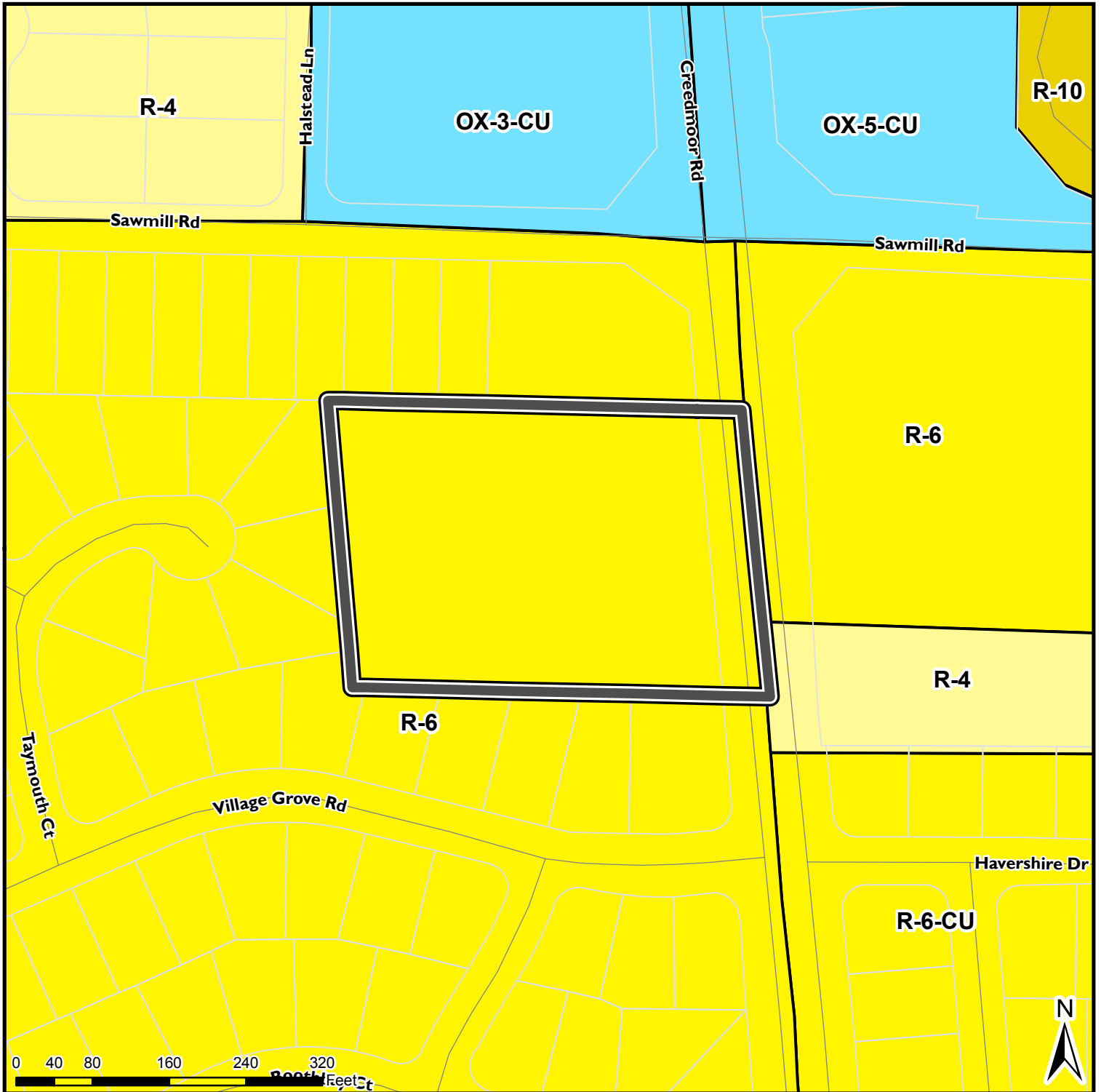


Existing Zoning Map

Z-17-2016



Submittal Date

6/10/2016

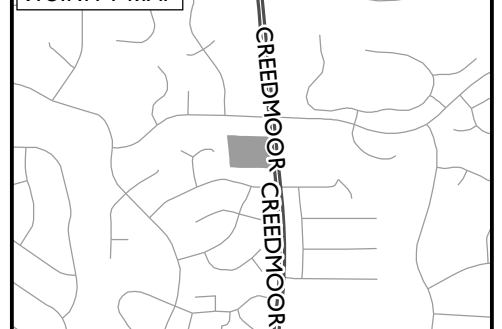
Request:

2.62 acres from

R-6

to CX-3-CU

VICINITY MAP



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 PMB

**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.	
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.	
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.	
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.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
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.	
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.	

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

Z-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