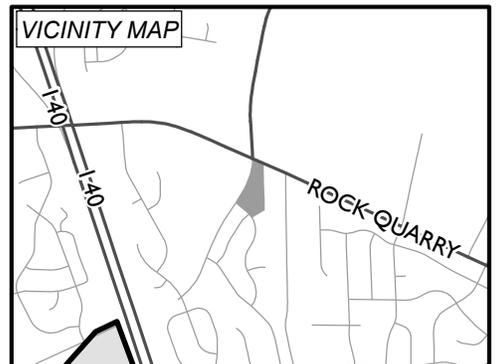


**Submittal Date**

7/11/2017

## Request:

**2.35 acres from  
R-6 w/SHOD-1  
to RX-3-CU  
w/ SHOD-1**





# Certified Recommendation

Raleigh Planning Commission

CR#

## Case Information Z-19-17 Rock Quarry Road

<i>Location</i>	Southeast of the Rock Quarry Road and Sunnybrook Road intersection Address: 3708 Rock Quarry Road PIN: 1722268336
<i>Request</i>	Rezone property from R-6 w/ SHOD-1 to RX-3-CU w/ SHOD-1
<i>Area of Request</i>	2.35 acres
<i>Property Owner</i>	3708 RQZ LLC
<i>Applicant</i>	Eric Leath
<i>Citizens Advisory Council (CAC)</i>	South Community Specialist: Pam Adderley CAC Chair: Norman Camp
<i>PC Recommendation Deadline</i>	February 27, 2018

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Neighborhood Mixed Use
<b><i>URBAN FORM</i></b>	Transit Emphasis Corridor
<b><i>CONSISTENT Policies</i></b>	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.6 Zoning and Infrastructure Impacts LU 5.4 Density Transitions LU 8.10 Infill Development LU 8.12 Infill Compatibility
<b><i>INCONSISTENT Policies</i></b>	UD 1.10 Frontage

### Summary of Proposed Conditions

1. The property shall be restricted to residential uses and minor utilities.
2. The maximum density for the property shall be limited to 14 dwelling units per acre.
3. Provision of a transit easement.





# Zoning Staff Report

## Z-19-17 Rock Quarry Road

### Conditional Use District

## Case Summary

### Overview

The proposal seeks to rezone the 2.35 acre vacant property for the purposes of constructing an apartment complex. The request will accommodate increased density up to 14 units per acre. The subject site is located in the southeast quadrant of the Rock Quarry Road and Sunnybrook Road intersection.

To the east of the site there are three developed single family lots each approximately an acre in size and a vacant lot of approximately a third of an acre. South of the subject site is the Quarry Point neighborhood with 152 single family homes. To the west, Across Sunnybrook Road is Walnut Creek Elementary. The property to the north of the subject site is a vacant field of approximately six acres.

The subject site is designated as Neighborhood Mixed Use on the FLUM, as is the property to the west. The property to the north is designated as Community Mixed Use. The properties to the east and south are designated as Moderate Density Residential and Low Density Residential, respectively. The subject site has a frontage of less than 100 feet on Rock Quarry Road, which is designated as a Transit Emphasis Corridor on the Urban Form Map.

The subject site is currently zoned Residential-6 with SHOD-1 (R-6 w/ SHOD-1) as are the sites to the west and south. The subject site does not satisfy the qualifications to apply the SHOD-1 protective yard standards. The properties to the east are zoned Residential-4 (R-4). The site to the north is zoned Commercial Mixed Use-3 stories-Parkway Frontage-Conditional Use (CX-3-PK-CU); conditions limit high intensity uses including warehousing and manufacturing.

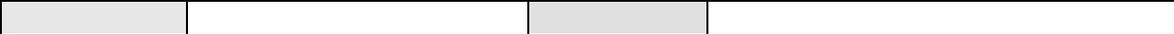
The request is to rezone the subject site from Residential-6 with SHOD-1 (R-6 w/ SHOD-1), to Residential Mixed Use-3 stories-Conditional Use with SHOD-1 (RX-3-CU w/ SHOD-1). The conditions proposed would prohibit non-residential uses on site, limit density to 14 units per acre, and provide a transit easement.

### Update for November 14, 2017

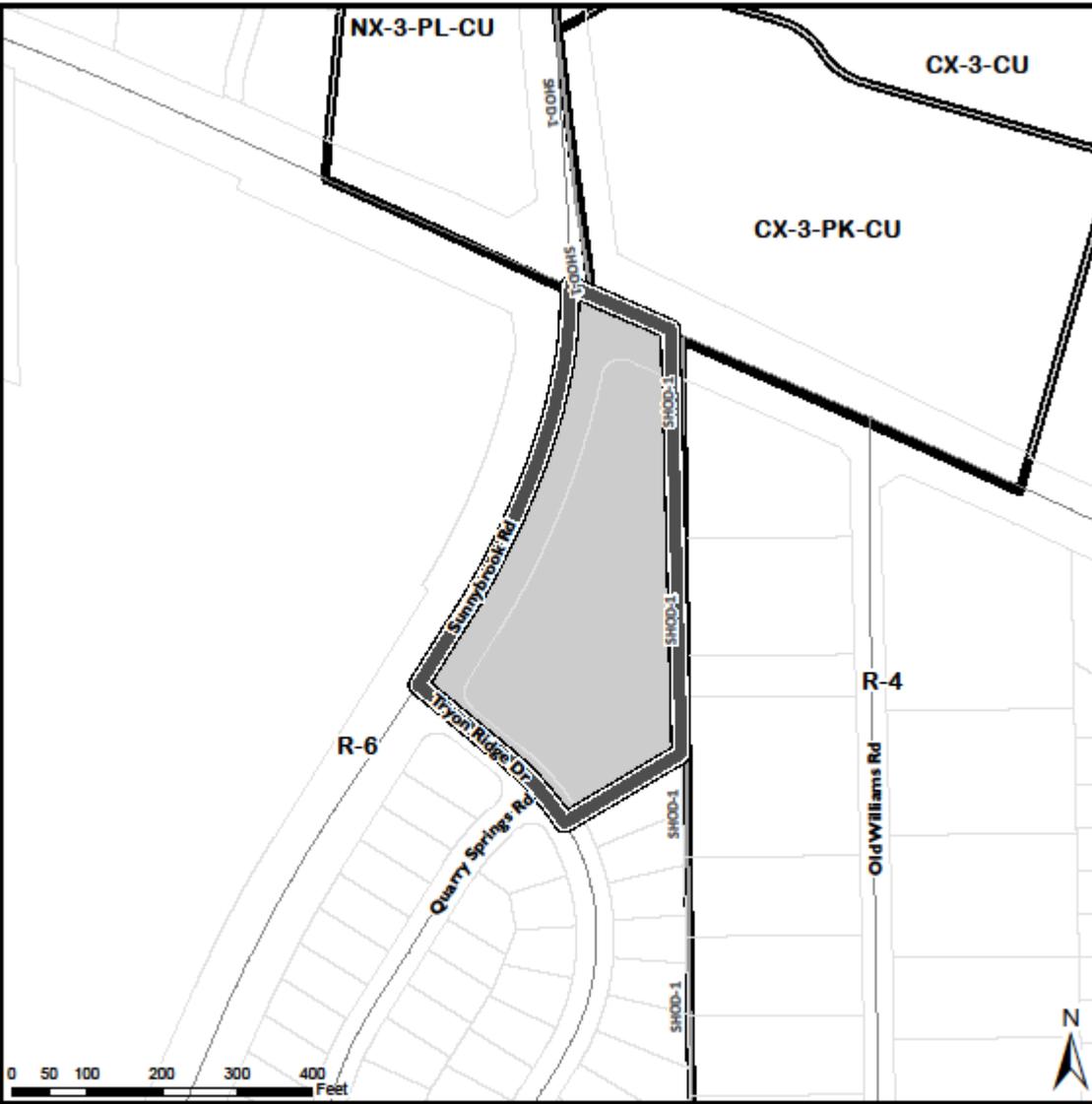
There have been no modifications to the rezoning request since the October 10, 2017 Planning Commission meeting.

### Outstanding Issues

<i>Outstanding Issues</i>	<i>Suggested Mitigation</i>
1. No CAC vote.	A. The South CAC did not meet in August or September. Z-19-17 appeared on the October agenda but was not discussed. Z-19-17 will appear on the November CAC agenda.

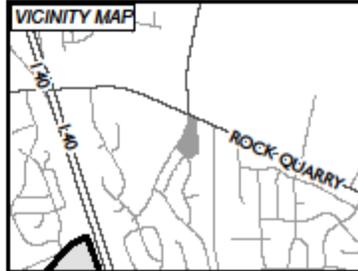


**Existing Zoning** **Z-19-2017**



  
Submittal  
Date  
7/11/2017

**Request:**  
2.35 acres from  
R-6 w/SHOD-1  
to RX-3-CU  
w/ SHOD-1



Map Date: 7/13/2017

## Rezoning Case Evaluation

### 1. Compatibility Analysis

#### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	R-6	CX-3-PK-CU	R-6	R-4	R-6
<i>Additional Overlay</i>	SHOD-1	-	SHOD-1	-	SHOD-1
<i>Future Land Use</i>	Neighborhood Mixed Use	Community Mixed Use	Low Density Residential	Moderate Density Residential	Neighborhood Mixed Use
<i>Current Land Use</i>	Vacant	Vacant	Single Family Residential	Single Family Residential	Neighborhood Mixed Use
<i>Urban Form (if applicable)</i>	Transit Emphasis Corridor	Transit Emphasis Corridor	-	Transit Emphasis Corridor	Transit Emphasis Corridor

#### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	6 unit/acre (12 units)	14 units/acre (32 units)
<i>Setbacks:</i>		
<i>Front:</i>	10'	5'
<i>Side:</i>	5'	0' or 6'*
<i>Rear:</i>	20'	0' or 6'*
<i>Retail Intensity Permitted:</i>	-	-
<i>Office Intensity Permitted:</i>	-	-

\*10' to 50' protective yard required on east and southeast property lines.

#### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	2.35	2.35
<i>Zoning</i>	R-6	RX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	24,000	35,200
<i>Max. # of Residential Units</i>	12	32
<i>Max. Gross Office SF</i>	-	-
<i>Max. Gross Retail SF</i>	-	-
<i>Max. Gross Industrial SF</i>	-	-
<i>Potential F.A.R</i>	.23	.34

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

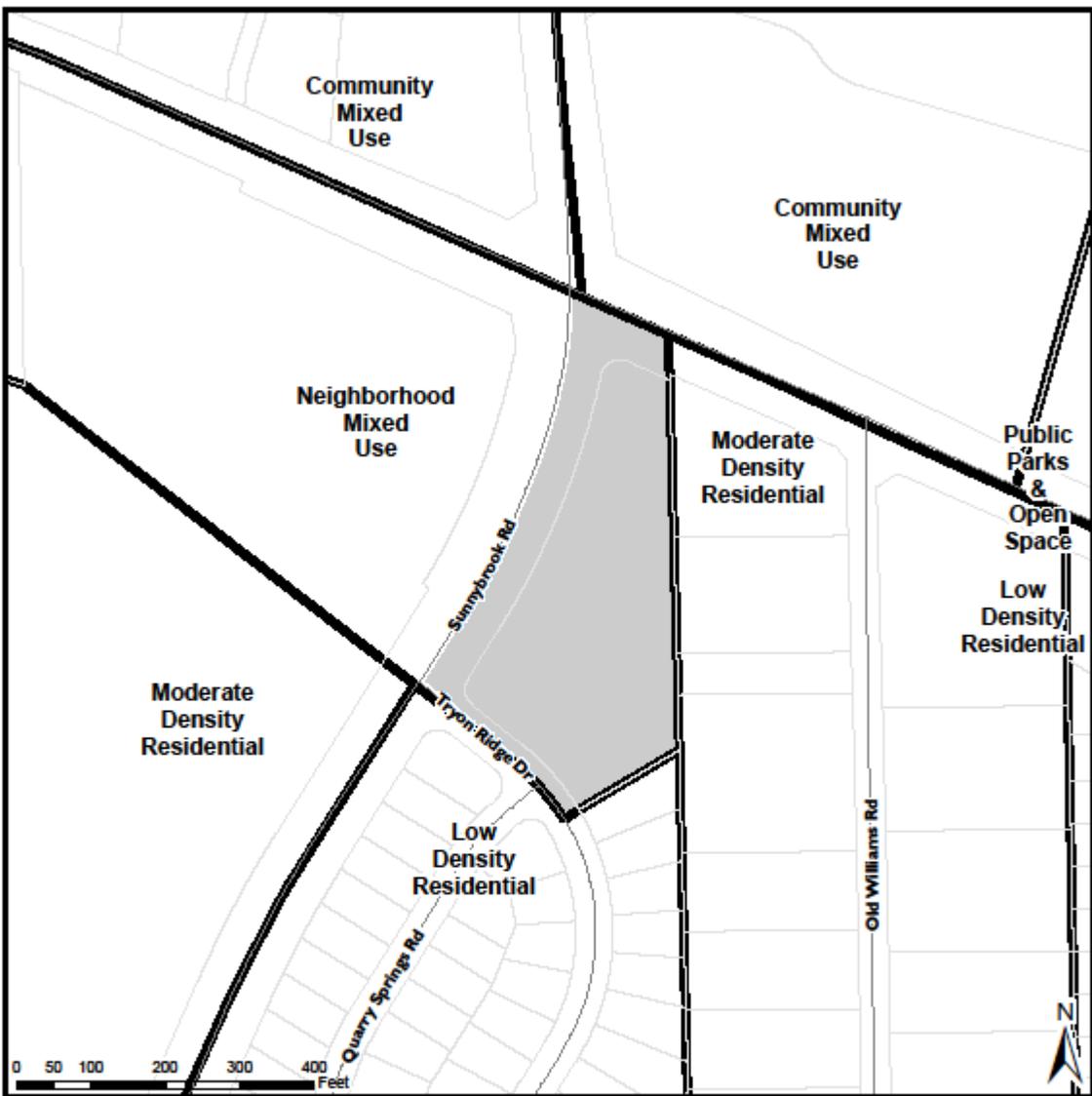
The proposed rezoning is:

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

**Incompatible.**

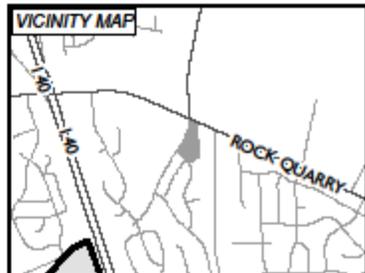
The request can be considered compatible with the property and surrounding area. The proposed conditional use zoning district restricts development of the subject site to residential uses only. Height is limited to three stories and 50 feet and density is limited to 14 units per acre. The subject site is adjacent to single family homes to the east and south. These residential districts are limited to three stories and 40 feet in height. While the unit density of these adjacent properties is lower than the proposed 14 units per acre, no adverse impacts are anticipated.

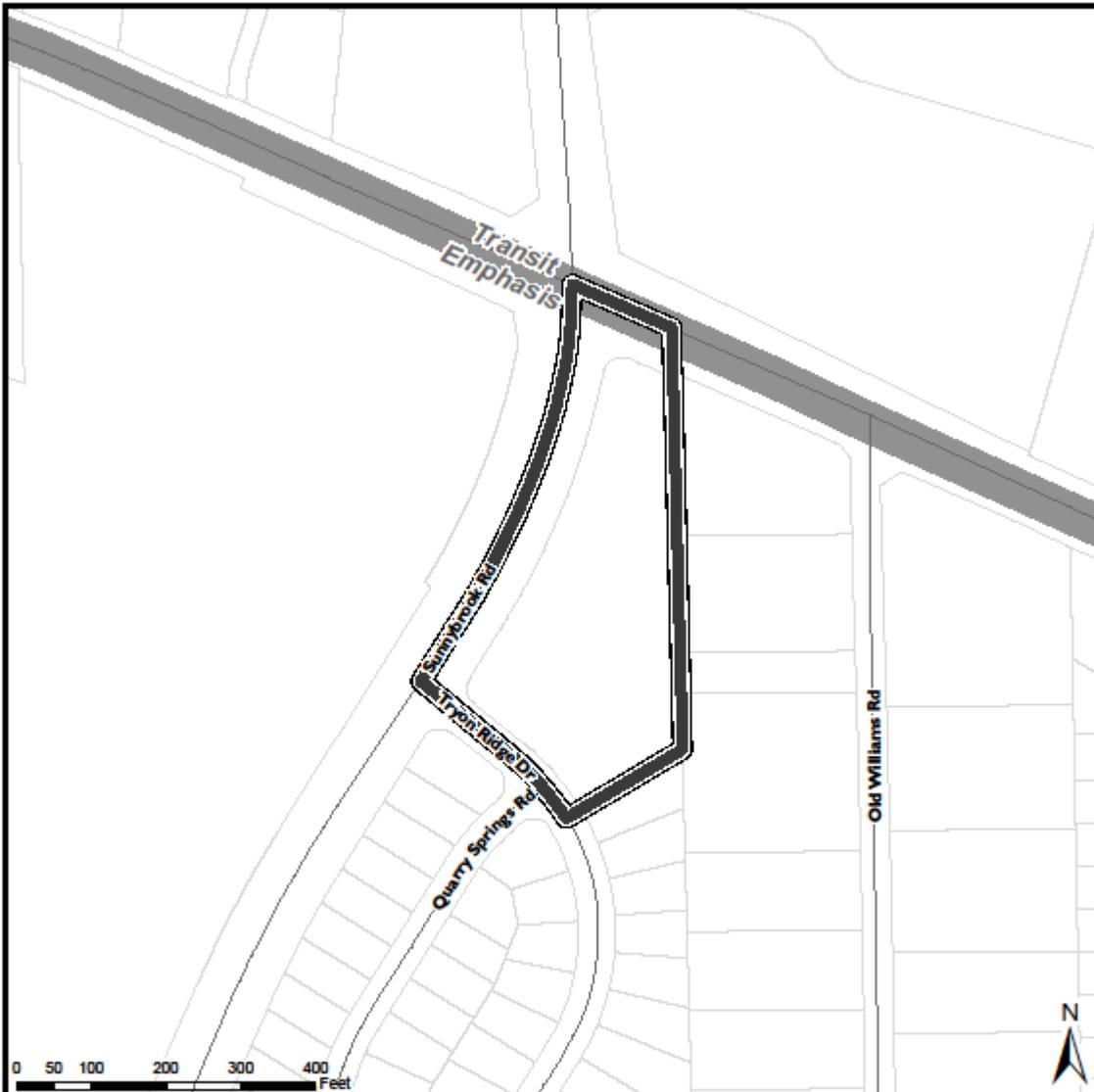
**Future Land Use** **Z-19-2017**



  
**Submittal Date**  
 7/11/2017

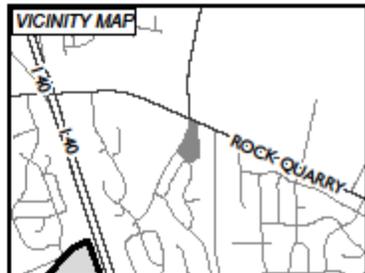
**Request:**  
 2.35 acres from  
 R-6 w/SHOD-1  
 to RX-3-CU  
 w/ SHOD-1





**Submittal Date**  
7/11/2017

**Request:**  
2.35 acres from  
R-6 w/SHOD-1  
to RX-3-CU  
w/ SHOD-1



Map Date: 7/13/2017

## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal can be considered consistent with the vision, themes, and policies in the Comprehensive Plan.

The rezoning request can be considered consistent with the **Expanding Housing Choices** theme. The proposed conditional use zoning district includes multi-unit living as an allowable use. If approved, the property could be developed with apartment buildings with a maximum density of 14 units per acre, improving the diversity of housing choices in the area.

The proposal can be considered consistent with the **Growing Successful Neighborhoods and Communities** theme. Conditions on the request limit the property to residential uses only which will help to complement the existing character of the area. The proposed height of three stories and 50 feet also provides an appropriate transition to the neighboring properties.

- B. The use being considered is specifically designated on the FLUM.

The Neighborhood Mixed Use designation supports residential development. The proposal permits residential uses only. Proposed conditions limit density to 14 units per acre which resembles the intensity of moderate density residential development.

- C. The proposed use is specifically designated on the FLUM.
- D. Existing community facilities and streets appear to be sufficient to serve the uses possible under the proposed zoning.

## **2.2 Future Land Use**

**Future Land Use designation:**

**The rezoning request is:**

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

**Inconsistent**

The subject site is designated as Neighborhood Mixed Use on the FLUM. This designation envisions neighborhood shopping centers and pedestrian-oriented retail districts. Residential and mixed-use projects with upper story housing are also supported. Where residential development complements commercial uses, medium density residential development is appropriate. The Comprehensive Plan suggests that density in excess of 14 units per acre is considered medium density. The proposal restricts land use to residential only and limits density of 14 units per acre. A development pattern of 14 units per acre is considered moderate density in the Comprehensive Plan.

## **2.3 Urban Form**

**Urban Form designation:**

**Not applicable** (no Urban Form designation)

**The rezoning request is:**

**Consistent** with the Urban Form Map.

**Inconsistent**

Analysis of Inconsistency:

The subject site is on Rock Quarry Road which is designated as a Transit Emphasis Corridor on the Urban Form Map which recommends a hybrid frontage. A frontage is not proposed. The subject site does not satisfy the qualifications to apply the SHOD-1 protective yard standards and would not conflict with the application of a frontage.

## **2.4 Policy Guidance**

The rezoning request is **consistent** 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 FLUM identifies the subject site as a Neighborhood Mixed Use area which supports residential and mixed-use development. While the rezoning request restricts commercial uses, the proposed conditional use district does not permit uses that are more intense than what is envisioned in Neighborhood Mixed Use areas.

### **Policy LU 1.3 Conditional Use District Consistency**

All conditions proposed as part of a conditional use district should be consistent with the Comprehensive Plan.

- The proposed conditions are consistent with the Comprehensive Plan in that they limit residential development to an appropriate density for the area and provide for a transit easement that will help advance the coordination of land use and transportation.

### **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.

- Transportation and utility infrastructure are not negatively impacted by the change in zoning.

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

- The proposed development intensity which resembles the FLUM designation of Moderate Density Residential (6 to 14 units per acre) provides an appropriate transition from the surrounding single family development to potential high intensity development across Rock Quarry Road and Walnut Creek Elementary across Sunnybrook Road.

### **Policy LU 8.10 Infill Development**

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

- The proposed moderate density residential development pattern complements the area. The vacant subject site is located at the corner of two four-lane divided major thoroughfares: Sunnybrook Road and Rock Quarry Road. Beyond the site to the south and east are single family homes. Across Sunnybrook Road to the west is Walnut Creek Elementary and approximately 600 feet down Rock Quarry Road to the east is the southern entrance to the Walnut Creek Amphitheatre. A moderate density development at such an intersection is appropriate and complements the character of the area.

### **Policy LU 8.12 Infill Compatibility**

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts

- Adjacent residential zoning has a height maximum of three stories and 40 feet; the proposed conditional use district has a height maximum of three stories and 50 feet. The difference in height is minimal and proves compatible to the surrounding development.

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

### **Policy UD 1.10 Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form. See the text box on the Urban Form Map in the Overview section for more guidance.

- The property has a frontage along Rock Quarry Road which is designated as a Transit Emphasis Corridor on the Urban Form Map. The plan states that a hybrid frontage is recommended. No frontage is proposed as a part of the request.

## **2.5 Area Plan Policy Guidance**

The subject site is not identified within the boundaries of an area plan.

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

The approval of the rezoning request will result in additional housing options in the area and an increased diversity of housing types. The request also prohibits non-residential uses which will help to lessen the impact of development.

### **3.2 Detriments of the Proposed Rezoning**

- None anticipated.

## **4. Impact Analysis**

### **4.1 Transportation**

The Z-19-2017 site is located in the southeast quadrant of Rock Quarry Road and Sunnybrook Road; on the opposite side of Sunnybrook Road from Walnut Creek Elementary School. Both Rock Quarry Road and Sunnybrook Road are classified as major streets: Avenue, 4-lane, divided. Curbing and sidewalks are in place on both sides. The intersection of Rock Quarry Road and Sunnybrook Road is controlled by a traffic signal that provides pedestrian signals and crosswalks on all approaches.

The Rock Quarry Road - Part A widening project is bounded by Sunnybrook Road on the east and by Olde Birch Road on the west. Construction is not expected to begin until FY 2020 or later.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The surrounding properties on the east and south are residential. There are no public street stubs abutting the Z-19-2017 parcel.

Site access will be determined upon submittal of a site plan. Since Sunnybrook Road is a median-divided facility, any driveway on Sunnybrook Road would be restricted to Right-In/Right-Out access.

In accordance with UDO section 8.3.2, the maximum block perimeter for NX-3 zoning is 3,000 feet. The street network in this area is incomplete due to the I-40 corridor and floodplains adjacent to Big Branch Creek. A street stub known as Rock Field Drive is set up to connect to Old Williams Road at some future date. The block perimeter defined by Sunnybrook Road, Rock Quarry Road, Old Williams Road, future Rock Field Drive and Tryon Ridge Drive would be 3,200 feet.

The existing land is vacant and generates no traffic. Approval of case Z-19-2017 would increase average peak hour trip volumes by less than 10 veh/hr; daily trip volume will increase by 100 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact analysis report is not required for case Z-19-2017.

Z-19-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-19-2017 Current Zoning Entitlements (Residential: 12 Single Family du)	Daily	AM	PM
	114	9	12
Z-19-2017 Proposed Zoning Maximums (Residential: 32 Multifamily du)	Daily	AM	PM
	214	16	20
Z-19-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>100</b>	<b>7</b>	<b>8</b>

**Impact Identified: None**

#### 4.2 Transit

The site is not currently served by a bus route. The closest transit service is Route 5 Biltmore Hills which is approximately 1.5 miles away; this route has 30 minute service. Conditions on the request provide for a transit easement that will help to facilitate service if transit is extended down Rock Quarry Road.

**Impact Identified: None**

#### 4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Big Branch
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

**Impact Identified: None**

**4.4 Public Utilities**

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	0 gpd	3,000 gpd	8,000 gpd
<i>Waste Water</i>	0 gpd	3,000 gpd	8,000 gpd

1. The proposed rezoning would add approximately 8,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

**4.5 Parks and Recreation**

1. There are no proposed greenway corridors associated with this site
2. Nearest greenway access is 0.8 miles, provided by Walnut Creek Trail.
3. Nearest park access is 1.5 miles, provided by Worthdale Park and Walnut Creek Softball Complex.
4. Overall parks Level of Service in this area is slightly above average.

**Impact Identified: None.**

**4.6 Urban Forestry**

The property being rezoned is over 2 acres in size. UDO Article 9.1 (Tree Conservation) applies to site plans and subdivisions 2 acres or more in size.

**Impact Identified: None.**

**4.7 Designated Historic Resources**

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

**Impact Identified: None**

**4.8 Community Development**

**Impact Identified: None**

**4.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

**4.10 Mitigation of Impacts**

Address sewer and fire flow capacities at the site plan stage.

## 5. Conclusions

The request to rezone the subject site for the purposes of constructing an apartment complex with a maximum density of 14 units per acre is supported by the FLUM and can be established without adversely impacting the community and character of the area. The proposed can also be considered consistent with vision themes and policies of the Comprehensive Plan.

The FLUM designation of Neighborhood Mixed Use supports residential development. The plan states that where residential development is complemented by commercial uses in neighborhood Mixed Use areas, medium density (more than 14 units per acre) is appropriate. The site is not currently served by nearby neighborhood serving commercial uses and proposed conditions limit density to 14 units per acre.

The vacant subject site is at the intersection of two major thoroughfares: Rock Quarry Road and Sunnybrook Road, southeast of the I-440 and I-40 interchange. Adjacent single family residential zoning permits heights of three stories and 40 feet. The proposed conditional use zoning district permits heights of three stories and 50 feet, resulting in an appropriate transition in terms of height. The proposal limits development to residential uses only at a density of 14 units per acre, further limiting the impact on adjacent properties.

The proposed supports the plans vision theme Expanding Housing Choices by permitting multifamily uses which will increase the supply and diversity of housing options. The request also supports the Growing Successful neighborhoods and Communities theme by limiting uses to residential only and capping density at 14 units per acre.

At time of site plan sewer and fire flow matters will need to be addressed. Tree conservation will also be required at time of site plan as the subject site exceeds two acers and a traffic impact analysis is not required.

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction # 510867 Rezoning Case # 2-19-17
Existing Zoning Base District	R-6	Height	Frontage
Proposed Zoning Base District	RX	Height 3	Frontage
Overlay(s)			SHOD-1
Overlay(s)			SHOD-1
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
510867			

GENERAL INFORMATION			
Date	7/10/2017	Date Amended (1)	Date Amended (2)
Property Address <b>3708 Rock Quarry Road</b>			
Property PIN	1722-26-8336	Deed Reference (book/page)	
Nearest Intersection <b>Rock Quarry and Sunnybrook Road</b>			
Property Size (acres)	2.35	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address 3708 RQZ, LLC 702 Oberlin Rd, Suite 400 Raleigh, NC 27605		Phone	919.832.1110
		Fax	
Project Contact Person/Address Eric Leath Colliers International 702 Oberlin Road, Suite 400 Raleigh, NC 27605		Email <b>janthony@aacre.com</b>	
		Phone	919.582.3119
Owner/Agent Signature 		Email <b>eric.leath@colliers.com</b>	
		Email <b>janthony@aacre.com</b>	

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 #1**

**Comprehensive Plan Analysis**

**OFFICE USE ONLY**

**Transaction #**

**Rezoning Case #**

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.

**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 request is consistent with the comprehensive plan future land uses. The Future Land Uses Map designates moderate density residential uses at densities between 6 and 14 units per acre.

2. The Property is not located within an Urban Growth Corridor, Transit Emphasis Corridor, Mixed Use Center or Transit Oriented District.

3. The rezoning request is consistent with the following comprehensive plan policies: LU 2.2 Compact Development, LU 1.2 Future Land Use Map consistency, LU 5.1 Reinforcing the Urban Pattern, LU 5.4 Density Transitions, LU 8.1 Housing Variety

4.

**PUBLIC BENEFITS**

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

1. The request will provide for increased diversity of residential options in the neighborhood where there is a critical shortage.

2. The request will maintain the residential character of the neighborhood and in close proximity to public schools.

3. The conditional rezoning, without retail or commercial uses will decrease traffic concerns in the neighborhood.

4.

**REZONING APPLICATION ADDENDUM #2**

**Impact on Historic Resources**

**OFFICE USE ONLY**

**Transaction #**

**Rezoning Case #**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources on the property.

**PROPOSED MITIGATION**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

None required

**REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")**

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate) <i>\$1,750</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number	<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted	
Existing Zoning R-6 SHOD-1 Proposed Zoning RX-3-CUD SHOD-1	

**Narrative Of Zoning Conditions Offered**

1. The property shall be restricted to residential uses only, as defined by Chapter 6 of the UDO.
2. The maximum density for the property shall be limited to 14 dwelling units per acre.
- 3.
- 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  Print Name James Anthony

5/31/2017

RE: 3708 Rock Quarry Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Monday, June 19, 2017. The meeting will be held at Barwell Road Community Center (5857 Barwell Park Drive, Raleigh, NC 27610) and will begin at 7 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 3708 Rock Quarry Road. This site is currently zoned R-6 and is inside the Special Highway Overlay District 1 (SHOD-1) and is proposed to be rezoned to RX-3.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area of the area of requested rezoning.

If you have any questions or concerns, I can be reached at:

Jim Anthony  
702 Oberlin Rd  
Raleigh, NC 27605  
(919) 832-1110

For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at:

(919) 996-2626  
[rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Thank you,



Jim Anthony, Jr.



## SUMMARY OF ISSUES

A neighborhood meeting was held on 6/19/2017 (date) to discuss a potential rezoning located at 3708 Rock Quarry Rd (property address).  
The neighborhood meeting was held at Barwell Community Center (location).  
There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

The neighbor was very supportive of our rezoning effort & of development in the area in general.

# Pre-Application Conference

(this form must be provided at the time of formal submittal)



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

## PROCESS TYPE

- Board of Adjustment
- Comprehensive Plan Amendment
- Rezoning
- Site Review\*
- Subdivision
- Subdivision (Exempt)
- Text Change

\* Optional conference

## GENERAL INFORMATION

Date Submitted 4/17/2017

Applicant(s) Name James Anthony Jr.

Applicant's Mailing Address 702 Oberlin, Suite 400, Raleigh, NC 27605

Phone 919.832.1110

Email janthony@2acre.com

Property PIN # 1722268336

Site Address / Location 3708 Rock Quarry Rd

Current Zoning R-6

Additional Information (if needed): To RX-3

## OFFICE USE ONLY

Transaction #: 510867

Date of Pre-Application Conference: 4/21/17 - 11 AM

Staff Signature *Lucy Hill*



# Pre-Application Conference Meeting Record

#10867

Meeting Date & Time: 1 exchange Plaza 11:00 AM 4/21/11

Location: \_\_\_\_\_

Attendees: Sophie Huemer, Kyle Little, Jason Hardin, Matthew Klem,  
Navy Hill, Jim Anthony.

Parcels discussed (address and/or PIN): 3708 Rock Quarry Rd

Current Zoning: R-6

Potential Re-Zoning: RX-3 or RX-4

Other Issues Discussed: would like to provide more affordable housing,  
would need to reach out to housing to discuss certain policies  
to facilitate this. Future land use map designates the property  
as neighborhood mixed use. limited frontage along the transit  
emphasis corridor. urban frontage probably would not apply.  
Transition area would be required adjacent to residential  
district. Tree conservation would be required, the site is  
over 2 acres.

Urban Forestry, Andy Gilliam - 919-996-2477