
- A vinyl fence is required along any Zone A Transition Yard;
- All required Zone A Transition Yard plantings must be evergreen varieties;
- Individual units cannot be serviced by electrical power or plumbing, and;
- A build to between 5' and 50' is established, with a 50% lot width coverage requirement

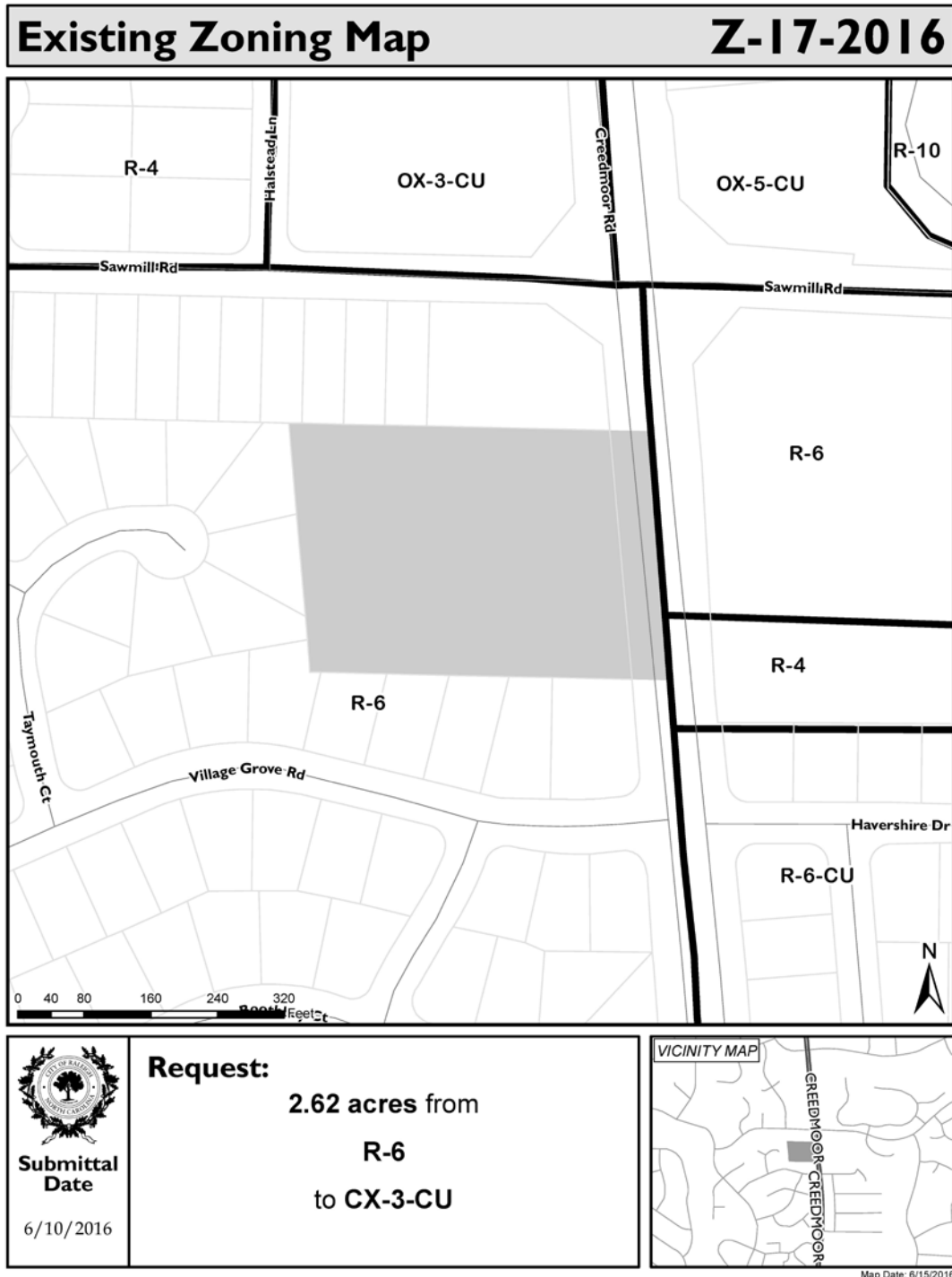
An additional condition prohibiting exterior access to individual storage units is offered, but such access regulations are already required. Staff has suggested removal of this redundant condition.

The applicant has presented the proposal to the Northwest CAC at its July meeting and will be returning in August for a voting meeting.

Outstanding Issues

<p><i>Outstanding Issues</i></p>	<ol style="list-style-type: none"> 1. Site is subject to Stormwater control regulations under Article 9.2 of the UDO. 2. There are documented historical complaints of channel erosion downstream of the subject property however there is no indication that the re-zoning or future development on the site would adversely impact any downstream structures. 3. A Downstream Sewer Capacity Study may be required prior to issuance of Building Permit 4. Fire flow analysis will be required at Site Plan stage. 5. Conflict with fences and tree conservation area. 6. Elimination of primary tree conservation area along Creedmoor Rd. 	<p><i>Suggested Mitigation</i></p>	<ol style="list-style-type: none"> 1. Address at site plan stage 2. None required 3. Complete Sewer Capacity Study and construct any recommended improvements 4. Conduct at site plan stage 5. Address at site plan stage 6. Address at site plan stage
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ZONING REQUEST



Map Date: 6/15/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-6	R-6	R-6	R-6	R-6
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Office/Residential Mixed Use and Low Density Residential	Office/Residential Mixed Use and Low Density Residential	Low Density Residential	Institutional and Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Vacant	Attached Homes	Single Family Residential (Detached Homes)	Church	Single Family Residential (Detached Homes)
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning	Proposed Zoning
<i>Residential Density:</i>	5.73 DU/acre	N/A (Self-Service Storage)	5.73 DU/acre
<i>Setbacks:</i>	Detached Home	(General Bldg.)	Detached Home
<i>Front:</i>	10'	5'	10'
<i>Side:</i>	50'*	50'*	50'*
<i>Rear:</i>	50'*	50'*	50'*
<i>Retail Intensity Permitted:</i>	Not Permitted	Not Permitted	Not Permitted
<i>Office Intensity Permitted:</i>	Not Permitted	Not Permitted	Not Permitted

* Setback based on Neighborhood Transition Yard requirements

1.3 Estimated Development Intensities

	<i>Existing Zoning</i>	<i>Proposed Zoning*</i>
<i>Total Acreage</i>	2.62	2.62
<i>Zoning</i>	R-6	CX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	21,000 sq. ft.	133,986 sq. ft.
<i>Max. # of Residential Units</i>	15	15
<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>	0.18	1.17

*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:

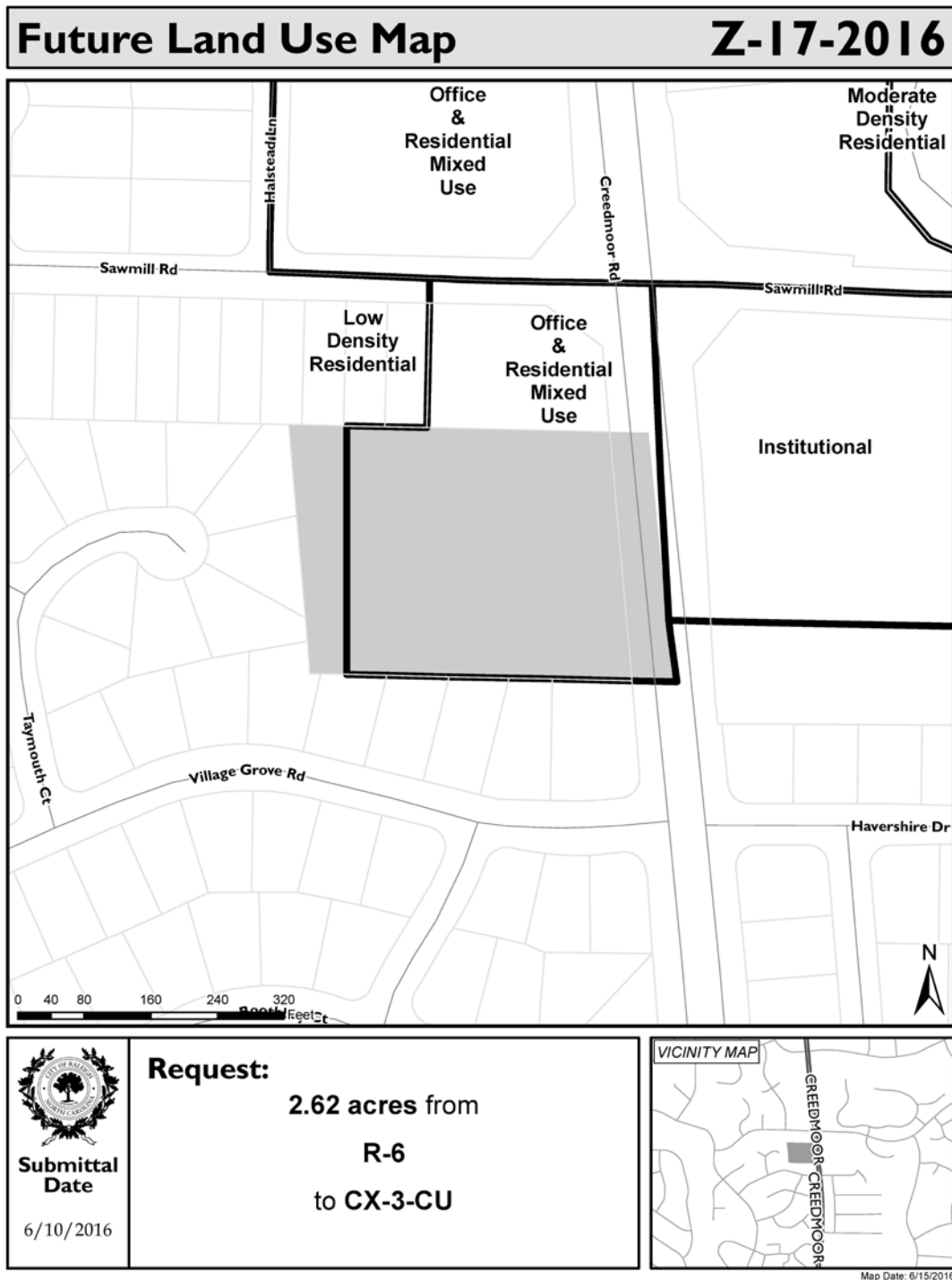
☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

Analysis of Incompatibility:

The proposal limits permitted uses to those permitted in the R-6 district and self-service storage uses. With the required neighborhood transition yards and conditions limiting the height of any self-storage use to two stories above grade, with an additional walk-out basement, the proposal is compatibility with adjacent detached and attached residential uses. Furthermore, the condition requiring a 6.5' vinyl fence and evergreen plantings add to the compatibility with the surrounding area.

FUTURE LAND USE MAP



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:

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

The proposal can be considered consistent with the vision, themes, and policies contained in the Comprehensive Plan. The proposed self-service storage use is consistent with the Office and Residential Mixed Use designation on the Future Land Use Map. The Low Density Residential designation for the property on the FLUM does not correspond to any property lines; furthermore, developing such a use in this portion of the property would not be feasible for any use, as it would require a public street through the site.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

While there are two designations on the FLUM for this property – Office and Residential Mixed Use and Low Density Residential – only the former is considered for consistency with the Future Land Use Map. Staff considers the Low Density Residential designation for this property to be infeasible, as it does not correspond to existing property lines and development of such a use would require the construction of a new public street connecting to Creedmoor Road. It is possible that the Low Density Residential designation was a mapping error.

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:

N/A

2.4 Policy Guidance

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

None Identified

2.5 Area Plan Policy Guidance

The rezoning request is **not** part of an area considered in an Area Plan

N/A

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- The proposal limits uses to those currently developed to the north, west, and south, and self-service storage uses, which generate little traffic and are relatively low in intensity.
- The proposal would require Neighborhood Transition Yards as a protection for adjacent residential uses.
- The proposal is consistent with the City's Future Land Use vision for the property.
- The proposal would allow for the development of a currently undeveloped property located on a major thoroughfare.

3.2 Detriments of the Proposed Rezoning

- Though there is no indication of such, future development of the site could generate downstream channel erosion.
- Self-Service Storage uses are proliferating in the City at a fast pace. Potential study of the market for such a use may be needed.
- The future development of the property could generate traffic through adjacent neighborhoods, as there is no option for a left turn out of the property onto Creedmoor Road for those seeking to travel north from the site.

4. Impact Analysis

4.1 Transportation

This site is located on the west side of Creedmoor Road, approximately 200 feet south of Sawmill Road. Creedmoor Road (NC 50) is maintained by the NCDOT. This segment of Creedmoor Road has a four-lane, median-divided cross section with curbs & sidewalks on both sides. Creedmoor Road is classified as a major street in the UDO Street Plan Map (Avenue, 6-Lane, Divided). The intersection of Creedmoor Road and Sawmill Road is signalized but lacks pedestrian push buttons or crosswalks. There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-17-2016 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are no public street stubs abutting the Z-17-2016 parcel. Access to the public street system is limited to Creedmoor Road. Due to the existing median, access will be restricted to a right-in, right-out driveway.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning (average lot size 10,000 - 19,999 sq. ft.) is 5,000 feet. The block perimeter for Z-17-2016, as defined by public rights-of-way for Creedmoor Road, Village Grove Road, Wilderness Road and Sawmill Road is 4,000 feet.

The existing land is vacant and generates no traffic. Approval of case Z-17-2016 would increase average peak hour trip volumes by 8 veh/hr in the AM peak and by 9 veh/hr in the PM peak; daily trip volume will increase by 121 veh/day. Note that these volumes represent long-runs averages; actual trip volumes will vary from day to day. A traffic impact analysis report is not required for Z-17-2016.

Impact Identified: None

4.2 Transit

1. This area is currently served by GoRaleigh Route 4 Rex Hospital
2. Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Plan anticipate continued service
3. The closest stop is just north of the site on Creedmoor /Sawmill in the bus turnout lane
4. This rezoning is not expected to impact transit ridership
5. There are no transit requests for this rezoning

Impact Identified: None

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Haresnipe
<i>Stormwater Management</i>	Article 9.2 UDO
<i>Overlay District</i>	None

Impact Identified:

1. Site is subject to Stormwater control regulations under Article 9.2 of the UDO.
2. There are documented historical complaints of channel erosion downstream of the subject property however there is no indication that the re-zoning or future development on the site would adversely impact any downstream structures.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	9,375 gpd
<i>Waste Water</i>	0 gpd	9,375 gpd

1. The proposed rezoning would add approximately 9,375 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 & 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:

1. **A Downstream Sewer Capacity Study may be required prior to issuance of Building Permit**
2. **Fire flow analysis will be required at Site Plan stage.**

4.5 Parks and Recreation

1. Site is not adjacent to existing or proposed greenway trail, corridor, or connector. Nearest trail access is 1.6 miles, Hare Snipe Creek Trail.
2. Recreation services are provided by Lake Lynn Park, 1.7 miles.

Impact Identified: None

4.6 Urban Forestry

1. Condition#3 could conflict with required tree conservation areas. A fence will not be permitted within the tree conservation areas required.
2. Condition#7 will eliminate the required primary tree conservation area along Creedmoor Rd.

Impact Identified:

1. **Proposed fences conflict with tree conservation area.**
2. **Elimination of primary tree conservation area along Creedmoor Rd.**

4.7 Designated Historic Resources

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

Impact Identified: None

4.8 Community Development

The site is not located within a designated Redevelopment Plan area

Impact Identified: None

4.9 Impacts Summary

1. Site is subject to Stormwater control regulations under Article 9.2 of the UDO.
2. There are documented historical complaints of channel erosion downstream of the subject property however there is no indication that the re-zoning or future development on the site would adversely impact any downstream structures.
3. A Downstream Sewer Capacity Study may be required prior to issuance of Building Permit
4. Fire flow analysis will be required at Site Plan stage.
5. Conflict with fences and tree conservation area.
6. Elimination of primary tree conservation area along Creedmoor Rd.

4.10 Mitigation of Impacts

1. Address at site plan stage
2. None required
3. Complete Sewer Capacity Study and construct any recommended improvements
4. Conduct at site plan stage
5. Address at site plan stage
6. Address at site plan stage

5. Conclusions

The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan. While the FLUM designates Low Density Residential for a strip of land on the property's western edge, such a use would be difficult to develop. The proposed self-service storage use is low in intensity, but could generate unwanted traffic through the adjacent neighborhood to the west. Ultimately, however, a low-intensity self-service storage use at the southern terminus of the respective Office and Residential Mixed Use area on the Future Land Use Map, and between higher intensity office and commercial uses to the north and residential uses to the south, is an appropriate use of this currently vacant property.

2-17-16

JUN 10 2016 PM 4:05

PM 4:05

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 Classification: Residential-6

Proposed Zoning Classification Base District: CX Height: -3 Frontage: None *--- CW PWB*

**OFFICE
USE ONLY**

Transaction #

462275

If the property has been previously rezoned, provide the rezoning case number: Not Applicable

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

462276

GENERAL INFORMATION

Property Address: 7001 Creedmoor Road

Date: June 10, 2016

Property PIN: 0797-46-8176

Deed Reference (book/page): DB 14278, PG 340

Nearest Intersection: Creedmoor Road and Sawmill Road

Property Size (acres): 2.62 acres

Property Owner/Address:

Phillip B. Calton
2012 North Hills Drive
Raleigh, NC 27612

Phone

Fax

Email

Project Contact Person/Address:

Michael Birch, Morningstar Law Group
1330 St. Mary's Street, Suite 460
Raleigh, NC 27605

Phone: 919.590.0388

Fax

Email: mbirch@morningstarlawgroup.com

Owner/Agent Signature *PBCalton*

Email

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	
Comprehensive Plan Analysis	OFFICE USE ONLY
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.	Transaction # Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The property is designated "Office & Residential Mixed Use" on the Future Land Use Map (FLUM). Although the FLUM notes the general recommended future use for a property, the Comprehensive Plan emphasizes that other types of uses may be compatible with the FLUM guidance even though such use is not expressly listed in the FLUM category description. Additionally, the Comprehensive Plan notes that the FLUM categories should not be interpreted to preclude a use without consideration of the policies and intent of the Comprehensive Plan. The rezoning request for CX, subject to the proposed conditions, would allow uses permitted in the R-6 district and a self storage use. The self storage use, as conditioned, functions similar to an office use but with substantially less impact on surrounding properties and the transportation infrastructure. Based on the foregoing, and the rezoning request's consistency with key Comprehensive Plan policies noted below, the rezoning request is consistent with the FLUM.</p> <p>2. The property is adjacent to low-to-moderate density residential areas. Based on the FLUM designation and the adjacency to such residential density, the property is within an edge area for purposes of determining the appropriate height. Table LU-2 "Recommended Height Designations" provides that a maximum building height of four stories is appropriate on the property. The rezoning request, as conditioned, is consistent with the Comprehensive Plan height guidance.</p> <p>3. The rezoning request is consistent with the following policies: LU 2.6, LU 3.2, LU 5.2, LU 5.4, LU 5.5, LU 5.6, LU 7.3 and LU 7.4. First, the rezoning request permits only one new use – a self storage use – which has very low trip generation potential, consistent with the guidance of LU 2.6. Second, the rezoning will facilitate development of a vacant lot within the City limits, consistent with LU 3.2. Third, the proposed rezoning conditions ensure an appropriate transition to adjoining residential uses, consistent with policies LU 5.2, 5.4, 5.5, 5.6 and 7.4. Finally, the rezoning request would facilitate development of a lot along a major street that is no longer appropriate for single-family use, consistent with the FLUM guidance and policy LU 7.3.</p>	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
<p>1. The rezoning request benefits the public by facilitating development of a property for a low impact use that will not adversely affect surrounding property owners or the public infrastructure. The proposed conditions ensure appropriate buffering and transition to adjoining residential uses and the trip generation potential of the self-storage use is much lower than other uses currently permitted on the property and uses envisioned by the Future Land Use Map.</p> <p>2. The rezoning request benefits the public by permitting a use that serves the needs and demands of nearby residents, subject to conditions that ensure appropriate buffering and transition to adjoining residential uses.</p>	

Conditional Use District Zoning Conditions		
Zoning Case Number: Z-17-16		OFFICE USE ONLY Transaction #
Date Submitted: September 16, 2016		
Existing Zoning: <u>R-6</u>	Proposed Zoning: <u>CX-3-CU</u>	
NARRATIVE OF ZONING CONDITIONS OFFERED		
<p>1. The uses permitted on the property shall be limited to the following principal uses as listed in the Allowed Principal Use Table (UDO section 6.1.4.): (i) those uses permitted in the R-6 district that are also permitted in the CX district; and (ii) self-service storage use described in UDO section 6.5.5.</p>		
<p>2. For a self-service storage use, the maximum building height shall be two (2) stories and forty (40) feet, as measured in accordance with UDO section 1.5.7.</p>		
<p>3. In the event tree conservation area is used to comply with a transitional protective yard requirement, a 6.5' high PVC vinyl fence or wall shall be provided outside such tree conservation area as would otherwise be required by the transitional protective yard requirement. Also, in the event tree conservation area is used to comply with a transitional protective yard requirement, an area measuring an average ten (10) feet in width outside the tree conservation area shall be planted at the following rate: 3 shade trees and 3 understory trees per 100 linear feet. Shade trees planted in satisfaction of this condition shall meet the standards of UDO section 7.2.7.C.2., and understory trees planted in satisfaction of this condition shall meet the standards of UDO section 7.2.7.C.3.</p>		
<p>4. For a self-service storage use, all shade trees and understory trees within any required Section 7.2.4.A. transitional protective yard or Article 3.5 protective yard shall be locally-adapted evergreen species.</p>		
<p>5. For a self-service storage use, individual storage units shall not be serviced by electrical outlets or plumbing, but this shall not prevent the installation of overhead lighting within individual storage units.</p>		
<p>6. For a self-service storage use, there shall be a build-to range along Creedmoor Road measuring between five (5) feet and fifty (50) feet. The minimum building coverage within this build-to range along Creedmoor Road shall be fifty (50) percent, exclusive of those areas associated with driveway access and any required Section 7.2.4.A. transitional protective yard or Article 3.5 protective yard.</p>		
<p>7. For a self-service storage use, the location of pole-mounted lighting shall be limited to within thirty (30) feet of the Creedmoor Road public right-of-way, shall be have fixtures of full cut-off design, and shall be limited to fifteen (15) feet in height, unless a more restrictive standard is required by the UDO. Other than pole-mounted lighting described in this Condition 7 of this rezoning ordinance, site lighting for a self-service storage use shall be limited to wall-mounted lighting with full cut-off fixtures located no higher than ten (10) feet above the sidewalk or vehicular surface area immediately adjacent to the building wall on which the light fixture is mounted.</p>		
<p>8. The maximum light level of any light fixture shall not exceed 0.0 (zero) footcandles measured at the property's common property line with the following lots: Lots 7, 8, 9 and 10 on plat recorded in Book of Maps 1981, Page 763; Lots 11, 12, 19, 20 and 21 on plat recorded in Book of Maps 1982, Page 1982, Page 1140; and Lots 507, 508, 509, 510 and 511 on plat recorded in Book of Maps 1982, Page 36.</p>		
<p>9. For a self-service storage use, trash and recycling facility service will be allowed only between the hours of 7:00 AM to 7:00 PM, Monday through Friday.</p>		
<p>10. For a self-service storage use, subject to the other provisions of UDO section 9.2.2., the peak stormwater leaving the site for the 2-year, 10-year and 25-year storms shall be no greater for post-development conditions than pre-development conditions. This condition shall apply to the stormwater generated on-site, and shall not apply to stormwater from off-site.</p>		

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 _____

Conditional Use District Zoning Conditions		
Zoning Case Number: Z-17-16		OFFICE USE ONLY Transaction #
Date Submitted: September 2, 2016		
Existing Zoning: <u>R-6</u>	Proposed Zoning: <u>CX-3-CU</u>	
NARRATIVE OF ZONING CONDITIONS OFFERED		
<p>11. For a self-service storage use, the developer shall detain runoff discharged onto the property from off-site, specifically from (i) the 30" pipe and open channel to the north located generally within the 20' drainage easement on Lots 507 and 508 on plat recorded in Book of Maps 1982, Page 36, and (ii) the 18" and 24" pipe from the east across Creedmoor Road), in accordance with this condition. The peak inflow rate of 76 cfs from the aforementioned pipes shall be attenuated to a peak outflow rate of 50 cfs. Additionally, the developer shall install pipes connecting to (i) the 30" pipe located within the 20' drainage easement on Lots 507 and 508 on plat recorded in Book of Maps 1982, Page 36, and (ii) the 24" pipe located in the northeast corner of the property, as generally shown on Exhibit A attached hereto and incorporated herein.</p>		
<p>12. For a self-service storage use, the following additional erosion and sedimentation control measures shall be implemented during construction, unless a more stringent standard is required by the UDO or land disturbance permit:</p> <p>(i) construction entrance of at least 100 feet in length;</p> <p>(ii) silt fencing on the downstream side of the property adjacent to residential uses, consisting of 9 gauge or heavier galvanized chain link fence with woven slit film geotextile extending at least eight inches below ground surface, and galvanized steel or aluminum posts spaced at a maximum of ten feet and extending at least thirty-six inches below ground surface;</p> <p>(iii) flocculant (APS 700 series Floc Logs, or equivalent) in all sediment basins;</p> <p>(iv) check dams, measuring at least three feet in height and with a width wide enough to span the energy dissipater designed for the outfall, located at each discharge point;</p> <p>(v) weekly inspections of all erosion and sedimentation control measures by a third-party hired by the developer.</p>		
<p>13. For a self-service storage use, the hours of operation for the office area shall be 8:00 AM to 7:00 PM on Monday through Saturday and 11:00 AM to 6:00 PM on Sunday, and the hours of access to the building and individual units shall be limited to 6:00 AM to 9:00 PM on Monday through Friday, 8:00 AM to 8:00 PM on Saturday, and 11:00 AM to 8:00 PM on Sunday.</p>		
<p>14. No ground sign shall exceed eight (8) feet in height and sixty (60) square feet in sign area.</p>		
<p>15.</p>		
<p>16.</p>		
<p>17.</p>		

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 _____

7-17-16

Conditional Use District Zoning Conditions	
Zoning Case Number	OFFICE USE ONLY Transaction #
Date Submitted <u>June 10, 2016</u>	
Existing Zoning: <u>R-6</u> Proposed Zoning: <u>CX-3-CU</u>	
NARRATIVE OF ZONING CONDITIONS OFFERED	
1. The uses permitted on the property shall be limited to those uses permitted in the R-6 district and the self-storage use.	
2. For a self storage use, the maximum building height shall be two stories entirely above grade along Creedmoor Road plus a walk-out basement.	
3. For a self storage use, a vinyl fence measuring at least 6.5' in height shall be provided within any Zone A neighborhood transition yard.	
4. For a self storage use, all shade trees and understory trees required by UDO section 3.5 neighborhood transition standard shall be evergreen.	
5. For a self storage use, individual storage units shall not be serviced by electrical power or plumbing.	
6. For a self storage use, access to individual storage units shall be located only within the building and shall not be located on the exterior of the building.	
7. For a self storage use, there shall be a build-to range along Creedmoor Road measuring between five (5) feet and fifty (50) feet. The minimum building coverage within this build-to range along Creedmoor Road shall be fifty (50) percent, exclusive of those areas associated with driveway access and neighborhood transition areas.	
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 Phil B. Calton

7-17-16

EXHIBIT A

NEIGHBORHOOD MEETING NOTICE



Michael Birch | Partner
1330 St. Mary's Street, Suite 460
Raleigh, NC 27605

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: March 24, 2016

Re: Notice of meeting to discuss potential rezoning of parcel located on the west side of Creedmoor Road, south of the intersection with Sawmill Road, containing approximately 2.62 acres, with the address of 7001 Creedmoor Road and having Wake County Parcel Identification Number 0797-46-8176 (the "Property"). A map highlighting the Property is enclosed.

We are counsel for Fourstore, LLC, which is considering rezoning the Property. The Property is currently zoned Residential-6, and Fourstore, LLC is considering rezoning the Property to Commercial Mixed Use (CX) Conditional Use. The purpose of the rezoning is to allow for the development of a single fully enclosed, climate-controlled self-storage building with architectural finishes on all four sides.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Thursday, April 7, 2016 at 6:00 p.m. This meeting will be held in the Art Room at the Lake Lynn Community Center, which is located at 7921 Ray Road, Raleigh, NC 27613.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0388 or mbirch@morningstarlawgroup.com.

2-17-16

90 6-13-16

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

PEELER, JOHN T
2424 VILLAGE GROVE RD
RALEIGH NC 27613-3626

BASS, MICHELLE
2420 VILLAGE GROVE RD
RALEIGH NC 27613-3626

STILL, ROBERT G STILL, KELLI M
2416 VILLAGE GROVE RD
RALEIGH NC 27613-3626

BENNETT, JAMES A
BENNETT, SALIHA
2412 VILLAGE GROVE RD
RALEIGH NC 27613-3626

PHARES, HOWARD THOMAS JR
PHARES, ATHERINE BURGESS
2408 VILLAGE GROVE RD
RALEIGH NC 27613-3626

CRUM, MEGAN H
2404 VILLAGE GROVE RD
RALEIGH NC 27613-3626

MCMILLAN, GEORGE G
PO BOX 30514
RALEIGH NC 27622-0514

PFAHLER, BRANDON G
8929 TAYMOUTH CT
RALEIGH NC 27613-3623

WU, JIAKUN
ZHENG, LI
2503 SAWMILL RD
RALEIGH NC 27613-1617

HALLBERG, JANE E
2501 SAWMILL RD
RALEIGH NC 27613-1617

ENG, HENRY
2337 WATER LILLY WAY
GARNER NC 27529-5195

TODD, MARK L
TODD, KATHRYN GASKINS
8931 TAYMOUTH CT
RALEIGH NC 27613-3623

BLOUNT, CHRISTOPHER R
8509 STONECHASE DR
RALEIGH NC 27613-6997

STARKEY, THERESA S
8630 MURRAY HILL DR
RALEIGH NC 27615-2593

CALTON, PHILLIP BYRON
2012 N HILLS DR
RALEIGH NC 27612-3965

LENNON, GEORGE W
LENNON, BETTY A
411 MARLOWE RD
RALEIGH NC 27609-7017

FROST, DEREK R
FROST, DENISE W
2400 VILLAGE GROVE RD
RALEIGH NC 27613-3626

GOOD SHEPHERD LUTHERAN
CHURCH RAL
8809 WEATHERSFIELD CT
RALEIGH NC 27613-1352

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Thursday, April 7, 2016, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. Current zoning and proposed zoning districts
2. Future Land Use Map category and description
3. Property information
4. Proposed self-storage use
5. Uses permitted under current zoning
6. Proposed conditions limiting uses allowed in CX district
7. Building height
8. Building and site lighting
9. Stormwater situation to north, west and south of property
10. Stormwater controls for development -- during and after construction
11. Anticipated amount of impervious surface
12. Width of buffer adjacent to homes
13. Type of building and ground signage
14. Number of vehicle trips associated with self-storage use
15. Proposed location of access points on Creedmoor Road
16. Existing traffic on Creedmoor Road
17. Type of buffer -- undisturbed or planted
18. Plantings within the perimeter buffer
19. Type and height of fence within buffer
20. Number of self-storage units
21. Cost per unit
22. Application process for renting unit
23. Level and aspects of site, building and unit security
24. Hours of operation
25. Location of parking areas
26. On-site staff
27. Allowable items that can be stored
28. No plumbing or electricity to individual units
29. No business can be conducted in units
30. Location of unit access -- all internal access; no external access
31. Location of building access points
32. Security code access to building and unit
33. Building materials and architecture
34. Impact on adjoining property values
35. Similar developments in surrounding area by applicant

7.17-16

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

CHRISTY GOEBEL
JOY CROOM
BRAN WOOD
KEVIN PERRY
MICHELE DARRAH & DEBORAH SHERROD
DOROTHY S. DAVIS
THERESA & STEVE STARKEY
YON SEE, ENG YONG
KRISTA WHITE
KARI MYERS
BRANDON PFAHLER
MARK & KATHY TODD
HENRY ENG
KELLI M. STILL & FAMILY (BOB, THOMAS, & PHILLIP)
JAMES & SALIHA BENNETT
HOWARD & CATHERINE PHARES
MEGAN CRUM
DEREK FROST
MISSY PAIR
BRAD & KATHY BROYLES
APRIL GIANCOLA
NANETTE NEWTON
JUAN & ALLISON BENITEZ
NAVIN PURI
ASHLEY SUE BULLERS
LISA LOUQUE
HENRIQUE & AMY GOMES
SHARON MILLS
ROGER KOSAK
ANTHONY BURKHART
BETTY ANNE LENNON