



RALEIGH PLANNING COMMISSION

CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-18-19 – PONDEROSA SERVICE ROAD

Location	<p>Northeast Raleigh, approximately 0.4 miles south of the intersection of Falls of the Neuse Road and Capital Boulevard (US1). The site adjoins the municipal jurisdiction of the Town of Wake Forest.</p> <p>Address: 10807, 10809, 10813, 10815 Ponderosa Service Road</p> <p>PINs: 1739476541, 1739374565, 1739576641, 1739378667</p> <p>iMaps, Google Maps, Directions from City Hall</p>
Current Zoning	Residential-30-Water Supply Watershed IV Protected Area (R-30-WSO-4P-1), Highway District-Water Supply Watershed IV Protected Area (HD-WSO-4P-1) (Wake County)
Requested Zoning	Residential-10 Conditional Use-Urban Watershed Protection Overlay District (R-10-CU-UWPOD)
Area of Request	19 acres
Corporate Limits	The site is within Raleigh's Urban Service Area, adjacent to corporate limits, but not within the ETJ. Annexation is required for the requested density to be achieved, and for the Raleigh zoning to be applied.
Property Owner	Thomas and Sharon Yancy; James Adams
Applicant	Kelly Race Withers Ravenel 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601
Citizens Advisory Council (CAC)	North
PC Recommendation Deadline	September 23, 2019

SUMMARY OF PROPOSED CONDITIONS

1. Private outdoor lighting shall not produce a light level greater than one-foot-candle as measured at the right-of-way of a public street.
2. Apartments, boarding houses, supportive housing (single and multi-unit), and hospitality houses are prohibited.
3. Block perimeter requirements will not be met; however, the site will provide required right-of-way to connect Common Oaks Drive to the intersection of Ponderosa Service Road at Height Lane.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office/Research and Development; Moderate Density Residential
Urban Form	Parkway Corridor
Consistent Policies	Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.2 – Location of Growth Policy LU 5.4 – Density Transitions Policy LU 8.1 – Housing Variety
Inconsistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 9.1 – Planning for the Tech Sector Policy LU 11.1 – Preserving Industrial Land

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☒ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
April 30, 2019; 1 attendee	May 21, 2019 (North)	June 25, 2019	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

Planning Director Date

Planning Commission Chair Date

Staff Coordinator: Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



ZONING STAFF REPORT – CASE Z-18-19

Conditional Use District

OVERVIEW

The site is located in northeast Raleigh, approximately 0.4 miles south of the intersection of Falls of the Neuse Road and Capital Boulevard (US1). The site adjoins the municipal jurisdiction of the Town of Wake Forest (on the east side of Ponderosa Service Road) and is approximately 3.3 miles from downtown Wake Forest. The site consists of four parcels that represent a narrow, rectangular tract (approximately 250' x 3,220') extending from Richland Creek to Ponderosa Service Road. Presently, two of the four subject parcels are vacant, and the two parcels fronting Ponderosa Service Road contain a duplex and a single-family house. The subject tract is predominantly wooded and slopes gently to the west, with steeper grades along a stream that runs east to west within the southern portion of the property. The site becomes flat toward its western boundary, corresponding with areas of floodway and floodplain of Richland Creek.

The site is split-zoned. The eastern third of the site is zoned Highway District (HD; Wake County), with the remainder of the site zoned Residential-30 (R-30; Wake County). Both areas include a County zoning overlay of Water Supply Watershed IV Protected Area (WSO-4P1). The WSO-4P overlay district is applied to the designated protected area of all WS-IV watersheds, as classified by the North Carolina Department of Environmental Quality. Impervious surface coverage may not exceed 30 percent in WSO-4P1-designated areas developed without curb and gutter. The site is adjoined to the south by a manufactured housing subdivision, zoned similarly to the subject site with the same split of HD and R-30 zoning. This subdivision is approximately 48 acres and contains approximately 54 homes (density of 1.1 units/acre). To the north, the site is bordered by City of Raleigh zoning districts RX-3-PK, containing an apartment complex (density of 10.2 units/per acre), CX-3-PK, containing an indoor skating rink, and HD (Wake County), a single-family homesite. These areas include an Urban Watershed Protection Overlay District (-UWPOD). The site is bordered on the west by a greenway easement owned by the City of Raleigh, part of the Richland Creek greenway corridor. This area is zoned R-6, also with an Urban Watershed Protection Overlay District (-UWPOD).

The site is not annexed and is adjacent to Raleigh's extraterritorial jurisdiction and within Raleigh's urban service area. Annexation will be required for City of Raleigh zoning to be applied. A petition for annexation has not been filed at present.

The site is presently zoned HD-Highway District (Wake County). This zoning is primarily intended for residential uses, but it also allows public & civic uses such as schools, churches, libraries, governmental buildings, and day care. The HD zoning permits retail/convenience stores with gasoline sales by right. Several types of non-residential uses, including vehicle repair, service, and sales, telecommunications towers, light manufacturing, warehousing, C&D landfills, and 'all other' retail sales and services' are allowed with a Special Use Permit.

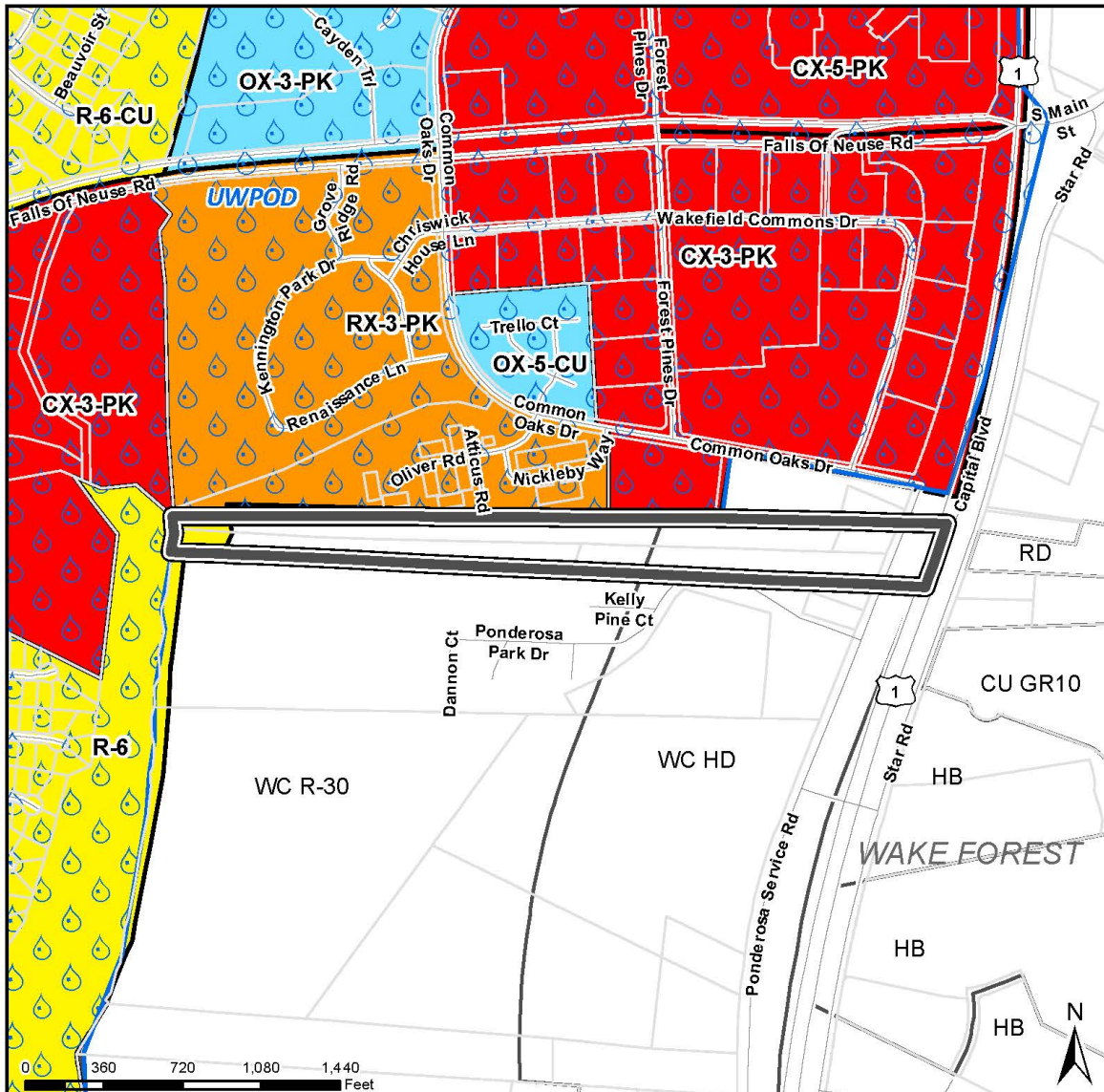
The proposed rezoning would eliminate the present retail entitlement (134,917 SF) on the site but would substantially increase the residential entitlement from 46,000 SF (23 units) to 380,000 SF (190 units).

OUTSTANDING ISSUES

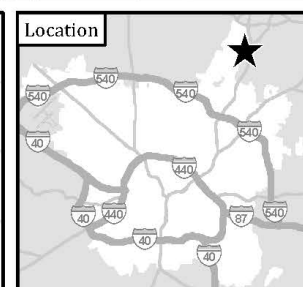
Outstanding Issues		Suggested Mitigation	
	<ol style="list-style-type: none"> 1. The request is inconsistent with the 2030 Comprehensive Plan overall, specifically the Urban Form and Future Land Use Maps. 2. Conditions #1 and #3 should be revised per Staff comments. 3. A greenway easement will be required along the site's reach of Richland Creek. 4. Annexation is required to apply zoning. 5. No Vote from North CAC. 6. Multi-unit supportive housing is protected by provisions of the Americans with Disability Act. Use cannot be prohibited except within the Supportive Housing Buffer. 		<ol style="list-style-type: none"> 1. Provide Parkway Frontage and/or additional zoning conditions to decrease inconsistency with the Plan. 2. Submit revised Conditions #1 and #3. 3. Dedicate a greenway easement per UDO Sec. 8.6.1. at the time of residential site plan approval. 4. Petition for annexation. 5. CAC Vote expected on August 20, 2019. 6. Submit revised Condition #2.

Existing Zoning

Z-18-2019



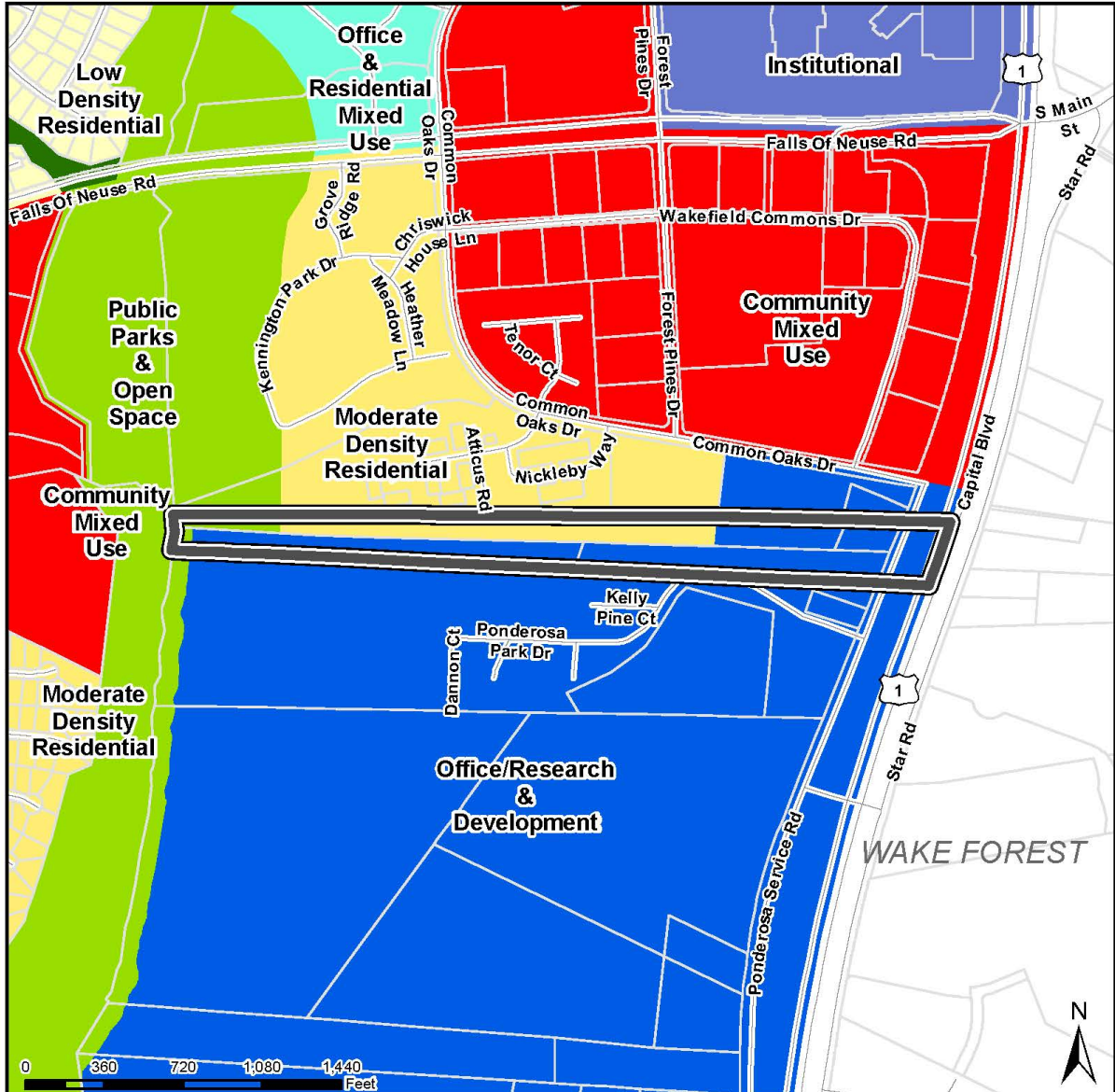
Property	10807, 10809, 10813, & 10815 Ponderosa Service Rd
Size	19 acres
Existing Zoning	R-6, Wake County R-30 & HD
Requested Zoning	R-10-CU



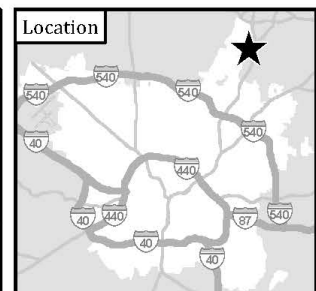
Map by Raleigh Department of City Planning (reckhowh): 5/21/2019

Future Land Use

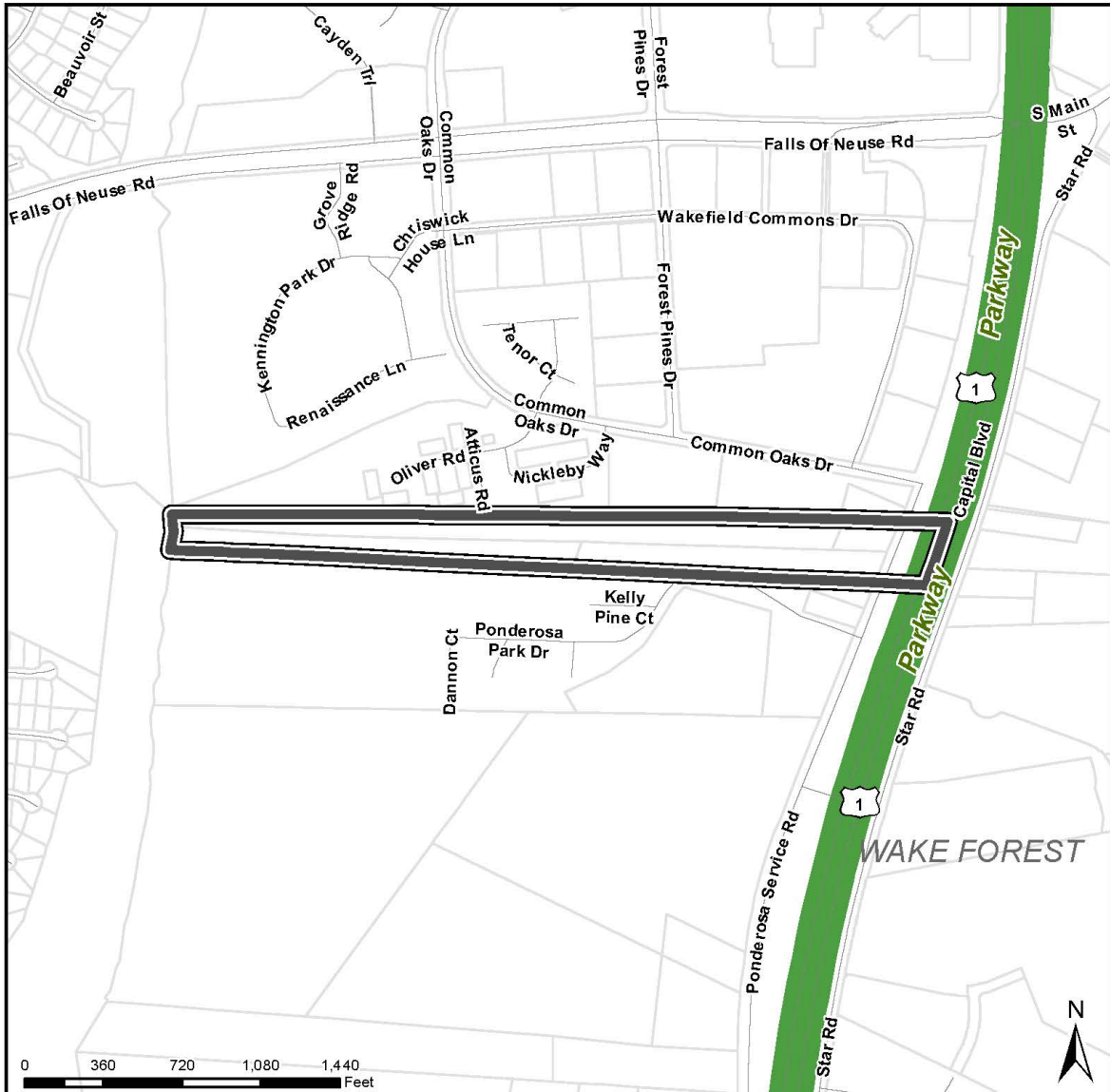
Z-18-2019



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Existing Zoning	R-6, Wake County R-30 & HD
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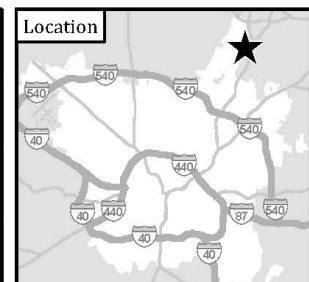


Map by Raleigh Department of City Planning (reckhowh): 5/21/2019



Property	10807, 10809, 10813, & 10815 Ponderosa Service Rd
Size	19 acres
Existing Zoning	R-6, Wake County R-30 & HD
Requested Zoning	R-10-CU

Map by Raleigh Department of City Planning (reckhowh): 5/21/2019



COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The proposal is consistent with the *Expanding Housing Choices* theme, which calls for an adequate supply of affordable and workforce housing options that provide housing opportunities for all segments of the population. The request would facilitate the development of townhouses

The proposal is consistent with the *Managing Our Growth* theme, which calls for creating desirable places to live, work, and play, with adequate infrastructure in place as development comes on line. The request would provide for development that could be adequately served and provide access to community facilities, retail opportunities, and services.

The proposal is consistent with the *Growing Successful Neighborhoods* theme, which calls for new development to be diverse and walkable, with convenient access to open space, community services, retail, and employment. The proposed rezoning site is located adjacent to a mixed-use activity center as identified on the Growth Framework Map, and a future greenway corridor along Richland Creek is part of the Capital Area Greenway Master Plan. This corridor will eventually connect the Raleigh and Wake Forest greenway systems.

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

Partially. While part of the site is designated appropriately as Moderate Density Residential, the majority (about two-thirds) of the site is designated for Office/Research and Development, where housing is not considered an appropriate land use.

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

Yes. The proposal would facilitate a development that would provide a transitional land use between a large apartment complex to the north of the site and a manufactured home subdivision to the south. The site is near an area designated for Commercial Mixed Use and the major intersection of Falls of the Neuse Road and Capital Boulevard.

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

Yes. Upon annexation, utilities would be available, and community facilities and streets appear sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Office/Research and Development, Moderate Density Residential.

The rezoning request is

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

☒ **Inconsistent**

This proposal is inconsistent with the Future Land Use Map in general. The proposal to rezone to Residential-10 (R-10) will provide for residential uses that are discouraged in areas designated for Office/Research and Development, which comprises about two-third of the total area of the site. However, about one-third of the site, designated for Moderate Density Residential, which would be consistent with the FLUM.

Urban Form

Urban Form designation: Parkway

The rezoning request is

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

☒ **Inconsistent**

☐ **Other** (no Urban Form designation)

Capital Boulevard is designated as a Parkway Corridor on the Urban Form Map. Regarding Parkway Corridors, the 2030 Comprehensive Plan states:

These are corridors where multi-modal access is not emphasized, and a heavily landscaped approach to street frontage is either called for in adopted plans or represents the prevailing character of the area. A suburban approach to frontage is recommended.

To be consistent with the Urban Frontage Map, Parkway Frontage (-PK) should be included in the rezoning request. The -PK Frontage is intended to provide a densely landscaped buffer between the roadway and adjacent development and provide a green corridor along the road.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

Presently, the area surrounding the proposed site is predominantly residential, with apartment complexes to the north and a manufactured home subdivision to the south. The building types and uses permitted under R-10 zoning would be compatible with the surrounding area.

Public Benefits of the Proposed Rezoning

- The proposal would add to the diversity of housing stock in this part of northeast Raleigh, which is adjacent to a mixed-use activity center.

Detriments of the Proposed Rezoning

- If approved, the proposal would remove land from the Office/Research and Development category, which is intended to support employment centers and related uses.

Policy Guidance

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

Policy LU 2.6—Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- The proposed zoning (R-10-CU) would significantly increase permitted residential density; however, there is adequate infrastructure capacity to serve this increase.

Policy LU 3.2 – Location of Growth

The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.

- The proposed rezoning site is presently within Raleigh's Urban Service Area; however, it lies adjacent to Raleigh's corporate limits; Wake Forest corporate limits begin at the Ponderosa Service Road-Capital Boulevard right-of-way. It is located in a highly urbanized area near a major intersection.

Policy LU 5.4 – Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different

development intensity about on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

- By eliminating the commercial and non-residential uses permitted under Wake County HD zoning, the proposal would provide an appropriate density transition between the commercial development and apartment complex to the north. It would also provide a transition from the properties to the south where a manufactured home subdivision presently stands.

Policy LU 8.1 – Housing Variety

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

- The proposal would add a mix of housing stock in this area adjacent to a mixed-use activity center. The current HD zoning would be limited to single-family homes.

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

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

- The proposed zoning (R-10-CU) is inconsistent with the Future Land Use Map, which designates this area as Office/Research and Development. Residential uses are not considered an appropriate future land use in areas of this designation. About one-third of the site is appropriately designated as Moderate Density Residential, which would be consistent with the FLUM.

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 proposed in the request are inconsistent with the Comprehensive Plan, as they pertain to a proposed residential development.

Policy LU 9.1 – Planning for the Tech Sector

Plan for and designate adequate land for offices, laboratories, business incubators, and flex space buildings to accommodate Raleigh's growing technology industries on the Future Land Use Map.

Policy LU 11.1 – Preserving Industrial Land

Support land use policies that protect competitive opportunities to locate industrial, flex, and warehouse sites near major transportation corridors and the airport.

- This proposal would remove approximately 6.7 acres of land designated for tech sector growth, as well as land where industrial, flex, and warehouse sites could be located near a major transportation corridor. However, this proposal represents only about 3.3% of the total area designated for Office/Research and Development that adjoins the site. Furthermore, there is approximately 427 acres of land designated for General Industrial that lies south of the Office/Research and Development tract. The proposal would represent a minor loss of future employment area, but substantial acreage of lands in the Employment Category of future land uses along Capital Boulevard in vicinity of the site.

Area Plan Policy Guidance

There is no City of Raleigh area plan guidance for this site; however, it is located within the study area of the US-1 Corridor Study, which was completed in 2006 to plan for conversion of US-1 into a limited access highway north of I-540. The US1 Council of Planning has been advised of this proposal.

IMPACT ANALYSIS

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.

Parks and Recreation

This site contains or is adjacent to the Neuse River-Richland Creek greenway trail/corridor/connector.

Nearest existing park access is provided by Forest Ridge Park (4.8 miles) and Annie Louise Wilkerson, MD Nature Preserve (4.8 miles).

Nearest existing greenway trail access is provided by Wakefield Greenway Trail (0.9 mi).

Current park access level of service in this area is graded a D letter grade.

This area is considered a high priority for park land acquisition or park development.

Impact Identified: Greenway Easement Required

Public Utilities

Offsite easement will be required to extend sanitary sewer to serve the property. The location of said easements will be depending upon engineer's design.

	Maximum Demand (current use)	Maximum Demand (current zoning) (gpd)	Maximum Demand (proposed zoning) (gpd)
Water	0	17,539	47,500
Waste Water	0	17,539	47,500

Impact Identified:

1. A petition for annexation will be required prior to connecting to public utilities

2. The proposed rezoning would add approximately 29,960 gpd to the wastewater collection and water distribution systems of the City. There is an existing sanitary sewer main offsite across adjacent private property in Common Oaks Dr and a water main along property frontage in Ponderosa Service Rd.
3. 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
4. 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

Stormwater

Floodplain	FEMA
Drainage Basin	Neuse
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	None

Impact Identified: Some Neuse River Riparian buffer at west end of property

Transit

The nearest transit stop is located about 1/3 of a mile from the site, on Common Oaks Drive between Oliver Road and Nickleby Way. Service for GoRaleigh Wake Forest Loop is provided every 60 minutes on weekdays.

Impact Identified: None.

Transportation

Existing and Planned Infrastructure

1. Streets. Common Oaks Drive is a 2-lane avenue maintained by the city of Raleigh. Ponderosa Service Road is a 2-lane divided avenue maintained by the North Carolina DOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The block perimeter for these parcels is approximately 55,000 feet, consisting of Common Oaks Drive, Capital Boulevard, Durant Road, Raven Ridge Road, and Fall of Neuse Road. Interconnectivity between Falls of Neuse Road and Capital Boulevard is restricted due to the Neuse River, Richland Creek, and the CSX Transportation railroad. The floodplain for Richlands Creek is in the western portion of the property, restricting interconnectivity further. The Raleigh Street Plan proposes a 2-lane avenue through the subject site connecting Common Oaks Drive and Capital Boulevard. Construction of this street and future improvements to the area will improve block perimeter on the eastern portion of the site.

2. Pedestrian Facilities. There is no sidewalk on Ponderosa Service Road on the property frontage. There are concrete sidewalks in the vicinity of the subject property on Common Oaks Drive and Forest Pines Drive.
3. Bicycle Facilities. Forest Pines Drive currently has a bicycle lane. Falls of Neuse Road is designated as having a separated bikeway facility in the Long-Term Bikeway Plan. Common Oaks Drive, and Ponderosa Service Road are both designated to have a bicycle lane in the Long-Term Bikeway Plan
4. Greenways. The Z-18-2019 site is located approximately 3/4 of a mile north of the Neuse River Trail. Future plans to connect the Richland Creek Greenway Trail to the Neuse River Greenway Trail may connect the property to the greenway on the western edge of the property.
5. Transit. The nearest transit stop is located about 1/3 of a mile from the site, on Common Oaks Drive between Oliver Road and Nickleby Way. Service for GoRaleigh Wake Forest Loop is provided every 60 minutes on weekdays.
6. Access. Current access to the subject site is from Ponderosa Service Road. The Raleigh Street Plan has a future 2 lane avenue that is mapped to go through the property, which would connect it to Common Oaks Drive to the US 1 frontage road.

Other Projects in the Area

7. Adjacent to the subject site, there is an NCDOT funded project (U-5307C) to widen and convert Capital Boulevard to a limited access highway north from SR 2045 (Burlington Mills Road) to NC 98. Many segments of access roads similar to Ponderosa Service Rd will be constructed to maintain access to parcels. Construction and right of way for the project is estimated to begin in 2021.

TIA Determination

8. Approval of case Z-18-2019 would approximately decrease PM peak hour vehicle trips by 233 and decrease AM peak hour trips by 39. Daily vehicle trips would be decreased by approximately 1,714. The intersection of Falls of Neuse Road and Common Oaks

Drive had a high crash severity crash with a disabling injury or fatality. In November of 2016 plans for a traffic signal were made and have since been implemented into the intersection. Since improvements have been made to this intersection, a traffic study is not required for case Z-18-2019.

Z-20-18 Existing Land Use	Daily	AM	PM
Undeveloped	28	2	3
Z-20-18 Current Zoning Entitlements	Daily	AM	PM
Residential	3105	127	339
Z-20-18 Proposed Zoning Maximums	Daily	AM	PM
Neighborhood Mixed Use	1391	87	106
Z-20-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-1714	-39	-233

Impact Identified: None.

Urban Forestry

1. Tree conservation requirements apply in accordance with UDO Section 9.1.3.

Impact Identified: None.

Impacts Summary

The proposal will have minimal impacts on existing road infrastructure and is located in an area where major improvements to Capital Boulevard are anticipated in the future. There is sufficiently water utility capacity to serve the proposal, but offsite easements will be required to extend sanitary sewer to serve the property. There is approximately 2.7 acres of floodway/floodplain at the western end of the site, which lies along the Richland Creek greenway corridor. The Neuse River buffer rules apply here. The site is not annexed at the present time. The proposal would increase total daily vehicle trips but would slightly decrease morning and evening peak hour trips. The proposed rezoning would eliminate the retail entitlement (134,917 SF) currently permitted under Wake County HD zoning.

Mitigation of Impacts

A greenway easement will be required. A Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. A petition for annexation will be required before any permits can be issued.

CONCLUSION

Z-18-19 is a request to rezone 19 acres near the intersection of Falls of the Neuse Road and Capital Boulevard (US-1). The proposal will require an easement for the Richland Creek greenway corridor. The proposal will improve street connectivity through a connection to Common Oaks Drive and add variety to the housing stock in the area. The proposal would remove a substantial retail and non-residential entitlement that exists under the current Wake County zoning. The proposal will require annexation. The request is inconsistent with both the Future Land Use Map and the Urban Form Map, thus inconsistent overall with the 2030 Comprehensive Plan. Amending the request to include Parkway Frontage or offering additional zoning conditions could decrease inconsistency with the Plan.

CASE TIMELINE

Date	Action	Notes
May 16, 2019	Application submitted with conditions.	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	HD/R-30 (Wake County)	RX-3-PK/CX-3-PK/HD (Wake County)	HD/R-30 (Wake County)	R-6	HD (Wake County)
Additional Overlay	WSO-4P-1	UWPOD	WSO-4P-1	UWPOD	N/A
Future Land Use	Moderate Density Residential, Office/Research & Development	Moderate Density Residential, Office/Research & Development	Office/ Research & Development	Public Parks & Open Space	Office/ Research & Development
Current Land Use	Duplex, Single Family Residential	Multi-Family Residential, Commercial, Single Family Residential	Mobile Home Park	Capital Boulevard & Right-of-Way	Open Space/Green way Corridor
Urban Form	Parkway	Parkway	Parkway	Parkway	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-30/HD	R-10-CU
Total Acreage	19	19
Setbacks:		
Front	30'	10"
Side	10'	0 or 6
Rear	30'	20'
Residential Density:	1.4 du/ac	10 du/ac
Max. # of Residential Units	23	190
Max. Gross Building SF	46,000	380,000
Max. Gross Office SF	N/A	N/A
Max. Gross Retail SF	134,917	N/A
Max. Gross Industrial SF	N/A	N/A
Potential F.A.R	0.16	0.46

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE #Z-18-19

OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 10807, 10809, 10813, and a portion of 10815 Louisburg Road to achieve consistency between the map and the rezoning request for a Residential-10 (R-10) base district. The map currently designates the parcels for Office/Research and Development, which envisions employment-related areas where housing is not considered an appropriate land use. The FLUM district corresponding to the R-10 rezoning request for is Moderate Density Residential, which applies to townhouses and multi-family dwellings, so long as an overall gross density of 14 units to the acre is maintained.

The Urban Form Map requires an amendment to remove the Parkway Corridor designation for two of these properties (10807, 10813) to achieve consistency between the map and the rezoning request.

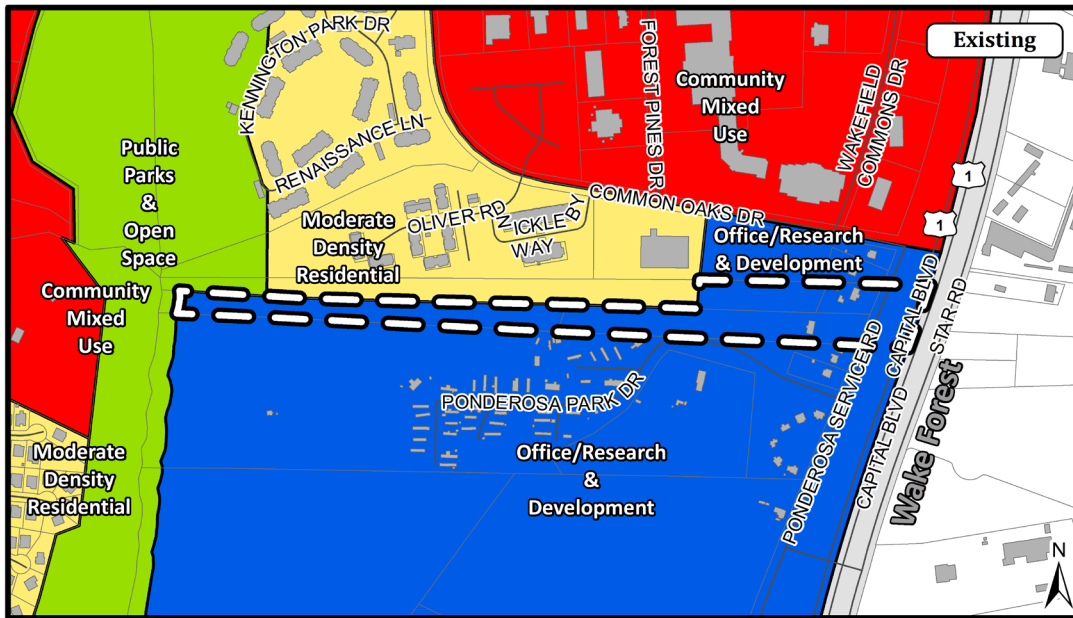
LIST OF AMENDMENTS

1. Amend the Future Land Use Map for 10807, 10809, 10813 and a portion of 10815 Ponderosa Service Road from to Moderate Density Residential.
2. Amend the Urban Form Map for 10807 and 10813 Ponderosa Service Road to remove the Parkway Corridor designation.

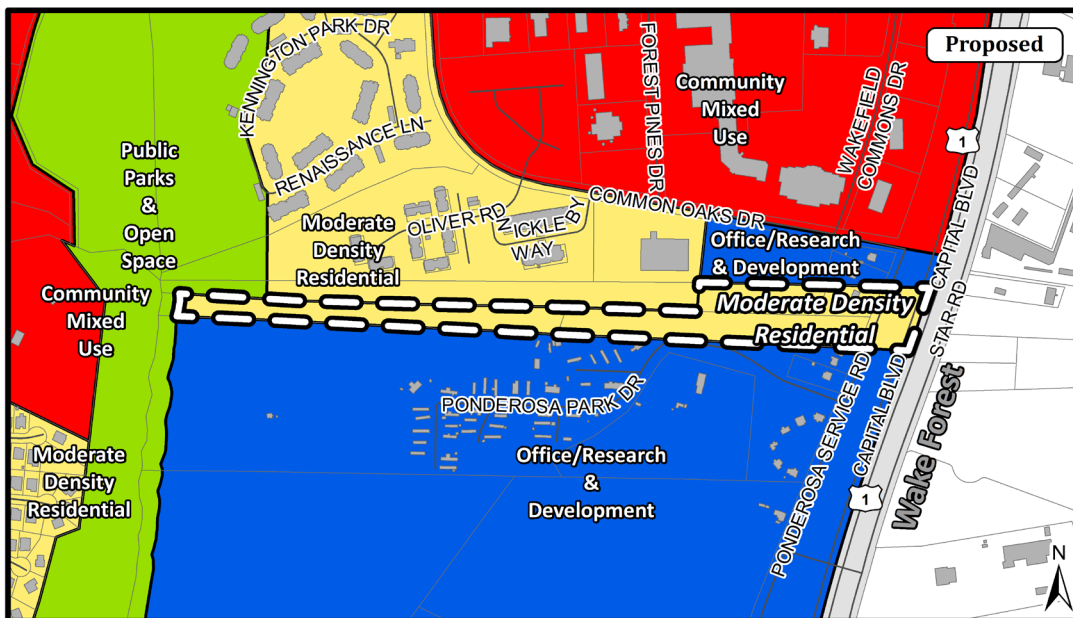
AMENDED MAPS

Z-18-19: Required Amendment to the Future Land Use Map

Existing Designation: Office/Research & Development



Proposed Designation: Moderate Density Residential



IMPACT ANALYSIS

The proposed FLUM amendment would increase the extent of Moderate Density Residential-designated area adjoining the site. It would encourage rezoning to districts ranging from R-6 to RX.

The proposed amendment would remove approximately 6.7 acres of land designated for employment centers, such as tech sector growth, as well as land where industrial, flex, and warehouse sites could be located near a major transportation corridor. However, the amendment would represent only about 3.3% of the total area designated for Office/Research and Development that adjoins the site. The proposal would represent a minor loss of future employment area, but substantial acreage of lands in the Employment Category of future land uses (Office/Research & Development, General Industrial) remain along Capital Boulevard in vicinity of the site.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-6** Height Frontage Overlay(s) **UWPOD**
R-6(Ral), R-30 & HD (Wake)

Proposed Zoning Base District **R-10** Height Frontage Overlay(s) **UWPOD**

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

WAKE

OFFICE
USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: N/A

**NC: Richland Creek
W-50-4P-1
WAKE**

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

Sketch Plan 583601

Rezoning Pre-App 583991

GENERAL INFORMATION

Date Date Amended (1) Date Amended (2)

Property Address 10807, 10809, 10813, 10815 Ponderosa Service Road

Property PIN 1739476541, 1739374565, 1739576641,
and 1739378667

Deed Reference (book/page) 008609/02070 & 013194/01801

Nearest Intersection Capital Blvd and Falls of Neuse Rd

Property Size (acres) 19 total (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address

Thomas and Sharon Yancey James Adams
7204 Fontana Pl Ponderosa 10813 LLC
Raleigh, NC 27615 818 S White St
Wake Forest, NC 27587

Phone

Fax

Email

Project Contact Person/Address

Kelly Race
WithersRavenel
137 S. Wilmington St Suite 200
Raleigh, NC 27601

Phone 919-535-5218

Fax 919-467-6008

Email krace@withersravenel.com

Owner/Agent Signature

James M. Adams Email *JMAS@millridgeco.com*

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



Legend

County Watershed Zoning

 R-40W

 R-80W

County Zoning Overlay

 RCOD-1 RESOURCE CONSERVATION

 RCOD-2 RESOURCE CONSERVATION

 SHOD SPECIAL HIGHWAY

 WSO-2NC WATER SUPPLY WATERSHED II (Non-Critical Area)

 WSO-3CA WATER SUPPLY WATERSHED III (Critical Area)

 WSO-3NC WATER SUPPLY WATERSHED III (Non-Critical Area)

 WSO-4P-1 WSO-4P WATER SUPPLY WATERSHED IV (Protected Area)

 WSO-4P-2 WSO-4P WATER SUPPLY WATERSHED IV (Protected Area)

Watersheds

 Critical Area

 NonCritical Area

 Water Supply Watersheds

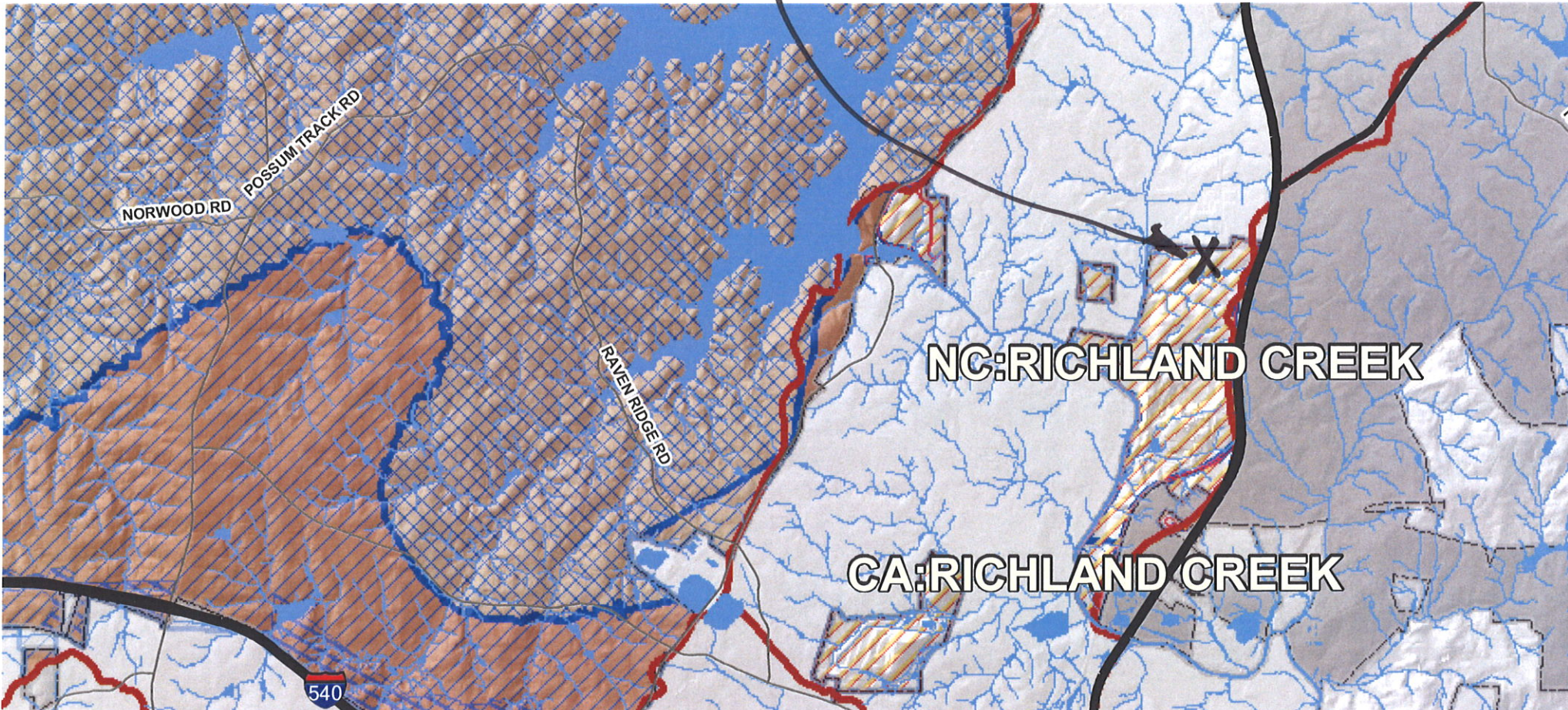
 Planning Jurisdiction

 Lakes

 Rivers and Streams

 WAKE.HYDRO_LINE

 Major Highways



CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

Existing Zoning R-6 (Ral) & R-30
and HD (Wake)

Proposed Zoning R-10-CU

Rezoning Case #

Narrative of Zoning Conditions Offered

1. Outdoor private site-based lighting shall not produce a light level greater than one foot-candle (1 FC) measured at the right-of-way line of public street.
2. The following uses shall be prohibited: Apartments, Boarding House, Multi-unit supportive housing residence, Supportive housing residence, and Hospitality House
3. The block perimeter requirements, as outlined in Sec 8.3.2 of the UDO, will not be met. However, the project site will provide the required cross-access ROW, as shown in the Raleigh Street Plan, that ultimately will connect Common Oaks Drive to the intersection of Ponderosa Service Road at Height Lane.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

Owner/Agent Signature

James M. Adams, Sr.

Print Name

JAMES M. ADAMS, SR.

CONDITIONAL USE DISTRICT ZONING CONDITIONS			
Zoning Case Number			OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted			
Existing Zoning	R-6 (Ral) & R-30 and HD (Wake)	Proposed Zoning R-10-CU	
Narrative of Zoning Conditions Offered			
1.	Outdoor private site-based lighting shall not produce a light level greater than one foot-candle (1 FC) measured at the right-of-way line of public street.		
2.	The following uses shall be prohibited: Apartments, Boarding House, Multi-unit supportive housing residence, Supportive housing residence, and Hospitality House		
3.	The block perimeter requirements, as outlined in Sec 8.3.2 of the UDO, will not be met. However, the project site will provide the required cross-access ROW, as shown in the Raleigh Street Plan, that ultimately will connect Common Oaks Drive to the intersection of Ponderosa Service Road at Height Lane.		
4.			
5.			
6.			
7.			
8.			
9.			
10.			

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

Owner/Agent Signature <u>Thomas Yancey</u> <u>Sharon Yancey</u>	Print Name <u>THOMAS YANCEY</u> <u>Sharon Yancey</u>
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WithersRavenel

Our People. Your Success.

May 2, 2019

Hannah Reckhow, City Planner
Department of City Planning; City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, North Carolina 27601

RE: PONDEROSA SITE REZONING

Hannah:

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located at 10807, 10809, 10813, & 10815 Ponderosa Service Road. The meeting was held in the meeting room of the Abbotts Creek Community Center in Raleigh at 6:00 PM on April 30, 2019. The meeting was attended by one of the invitees shown on the attached sign-in sheet. Jason Earliwine opened the meeting at 6:02 PM and introduced himself and the consultant team, Kelly Race with WithersRavenel and Gray Methven with KB Home. Ms. Joan Levy of 10 Ponderosa Park Drive was the only attendee. She had no issues or complaints with the proposed rezoning or the potential townhome development. She attended the meeting to solicit a sale of her property to KB Home. There were no other attendees and Jason Earliwine and the consultant team ended the meeting at 6:45 PM.

Please contact me at jearliwine@withersravenel.com or (919) 535-5126 if you have any questions, or if we can provide any additional information.

Sincerely,

WithersRavenel

Entitlement Specialist





WithersRa
Our People. Your Success.

ATTENDANCE SHEET

Date 04-30-2019

Project Ponderosa

Meeting Title

[illegible]

	PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1	1739262443	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590		13888 FALLS OF NEUSE RD
2	1739177579	YOUNG MENS CHRISTIAN ASSN OF THE TRIANGLE AREA INC	801 CORPORATE CENTER DR STE 200	RALEIGH NC 27607-5243		3011 QUEENSLAND RD
3	1739184043	WAKEFIELD COMMERCIAL LLC	C/O CRAIG DAVIS PROPERTIES INC	PO BOX 90965	RALEIGH NC 27675-0965	3001 QUEENSLAND RD
4	1739184385	HIGH DEFINITION DESIGN LLC	3000 WAKEFIELD CROSSING DR	RALEIGH NC 27614-7076		3000 WAKEFIELD CROSSING DR
5	1739188632	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590		0 FALLS OF NEUSE RD
6	1739282549	WAKEFIELD COMMERCIAL LLC	CRAIG DAVIS PROPERTIES INC	8000 WESTON PKWY STE 360	CARY NC 27513-2123	13880 FALLS OF NEUSE RD
7	1739382629	PASSCO COLUMNS DST	2050 MAIN ST STE 650	IRVINE CA 92614-8265		14133 KENNINGTON PARK DR
8	1739481439	WAKEFIELD COMMONS, LLC	TAFT FAMILY OFFICES	PO BOX 566	GREENVILLE NC 27835-0566	10811 TENOR CT
9	1739376941	WAKEFIELD HILLS CONDOS	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10731 COMMON OAKS DR
10	1739373895	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10820 OLIVER RD
11	1739374798	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10830 OLIVER RD
12	1739376866	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10840 OLIVER RD
13	1739377758	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10850 OLIVER RD
14	1739378818	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10801 ATTICUS RD
15	1739386062	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10810 OLIVER RD
16	1739387076	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10901 ATTICUS RD
17	1739389025	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10702 OLIVER RD
18	1739472842	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10711 NICKLEBY WAY
19	1739472918	WAKEFIELD AFFORDABLE HOUSING LLC	GREGORY F WARREN	113 S WILMINGTON ST	RALEIGH NC 27601-1443	10710 NICKLEBY WAY
20	1739485281	SUPPER 17, LLC	17338 WESTMILL LN	CHARLOTTE NC 28277-3155		10701 FOREST PINES DR
21	1739582397	MISHORIM GOLD NC LP LIMITED PARTNERSHIP	9378 ARLINGTON EXPY STE 319	JACKSONVILLE FL 32225-8213		10800 FOREST PINES DR

22	1739477952	JB AT COMMON OAKS LLC	PO BOX 2549	GREENVILLE NC 27836-0549		10701 COMMON OAKS DR
23	1739573812	MOORE, SYLVIA A MOORE, ROBERT ANDERSON	3112 HICKORY RD	RALEIGH NC 27616-2909		10821 PONDEROSA SERVICE RD
24	1739588008	SKVVT LLC	TRUNG VU	505 DIMOCK WAY	WAKE FOREST NC 27587-1654	10750 WAKEFIELD COMMONS DR
25	1739576744	MOORE, ROBERT A	1105 N BEND DR	RALEIGH NC 27609-3913		10817 PONDEROSA SERVICE RD
26	1739576641	ADAMS, JAMES BAXTER PONDEROSA 10813 LLC	818 S WHITE ST	WAKE FOREST NC 27587-2961		10813 PONDEROSA SERVICE RD
27	1739673675	HOLLINGSWORTH, WALTER C JR	PO BOX 61	LOUISBURG NC 27549-0061		10820 STAR RD
28	1739677552	BRANTLEY, TERRY	7209 MARTIN RD	ZEBULON NC 27597-7952		10816 STAR RD
29	1739672348	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10812 STAR RD
30	1739672216	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10800 STAR RD
31	1739677070	FOREST GREENERY GROUP LLC	STE 101	847 WAKE FOREST	WAKE FOREST NC 27587-6576	10728 STAR RD
32	1739574297	NEVILLE, MARY VIRGINIA	10741 PONDEROSA SERVICE RD	WAKE FOREST NC 27587-7754		10741 PONDEROSA SERVICE RD
33	1739375114	PONDEROSA MOBILE HOME PARK INC	10 KELLY PINE CT	WAKE FOREST NC 27587-6752		10801 PONDEROSA SERVICE RD
34	1739477023	LINDALL, ROBERT A LEVY, JOAN E YANCEY, THOMAS B YANCEY,	10 PONDEROSA PARK DR	WAKE FOREST NC 27587-6787		10 PONDEROSA PARK DR
35	1739476541	SHARON DIANE A	7204 FONTANA PL	RALEIGH NC 27615-5506		10807 PONDEROSA SERVICE RD
36	1739378667	ADAMS, JAMES BAXTER PONDEROSA 10813 LLC	818 S WHITE ST	WAKE FOREST NC 27587-2961		10815 PONDEROSA SERVICE RD
37	1739374565	YANCEY, THOMAS B YANCEY,	7204 FONTANA PL	RALEIGH NC 27615-5506		10809 PONDEROSA SERVICE RD
38	1739677818	KING, STEVEN R TRUSTEE KING, ALAINA R TRUSTEE	3158 AURORA VIS	SPRING VALLEY CA 91978-2301		10880 STAR RD
39	1739662623	FOREST GREENERY GROUP LLC	500 AVENUE P	NEWARK NJ 07105-4802		0 STAR RD
40	1739674936	WAKE FOREST GATEWAY CENTRE LLC	10880 STAR RD	WAKE FOREST NC 27587		10902 STAR RD
41	1739684195	WAKE FOREST GATEWAY CENTRE LLC	10880 STAR RD	WAKE FOREST NC 27587		10904 STAR RD
42	1739589309	MISHORIM GOLD NC LP LIMITED PARTNERSHIP	9378 ARLINGTON EXPY STE 319	JACKSONVILLE FL 32225-8213		10760 WAKEFIELD COMMONS DR



April 15, 2019

TO: NEIGHBORING PROPERTY OWNERS

**RE: Ponderosa Site – PROPOSED REZONING
10807, 10809, 10813, & 10815 Ponderosa Service Road, Raleigh NC**

Dear Neighboring Property Owners:

The property owners of 10807, 10809, 10813, and 10815 Ponderosa Service Road in Raleigh, NC would like to invite you to attend a Neighborhood Meeting on April 30, 2019, where we will present a proposal to rezone parcel numbers 1739476541, 1739374565, 1739576641, and 1739378667. The properties are located off Capital Boulevard just south of Falls of Neuse Road. The meeting will be held at the Abbotts Creek Community Center at 9950 Durant Road in Raleigh and will begin promptly at 6:00 PM.

Per City of Raleigh requirements, we are notifying all property owners within 500 feet of the subject parcels. During the meeting we will discuss the details of the rezoning request. The proposed zoning change would rezone this property from a current zoning of R-6 (Residential-6), R-30 (Residential-30) and HD (Highway District) to R-10 (Residential-10). The rezoning agent with WithersRavenel, as well as the developer, will be available at the meeting to present information regarding the rezoning and to answer any questions you may have at this stage of the process.

This meeting is by invitation only. If you would like to invite additional interested parties, please call me to verify space and time limitations.

If you have any questions, please do not hesitate to contact me as follows:

Email: jearliwine@withersravenel.com

Phone: 919-535-5126

Please call the City of Raleigh at 919-996-2682 or e-mail at rezoning@raleighnc.gov with any specific rezoning questions or follow their website at www.raleighnc.gov for updates to current rezoning cases.

We look forward to seeing you at the meeting.

Best Regards,
WithersRavenel

Jason Earliwine

Jason Earliwine
Entitlement Specialist

From: joanlevy@nc.rr.com
To: [Belk, Donald](#)
Subject: Rezoning Request Z-18-19
Date: Monday, June 17, 2019 8:48:19 PM

Hello Mr. Belk,

I am emailing regarding the Rezoning Request for property 10807, 10809, 10813, & 10815 Ponderosa Service Road. I live at 10 Ponderosa Park Drive and would like to (protest, object, oppose – not sure what the exact wording should be) this rezoning. The reasons I don't support this rezoning request include, but are not limited to:

Currently numerous cars use Ponderosa Service Road as a detour around the intersection of Falls of Neuse and Capital Boulevard. There are times in the morning I have to wait considerable time to exit Ponderosa Park Drive onto Ponderosa Service Road due to school buses, the few local residents traveling the area and the many detouring cars.

The increase in traffic from the proposed townhouses would be an impediment to my getting out of our dead end road to access another road to leave the neighborhood.

The volume of cars, that are not from the neighborhood, speed along Ponderosa Service Road which makes driving hazardous for those of us trying to access this road as well as some of the neighbors who walk to the nearby shopping center.

Ponderosa Service Road is already a constant mess with numerous potholes that make this road hazardous – any increase in traffic would cause more wear and tear to this road which at times can be dangerous to navigate.

Has there been any impact study on the current traffic patterns in this area? Would you please call me so I can discuss my concerns and offer some guidance as to how I must proceed with my objections.

Thanks, Joan

Joan Levy

10 Ponderosa Park Drive

Wake Forest, NC 27587

919 215-7142 – Cell (best number)

919 556-9674 - Home

From: joanlevy@nc.rr.com
To: jearliwine@withersravenel.com
Cc: [Belk, Donald](#); [Reckhow, Hannah](#)
Subject: Letter to Hannah Reckhow Dated May 2, 2019
Date: Tuesday, June 18, 2019 6:09:04 PM

Dar Mr. Earliwine,

After speaking with Mr. Donald Belk today, I was able to access the Raleigh City Zoning/Rezoning page. I was surprised to see a letter written by you summarizing the Neighbor Notice Meeting from April 30, 2019 in which you stated that I “had no issues or complaints with the proposed rezoning....” and that I “attended the meeting to solicit a sale of her property to KB Home.”

I attended this meeting to find out more about the proposed project and **was and am extremely concerned about the impact of an increase in population on the very crowded and pothole-filled Ponderosa Service Road.** While I was not extremely vocal about issues, I did express concern about being surrounded by higher density homes and/or commercial ventures in our small neighborhood. I even joked during the meeting that I did not want to wind up like the woman in Seattle who had a shopping mall built around her and that I was worried about the possibility of being squeezed in between commercial or home developments.

Yes, I did bring along a copy of the survey of my property. Not only did I joke about the lack of refreshments, but when I was told the properties up for rezoning were selling/sold for \$100,000 acre I put my survey on the board and jokingly said, “What can I do to put you in this property today.” I was pretty clear to those in attendance that my husband likes to have a bit of land and that I am a born and bred apartment dweller – I joked until one of us dies then and only then would the other of us be happy in our living arrangements. I was clear that our home at 10 Ponderosa Park Drive is the best compromise. It is true, **after being a bit stunned at how much the proposed rezoned property was worth, I am definitely interested for interest sake to find out how much our property is worth. My husband and I currently have no plans of selling our home to KB Home or Pulte Homes.**

I am very concerned about the inaccuracies in this document. Is there any way for this email to become an addendum to this letter that gives a false impression of my participation in this May 2, 2019 meeting?

Sincerely,
Joan Levy