

CITY OF RALEIGH

Z-18-09

**R-6
to
SC CUD**

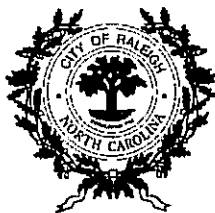
1.20 acres



Public Hearing
October 20, 2009
(February 17, 2010)

260

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.

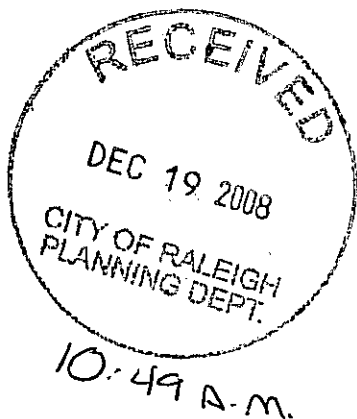
☐ The property has not heretofore been subject to the zoning regulations of the City of Raleigh.

3. That the requested zoning change is or will be in accordance 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



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)
Longview Acre, LLC

By: Heba Issa
Name: Heba Issa
Title: Member/Organizer

Date: Dec. 19, 08

EXHIBIT B. Request for Zoning Change

Office Use Only	Z-018-09
Petition No.	
Date Filed:	12-19-08
Filing Fee:	pd 1025.00 by CKH 1033

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

See instructions, page 6

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	<u>Longview Acre, LLC</u>	<u>2405 Pool Rd</u> <u>Raleigh, NC 27610-2748</u>	

2) Property Owner(s):	<u>Longview Acre, LLC</u>	<u>2405 Pool Rd</u> <u>Raleigh, NC 27610-2748</u>	

3) Contact Person(s):	<u>Dan Coleman</u>	<u>517 Rock Quarry,</u> <u>Raleigh, NC 27610-3353</u>	<u>919.832-8293</u> <u>builddcon@bellsouth.net</u>

4) Property Description: Please provide surveys if proposed zoning boundary lines do not follow property lines.	<u>Wake County Property Identification Number(s) (PIN): 1713770253</u>

General Street Location (nearest street intersections): _____

Northeast quadrant of the intersection of Poole Road and Norwood Street

5) Area of Subject Property (acres):	<u>1.20 acres</u>
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6) Current Zoning District(s)	
Classification:	<u>Residential - 6</u>
Include Overlay District(s), if Applicable	

7) Proposed Zoning District	
Classification:	<u>Shopping Center Conditional Use</u>
Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.	

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>Vivian Smith</u>	<u>2313 Nelson St.</u>	<u>Raleigh, NC, 27610-2719</u>	<u>1713677046</u>
<u>Maurilio & Francisca Anota</u>	<u>2309 Nelson St.</u>	<u>Raleigh, NC, 27610-2719</u>	<u>1713676079</u>
<u>Willie Carl Barham</u>	<u>2305 Nelson St.</u>	<u>Raleigh, NC, 27610-2719</u>	<u>1713676102</u>
<u>c/o Scott W. Warren</u>	<u>c/o Scott W. Warren</u>		
<u>Wake County</u>	<u>PO Box 550</u>	<u>Raleigh, NC, 27602-0550</u>	<u>1713761631</u>
<u>Emma Jean Fort</u>	<u>2413 Poole Rd</u>	<u>Raleigh, NC, 27610-2748</u>	<u>1713772142</u>
<u>Norman & Evelyn Stanley</u>	<u>2216 Hillock Dr.</u>	<u>Raleigh, NC, 27612-3968</u>	<u>1713677299</u>
<u>Russel & Lynn Dement, Jr.</u>	<u>PO Box 58161</u>	<u>Raleigh, NC, 27658-8161</u>	<u>1713678246</u>
<u>Martial & Marcelina Hodge</u>	<u>1804 Cynthia Pl.</u>	<u>Raleigh, NC, 27610-3534</u>	<u>1713678422</u>
<u>Martial & Marcelina Hodge</u>	<u>1804 Cynthia Pl.</u>	<u>Raleigh, NC, 27610-3534</u>	<u>1713678477</u>
<u>Martial & Marcelina Hodge</u>	<u>1804 Cynthia Pl.</u>	<u>Raleigh, NC, 27610-3534</u>	<u>1713678544</u>
<u>Veda Nicole Price</u>	<u>316 S. King Charles Rd.</u>	<u>Raleigh, NC, 27610-2739</u>	<u>1713770566</u>
<u>Jennifer Leigh Bumgarner</u>	<u>318 S. King Charles Rd.</u>	<u>Raleigh, NC, 27610-2739</u>	<u>1713771379</u>
<u>Robin W Westbrook</u>	<u>3906 Carnegie Ln.</u>	<u>Raleigh, NC, 27612-4385</u>	<u>1713772269</u>
<u>Sherron Andrew McGilberry</u>	<u>322 S. King Charles Rd</u>	<u>Raleigh, NC, 27610-2739</u>	<u>1713773262</u>

For additional space, photocopy this page.

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 which District Plan area the subject property is located within and the recommended land use for this property:

East District Plan. Residential with Residential Retail.

B. Please state whether the subject property is located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

The site is not located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies.

C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies?

The petitioner submits that the proposed map amendment is consistent with the Comprehensive Plan

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):

- To the south, Poe International Montessori School (WCPSS), single and multifamily residences (rental and owner occupied) and retail.
- To the west, single and multifamily residences (rental and owner occupied) and retail.
- To the north, single and multifamily residences (rental and owner occupied w/some home businesses) and retail (shopping center)
- To the east, single family residences (rental and owner occupied), funeral home.

Finally and most important of all is the current site is retail and has been retail since before it's annexation into Raleigh

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

The intersection of Poole Rd, Norwood St, and Peyton St zoning patterns are R-10, R-6 (subject site) and R-4. King Charles Rd NCOD (south) is proposed. The built environment typifies the zoning districts with most structures being only 1 or 2 stories with set backs commensurate with the zoning districts. The tree canopy is well established due to the age of the area. Buffer yards, specific to this site does not exist in relation to the eastern edge, with the other edges with sufficient buffering.

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 map amendment is compatible with the suitability of the property for particular for particular uses and the character of the surrounding area because it has been a retail store for the past 50 years. This proposed zoning just resolves the non-conformity that was created when the city annexed the property between 1950-1959 (annexation # 14)

III. Benefits and detriments of the proposed map amendment.**A. For the landowner(s):**

The proposed map amendment benefits the landowner by permitting the subject property to be redeveloped for its highest and best use.

B. For the immediate neighbors:

The immediate neighbors of the property will be benefited by the proposed rezoning as a result of the redesign and placement of the existing use upon the subject property. Furthermore, the conditions proposed with this rezoning serve to benefit the neighbors by providing them with predictability in the types and nature of uses that can be developed upon the property.

C. For the surrounding community:

In addition to addressing the need for redesigning and placement of the existing use upon the subject property the community will benefit with Poole Road finally attracting Urban Corridor characteristics. "Streets should be framed by the built environment" as clearly denoted in our proposed 2030 Comprehensive Plan update (quote by Ken Bowers, 12.17.08)

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

The rezoning of this property provides a continuation of the significant benefit that this retail facility has provided the citizens of Raleigh since its annexation into the City of Raleigh. I think this significance is reaffirmed by the King Charles Rd NCOD (south) proposed specifically excluding this site and in fact suggesting a policy boundary of the subject property's north and east property lines.

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

The subject property is already a retail store with gasoline sales and has been providing these services to the community since before it annexation into the city of Raleigh between 1950 and 1959.

It is reasonable to assume that if the current use was not reasonable and in the public's best interest it would have been included in the King Charles Road NCOD (south) and even though just a proposed NCOD there would have been mention of the communities desire to see something different on this corner if the prevailing use was not reasonable and in the public interest.

V. Recommended items of discussion (where applicable).

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

Who knows why we create these non-conformities other than to say that we assume that our Municipal code §10-2146 can handle the issues that may arise from time to time in addressing the changing economic and design challenges these non-conformities create. But I would submit that today §10-2146 can not handle the following:

- Financial requirements that funding be for conforming uses. (Banks and title companies will not provide loans to fund the improvements that are necessitated by the changing economic and design challenges now before us as a city ~ nation)
- §10-2146.3(6) specifically requires that the non-conformity be decreased (a penalty) when relocating the non-conformity on the premise to achieve design standards that are a part of the overall emphasis of our new urban planning models.

Today we are emphasizing live-work, getting people out of their cars, bringing retail closer to the sidewalks, more pedestrian friendly “green” environments.

I would then ask that you draw the same conclusion as I have drawn that had the city realized back when this property was annexed the future challenges of economics, urban design, and reverse urban flight to the suburbs now back to the urban core, the underlining zoning would have been established as commercial when annexed.

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

The subject site is already retail as allowed under our zoning requested. We are not asking for any thing additional. To the contrary we are only asking that the non-conformity be removed.

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

The existing impact will remain the same. There will be no additional impact because the USE is not changing.

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

None at this time



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Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-18-09 Conditional Use; Poole Rd. and Norwood St.

General Location: Northeast quadrant of Poole Road/ Norwood Street intersection.

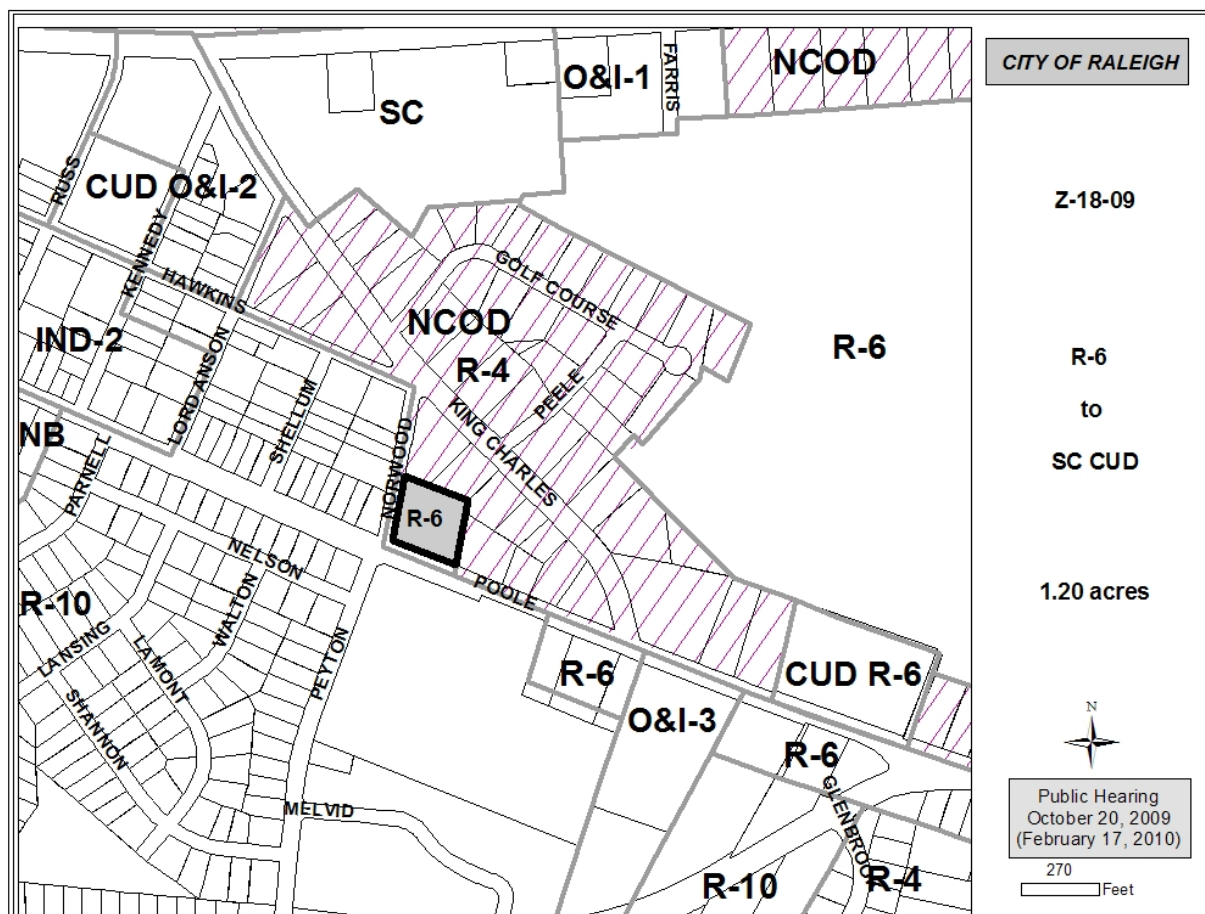
**Planning District
/ CAC:** East / East

Request: Petition for rezoning from **Residential-6** to **Shopping Center Conditional Use District**.

**Comprehensive Plan
Consistency:** This proposal is inconsistent with the Comprehensive Plan.

**Valid Protest
Petition (VSPP):** Application deadline date: October 15, 2009.

Recommendation:



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CASE FILE: **Z-18-09 Conditional Use; Poole Rd. and Norwood St.**

LOCATION: This site is located at the northeast quadrant of the Poole Road/ Norwood Street intersection.

REQUEST: This request is to rezone approximately 1.20 acres, currently zoned Residential-6. The proposal is to rezone the property to Shopping Center Conditional Use District.

**CONSISTENCY WITH
COMPREHENSIVE
PLAN AND OTHER
ADOPTED PLANS:** **This proposal is inconsistent with the Comprehensive Plan.**

RECOMMENDATION: **xxxxx**

**FINDINGS
AND REASONS:** (1) xxxxx;
(2) xxxxx;

To PC: October 27, 2009
Case History:

To CC: xxxxx

City Council Status: _____

Staff Coordinator: Doug Hill

Motion: xxxxx
Second: xxxxx
In Favor: xxxxx
Opposed: xxxxx
Excused: xxxxx

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 Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)

date: _____

date: _____



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Zoning Staff Report: Z-18-09 Conditional Use

LOCATION: This site is located at the northeast quadrant of the Poole Road/ Norwood Street intersection.

AREA OF REQUEST: 1.20 acres

PROPERTY OWNER: Longview Acre LLC

CONTACT PERSON: Dan Coleman, 832-8293

**PLANNING COMMISSION
RECOMMENDATION
DEADLINE:** February 17, 2010

ZONING:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Residential-6	Shopping Center CUD
	<u>Current Overlay District</u>	<u>Proposed Overlay District</u>
	n/a	n/a

ALLOWABLE DWELLING UNITS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	7 units	0 units (as per conditions)

ALLOWABLE OFFICE SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	No office uses permitted	No limitation specified

ALLOWABLE RETAIL SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	No retail uses permitted	No limitation specified

ALLOWABLE GROUND SIGNS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Tract ID sign	High Profile (Height = 15 feet, Area = 100 square feet)

ZONING HISTORY: This property has been zoned Residential-6 since the mid-1950s (annexed 10/17/55). At that time, the west section of the present site (former address 2401 Poole Road) was the location of a free-standing residence, with a free-standing grocery building on the east section of the site (2405 Poole Road).

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SURROUNDING

ZONING: NORTH: Residential-4, with Neighborhood Conservation Overlay District
SOUTH: Residential-10
EAST: Residential-4, with Neighborhood Conservation Overlay District
WEST: Residential-10

LAND USE: Food store – retail

SURROUNDING

LAND USE: NORTH: Low Density Residential
SOUTH: Institutional (Poe Montessori Magnet Elementary School)
EAST: Low Density Residential
WEST: Low Density Residential, Medium-Density Residential

DESIGNATED

HISTORIC

RESOURCES: None on property; none within 100 feet of property.

EXHIBIT C AND D ANALYSIS:

COMPREHENSIVE PLAN SUMMARY

TABLE: In addition to the various Elements (i.e. Transportation, Parks and Recreation, etc.) that are part of the City's 2030 Comprehensive Plan, the following table summarizes other land use provisions pertinent to the case that have been adopted by the City Council.

Element	Application to case
Future Land Use Map	Low Density Residential
Specific Area Plan	Southeast Raleigh Streetscape Master Plan (affects southwest corner of site)

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

LAND USE

The proposed land use is inconsistent with the Comprehensive Plan. The Future Land Use Map designates the site for Low Density Residential development. The plan states that "This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts." The existing zoning would permit up to six dwelling units per acre. The proposed zoning is conditioned such that residential uses would be prohibited. While the existing use of the site is non-residential (and appears to have been at least partially so since before the property's 1955 annexation), that use also is not in accordance with the Comprehensive Plan, or existing site zoning.

The Comprehensive Plan states: "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" (*Policy LU 8.12: Infill Compatibility*). The proposed conditions do not address compatibility with the adjacent residential uses.

The Comprehensive Plan further recommends that: "Retail uses should concentrate in mixed-use centers and should not spread along thoroughfares in a linear 'strip' pattern unless ancillary to office or high-density residential use" (*Policy LU 10.6: Retail Nodes*). The immediate neighborhood is

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currently served by two retail areas—one 800 feet to the west of the subject site, on Poole Road (zoned Industrial-2), and another 820 feet to the north, on New Bern Avenue (zoned Shopping Center).

ENVIRONMENTAL PROTECTION

There are no water features or floodplains on the subject site. Site trees are concentrated along the lot lines contiguous with the residential properties on the north and east. As the site is less than two acres, the City's Tree Conservation Ordinance does not apply.

URBAN DESIGN

The proposed rezoning is conditioned to prohibit drive-through restaurant service, a provision which could reduce vehicle/ pedestrian conflicts. Design components of intensity transitions and contextual design are not addressed.

DOWNTOWN

The site is located outside the Downtown area boundary.

OTHER PLANS

Future site development at the Poole/ Norwood intersection will be subject to provisions of the Southeast Raleigh Streetscape Master Plan (as specified on Sheet MP-3 of the plan, excerpted below). The Plan text explains that there will need to be a "landscape easement to be acquired at each quadrant of the intersection for a planting consisting of medium shade trees and a hedgerow of shrubs," adding "that shrubs shall be placed outside of a triangular sight distance area measured 20 feet along each right-of-way line from the intersection..."

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

All properties within the immediate vicinity (i.e., one-eighth mile) are zoned residential, with the exception of a funeral home located 700 feet from the subject site, on the opposite side of Poole Road. The subject site is abutted on two sides by the King Charles Neighborhood Conservation Overlay District. Poe Montessori Magnet Elementary School is located across Poole Road from the site, but the majority of nearby properties are built out with single-family residences. The proposed rezoning would create an isolated instance of shopping center zoning within this residential environment.

The site's present R-6 zoning allows a minimum setback of 20 feet from the street, and at that setback a maximum building height of 40 feet. The proposed rezoning would allow buildings to be 15 feet from the street, with a height at the setback line of 50 feet. (Under either designation, one foot of additional height could be added for every one foot of additional setback.) The adjoining King Charles Neighborhood Conservation Overlay District provides that buildings within the district be set back a minimum of 76 feet from the street right-of-way, and be limited to two stories in height.

3. Public benefits of the proposed rezoning

The proposed zoning could provide additional goods or services to the area. However, adjacent residences are already in close proximity to existing commercial areas, on both Poole Road and New Bern Avenue.

4. Detriments of the proposed rezoning

While uses of the site would be limited under the proposed conditions, a gas station or convenience store, car wash, car repair, vehicle sales, and fast-food business (without a drive-through) would be among the permitted uses. Such development could result in increased traffic, and elevated levels of lighting and noise.

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

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TRANSPORTATION: Poole Road is classified as a minor thoroughfare (2007 ADT -7,200 vpd) and is constructed to City standards as a 4-lane curb and gutter section with sidewalks on both sides within an 85-foot right-of-way. Norwood Street is classified as a collector street and exists as 2-lane curb and gutter section with sidewalk on one side within a 51-foot right-of-way. City standards call for Norwood Street to be constructed with 41-foot back-to-back curb and gutter section within a 60-foot right-of-way. Neither NCDOT nor the City have any projects scheduled on any of these roadways in the vicinity of this case.

Over the next 25 years traffic volumes along Poole Road in the vicinity of the subject property are projected to increase to 15,315 vehicles per day. Minimizing driveway entrances along Poole Road is necessary to maintain vehicular and pedestrian safety in this area. The petitioner may wish to add a condition stating that access to Poole Road will be limited to no more than one driveway. The petitioner may wish to consider a condition stating that reimbursement for additional right-of-way dedicated shall be at current R-6 values.

TRANSIT: Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

HYDROLOGY: FLOODPLAIN: None.
DRAINAGE BASIN: Walnut Creek
STORMWATER MANAGEMENT: Site is subject to Part 10, Chapter 9, Stormwater Control and Watercourse Buffer Regulations.
No Buffer. No WSPD.

PUBLIC UTILITIES:

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
Water	Approx. <u>4,200</u> gpd	Approx. <u>5,400</u> gpd
Waste Water	Approx. <u>4,200</u> gpd	Approx. <u>5,400</u> gpd

The proposed rezoning would add approximately 1,200 gpd to the wastewater and water treatment systems of the City. There are existing sanitary sewer and water mains in place which could serve the rezoning site.

PARKS AND RECREATION:

This property is not adjacent to any greenway corridors. This property will not affect the level of service for parks facilities in the area.

WAKE COUNTY PUBLIC SCHOOLS:

The maximum number of dwelling units permitted under the current zoning is 7; the proposed rezoning would not permit residential uses on the property, resulting in a net reduction of potential students by 4. The impact on base school enrollment may be summarized as follows:

School name	Current enrollment	Current Capacity	Future Enrollment	Future Capacity
Oak Grove	865	115.2%	863	114.9%
Moore Square	490	86.9%	489	86.7%
Enloe	368	78.0%	367	77.8%

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IMPACTS SUMMARY: Anticipated traffic volume suggests limitations should be provided regarding access from Poole Road. A transit easement should be provided.

OPTIONAL ITEMS OF DISCUSSION

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

N/A

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 be property applied to it now were it being zoned for the first time.

The applicant posits that had contemporary social, economic, and urban design trends been foreseen when the existing zoning was adopted for the property, commercial zoning would have been adopted instead. However, real estate records indicate that until 1995, the property contained a residential structure as well as the commercial building. The Future Land Use Map provides that the property be residential, at a maximum density of six dwelling units per acre.

APPEARANCE

COMMISSION: This request is not subject to Appearance Commission review.

CITIZENS'

ADVISORY COUNCIL: DISTRICT: East
CAC CONTACT PERSON: Mark Turner, 741-6329

SUMMARY OF ISSUES:

COMPREHENSIVE PLAN / COMPATIBILITY / ADVERSE IMPACTS:

1. Outstanding issues

- Inconsistency with the Comprehensive Plan.

2. Suggested conditions

- Add one or more conditions addressing how development of the site will be compatible with the surrounding residential context, such as through design elements, height, setback and massing.
- Add a condition stating that "The owner of the property shall deed to the City a landscape easement at the corner, consistent with the provisions of the Southeast Raleigh Streetscape Master Plan."

TRANSPORTATION:

- Add a condition stating that "Access to Poole Road shall be limited to no more than one driveway."
- Add a condition stating that "Reimbursement for additional right-of-way dedication shall be at current R-6 values."

TRANSIT:

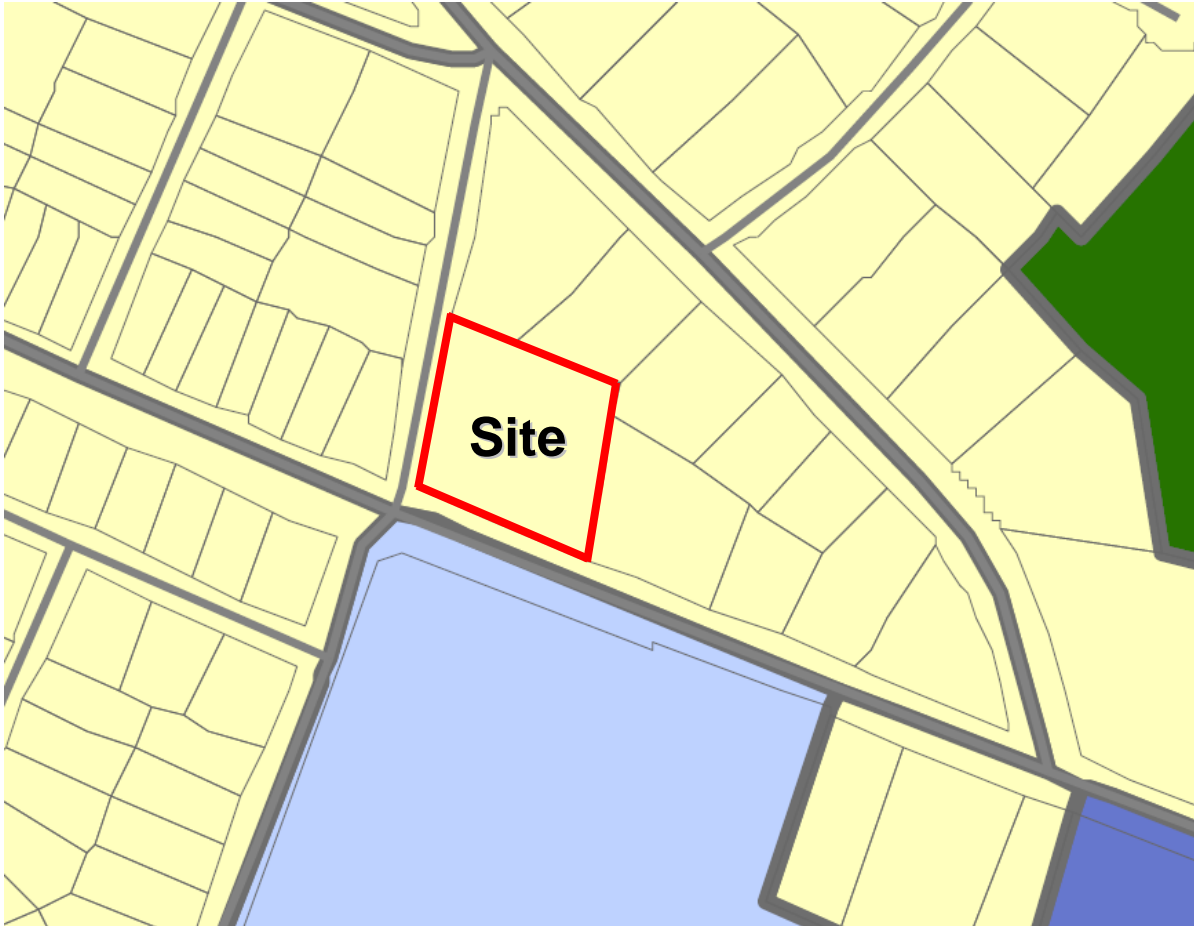
- Add a condition stating that "Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public

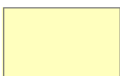
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right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.”

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Future Land Use Map



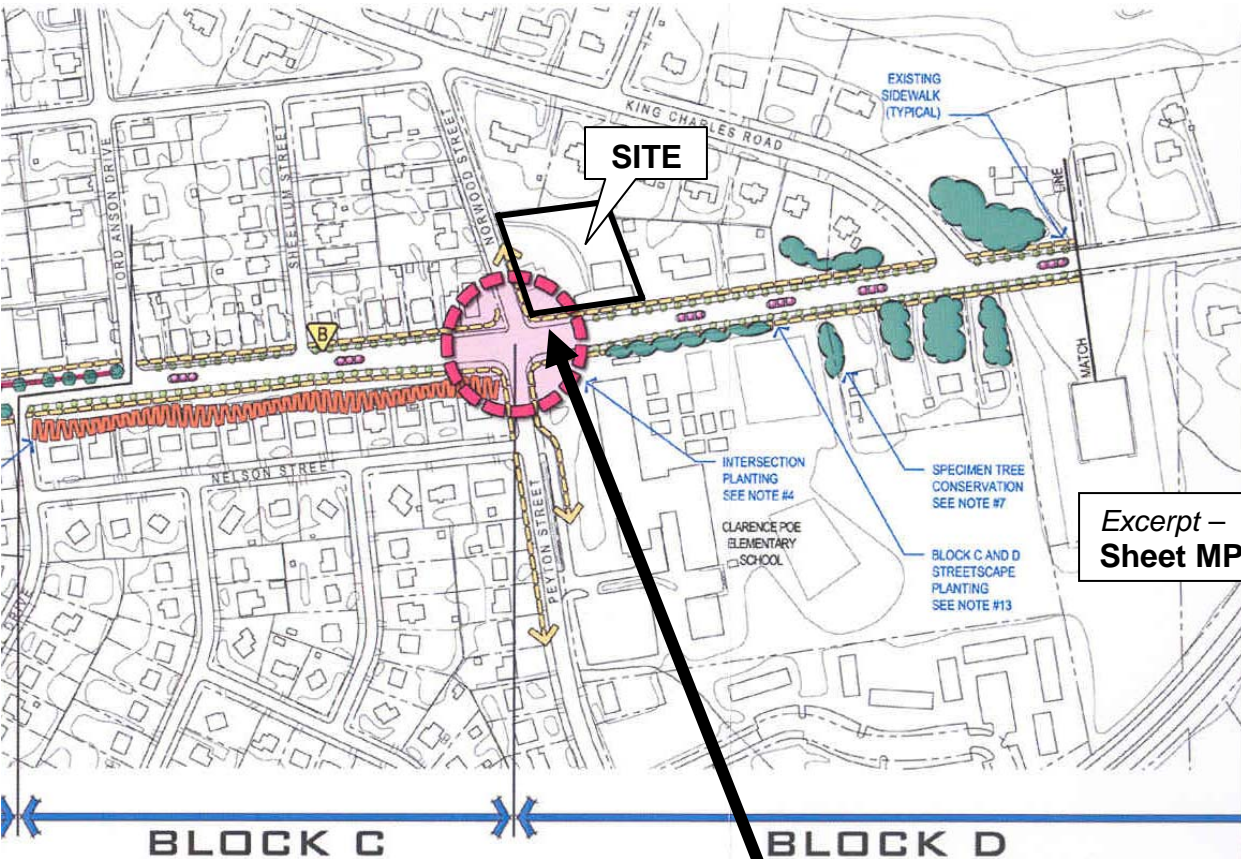
 Low Density Residential

Low Density Residential (1-6 units per acre)

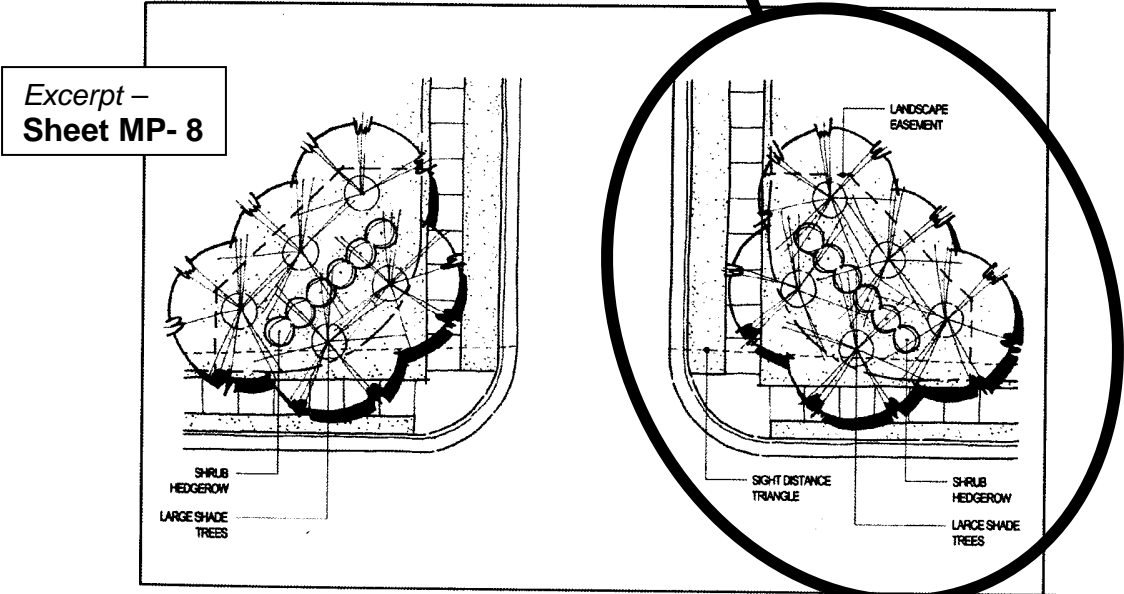
This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Clustered housing, duplexes, and other housing types would be consistent with this designation as long as an overall gross density not exceeding 6 units per acre was maintained. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

DRAFT

Excerpts— Southeast Raleigh Streetscape Master Plan



Excerpt –
Sheet MP- 3



INTERSECTION STREETScape PATTERN