

**CITY OF RALEIGH**

**Z-20-09**

**RR w/WPOD  
(1.39 ac)  
&  
NB CUD  
(5.26 ac)**

to

**RR w/WPOD &  
NB CUD  
(revised conditions)**

**6.65 acres**

Public Hearing  
April 21, 2009  
(August 19, 2009)

310  
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



11:27 AM

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)

Date:

\_\_\_\_\_  
\_\_\_\_\_

Please type or print name(s) clearly:

LAFAYETTE SC, LLC

December 17, 2008

By:

*Kevin C. Bushman*  
Kevin C. Bushman, Member

12-17-08

# EXHIBIT B. Request for Zoning Change

Office Use Only	
Petition No.	Z-020-09
Date Filed:	12.19.08
Filing Fee:	pd 1028. <sup>00</sup> by CCA 776

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

See instructions, page 6

	Name(s)	Address	Telephone / E-Mail
<b>1) Petitioner(s):</b>	<u>Lafayette SC, LLC</u>	<u>642 Kreag Road</u>	
Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.		<u>Pittsford, NY 14534-3736</u>	

<b>2) Property Owner(s):</b>	<u>Lafayette SC, LLC</u>	<u>642 Kreag Road</u>	
		<u>Pittsford, NY 14534-3736</u>	

<b>3) Contact Person(s):</b>	<u>Thomas C. Worth, Jr.</u>	<u>P. O. Box 1799</u>	<u>919-831-1125</u>
		<u>Raleigh, NC 27602</u>	
	<u>Isabel Worthy Mattox</u>	<u>P. O. Box 946</u>	
		<u>Raleigh, NC 27602</u>	<u>919-828-7171</u>

<b>4) Property Description:</b>	Wake County Property Identification Number(s) (PIN): <u>1718200952</u>
Please provide surveys if proposed zoning boundary lines do not follow property lines.	

General Street Location (nearest street intersections): Northeast corner of Falls of the Neuse and Honeycutt Roads

<b>5) Area of Subject Property (acres):</b>	<u>6.65</u>
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<b>6) Current Zoning District(s)</b>	
<b>Classification:</b>	
Include Overlay District(s), if Applicable	<u>RR with WPOD and NB-CUD</u>

<b>7) Proposed Zoning District</b>	
<b>Classification:</b>	
Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.	<u>RR with WPOD and NB-CUD (with changed conditions)</u>



EXHIBIT B-1

Z - 0 2 0 - 0 9

Eloise G. Greene  
(PIN #1718 01 9192)  
1612 Hunting Ridge Road  
Raleigh, NC 27615-7027

G. Richard Ladd & Jean H.  
(PIN #1718 10 5923)  
P.O. Box 760  
Cary, NC 27512-0760

Craver Realty Corporation  
(PIN #1718 10 6647)  
4116 Cricket Lane  
Durham, NC 27707-5096

Joseph M. Governale & Elizabeth M.  
(PIN #1718 10 7303)  
7413 Laketree Drive  
Raleigh, NC 27615-3434

Steven Snarzyk & Michelle  
(PIN #1718 10 8306)  
7412 Laketree Drive  
Raleigh, NC 27615-3433

Henry F. Bergdolt  
(PIN #1718 10 9431)  
1200 Watergate Court  
Raleigh, NC 27615-5473

North Raleigh United  
Noah W. Sites, Jr., et al., Trustees  
PIN #1718 11 3524  
8501 Honeycutt Road  
Raleigh, NC 27615-2207

Floyd S. Catoria & Pamela K.  
(PIN #1718 11 8393)  
4900 Long Point Court  
Raleigh, NC 27604-5860

Wayne Hines & Cynthia  
(PIN #1718 11 8486)  
8409 Passage Marseille Court  
Raleigh, NC 27615-4541

Lafayette SC, LLC  
(PIN #1718 20 0952)  
642 Kreag Road  
Pittsford, NY 14534-3736

Ellen F. Bergdolt  
(PIN #1718 20 1416)  
1200 Watergate Court  
Raleigh, NC 27615-5473

James B. Hardi & Elizabeth  
(PIN #1718 20 2568)  
9821 Rockledge Drive  
Raleigh, NC 27617-7671

L. Edwin Brown, Jr., & Gail B.  
(PIN #1718 20 3428)  
7416 Bolero Way  
Raleigh, NC 27615-3410

Son Enterprise, Inc.  
(PIN #1718 20 5794)  
P. O. Box 673  
Selma, NC 27576-0673

W. Harold Perry & Glenda G.  
(PIN #1718 21 0530)  
8412 Passage Marseille Court  
Raleigh, NC 27615-4542

Treasure Land Development Co. LLC  
(PIN #1718 21 1385)  
471 Snavelly Road  
Richmond Heights, OH 44143-2791

David J. Pope & Lynn M.  
(PIN #1718 21 2409)  
13024 Townfield Drive  
Raleigh, NC 27614-7946

Thomas D. Young & Pamela J.  
(PIN #1718 21 4420)  
8404 Walton Commons Drive  
Raleigh, NC 27615

Chris Caviness Investments, LLC  
(PIN #1718 21 7422)  
715 West Johnson Street  
Raleigh, NC 27603-1208

John F. Hodges & Jeannie R.  
(PIN #1718 20 1314)  
7409 Bolero Way  
Raleigh, NC 27615-3400

SHAH Enterprises LLC  
PIN #1718 21 5469  
11400 Common Oaks Drive  
Raleigh, NC 27614-7259

EXHIBIT B-2

7-020-09

8305 Falls Condominium  
(PIN #1718 21 5122)  
P. O. Box 99149  
Raleigh, NC 27624-9149

CCKN Properties, LLC  
(PIN #1718 21 5122)  
300 Carpathian Way  
Raleigh, NC 27615-1615

Four Foot Associates, LLC  
(PIN #1718 21 5122)  
6729 Falls of Neuse Road, Ste. 200  
Raleigh, NC 27615-5383

Four Foot Associates, LLC  
(PIN #1718 21 5122)  
6729 Falls of Neuse Road, Ste. 200  
Raleigh, NC 27615-5383

Olivotti Realty, LLC  
(PIN #1718 21 5122)  
8305-102 Walton Commons Drive  
Raleigh, NC 27615

CMKR, LLC  
(PIN #1718 21 5122)  
1225 Enderbury Drive  
Raleigh, NC 27614-9837

Cress, LLC  
(PIN #1718 21 5122)  
5316 Deer Forest Trl  
Raleigh, NC 27614-9641

Neshat Properties, LLC  
(PIN #1718 21 5122)  
300 Carpathian Way  
Raleigh, NC 27615-1615

Neshat Properties, LLC  
(PIN #1718 21 5122)  
300 Carpathian Way  
Raleigh, NC 27615-1615

J. David Rattelade, Sr. & Velvet T.  
(PIN #1718 21 5122)  
P. O. Box 99149  
Raleigh, NC 27624-9149

LCTT, LLC  
(PIN #1718 21 5122)  
8305 Falls of Neuse Road, Ste. 203  
Raleigh, NC 27615-3547

CMKR, LLC  
(PIN #1718 21 5122)  
1225 Enderbury Drive  
Raleigh, NC 27614-9837

J. David Rattelade & Velvet T.  
(PIN #1718 21 5122)  
7528 Sound Drive  
Emerald Isle, NC 28594-2900

EXHIBIT B-3

Z-020-02

8300 Falls Office Condominium  
(PIN #1718 20 4612)  
6817 Fall of Neuse Road, Ste. 101  
Raleigh, NC 27615-5386

Affordable Properties for Rent, LLC  
(PIN #1718 20 4612)  
806 Steam Boat Street  
Knightdale, NC 27545-7325

Hal & Lisa Wilson Properties, LLC  
(PIN #1718 20 4612)  
9300 Koupela Drive  
Raleigh, NC 27615-2249

Fallstar Properties, LLC  
(PIN #1718 20 4612)  
9208 Falls of Neuse Road, Ste. 111  
Raleigh, NC 27615-2438

Affordable Properties for Rent, LLC  
(PIN #1718 20 4612)  
806 Steam Boat Street  
Knightdale, NC 27545-7325

Lee Real Estate Properties, LLC  
(PIN #1718 20 4612)  
1116 Longstone Way  
Raleigh, NC 27614-8857

Affordable Properties for Rent, LLC  
(PIN #1718 20 4612)  
806 Steam Boat Street  
Knightdale, NC 27545-7325

Norwood Commercial, LLC  
(PIN #1718 20 4612)  
2812 Pleasant Union Church Rd.  
Raleigh, NC 27614-9231

Mize Properties, LLC  
(PIN #1718 20 4612)  
8300 114 Falls of Neuse Road  
Raleigh, NC 27615

EXHIBIT C-1

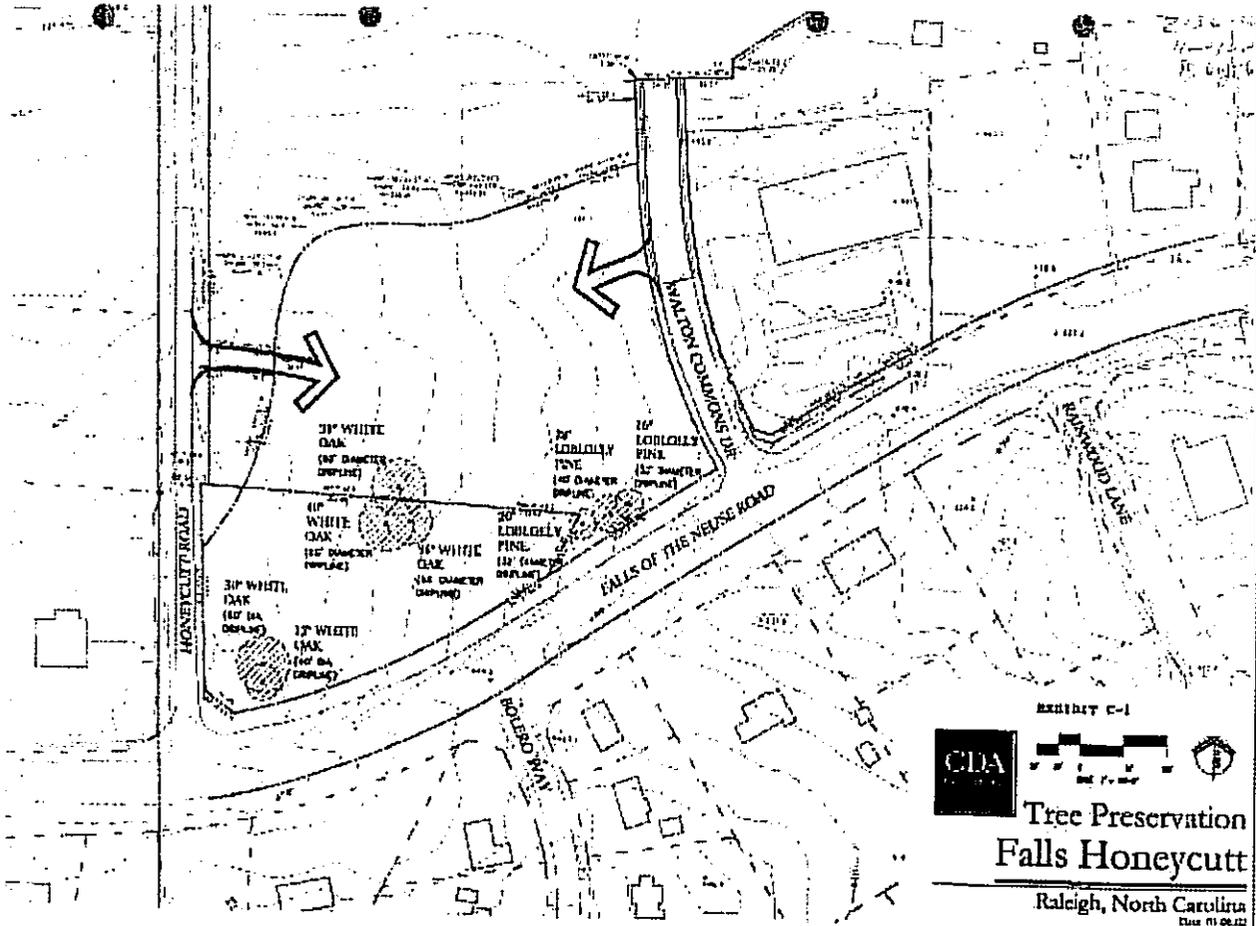


EXHIBIT C-1

CIA

Tree Preservation  
Falls Honeycutt

Raleigh, North Carolina  
Date: 01.08.02

EXHIBIT C-2

ORDINANCE (2002) 292 ZC 523  
Effective: 09/17/02

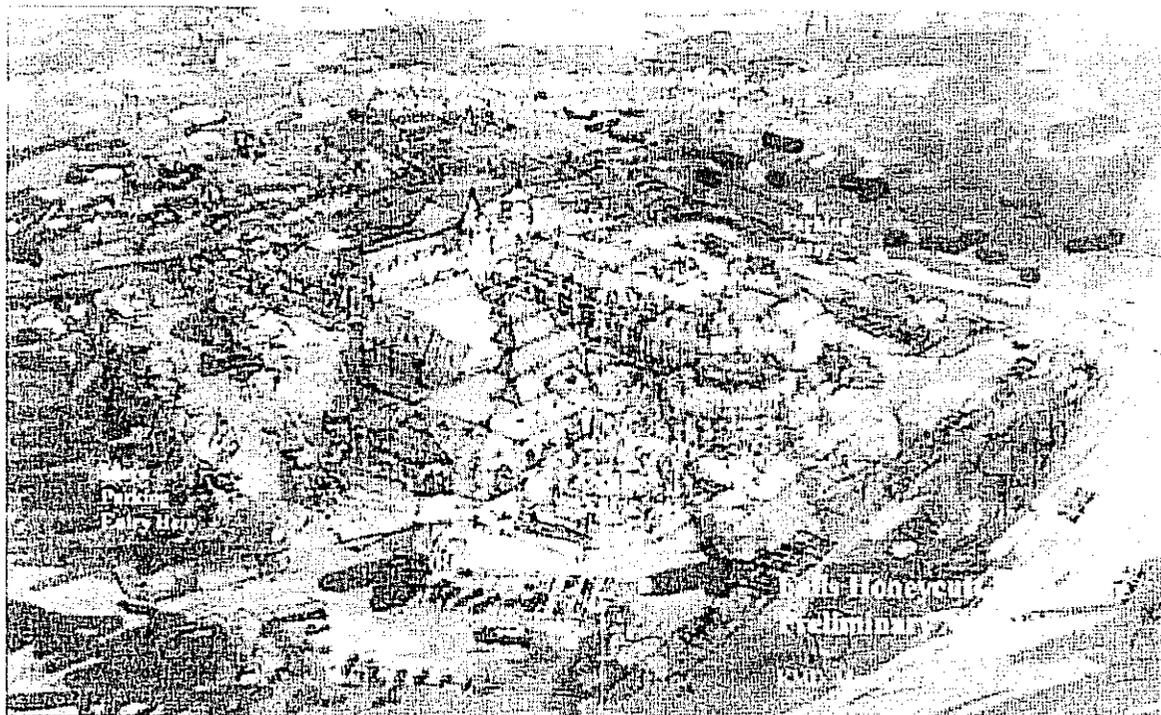


Exhibit C-2  
Perspective  
Rendering  
Falls Honeycutt

Raleigh, North Carolina

## 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](http://www.raleighnc.gov)).**

##### **A. Please state which District Plan area the subject property is located within and the recommended land use for this property:**

The subject property is located within the North District Plan. The recommended land uses for the subject property are medium density residential and low intensity office uses.

##### **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 subject property is located within the I-540/Falls of Neuse Small Area Plan and the Falls Lake Watershed Plan (East). The portion of the property which is requested to be zoned RR with watershed overlay lies in the Secondary Watershed Protection Area.

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

The proposed map amendment is inconsistent with the current Comprehensive Plan, but is consistent with existing zoning (and with the recently proposed draft Comprehensive Plan). (The draft plan is an acknowledgement that the existing zoning is a more appropriate designation than that contained in the existing Comprehensive Plan, which was updated by the approval of the existing zoning.

**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):**

A broad mix of uses surrounds the subject property including retail, office and single and multi-family residential. The property is located at the intersection of a secondary arterial and a minor thoroughfare. An easement for a transit stop has been granted by the property owner to the City.

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

North:	RR with WPOD; Single Family Residential
East:	O&I-1 and O&I-2; Office Condominium
Southeast:	NB; Bar/Club
South:	O&I-1, R-4, O&I-2; Office Condominium; Single Family, Multi Family
West:	SC and RR with WPOD; Convenience Store and Vacant

**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 confluence of the major roadways, surrounding office and residential uses and transit support make the subject property an ideal location for the neighborhood and pedestrian-oriented mixed use development now under construction upon the property.

**III. Benefits and detriments of the proposed map amendment.**

**A. For the landowner(s):**

The proposed map amendment provides a small increase in permitted retail square footage to accommodate a better tenant mix and improves the financial viability of the project by providing more effective utilization of the parking area being constructed.

**B. For the immediate neighbors:**

The proposed map amendment will permit more retail goods and services within walking distance of the many residents and office workers living and working in close proximity to the property.

**C. For the surrounding community:**

The proposed map amendment will allow for more concentration of retail uses on the same site without a corresponding increase in the impact on the community's infrastructure.

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

The additional retail allocation is available to the NB and SC zoned properties located in proximity to the subject property. It is not available to other non-retail zoning classifications in the area.

**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 under development as a mixed use center. The map amendment is reasonable and in the public interest in that it will allow a slight increase in retail space which will permit the project to offer more goods and services in a pedestrian friendly environment and will make the center more economically viable without negative impacts upon the area in which it is located.

**V. Recommended items of discussion (where applicable).**

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

N/A

- 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.**

This request does not propose a modification of the zoning classification, only a slight increase in retail allocation.

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

The public has an interest in insuring that the proposed mixed use development contains sufficient retail space to achieve a viable development and to provide adequate goods and services, in a neighborhood center.

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

The additional retail space requested hereby will not materially impact public services and facilities, infrastructure, topography or access to air and light.

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



# Certified Recommendation of the City of Raleigh Planning Commission

**Case File: Z-20-09 Conditional Use; Falls of Neuse Rd. and Honeycutt Rd.**

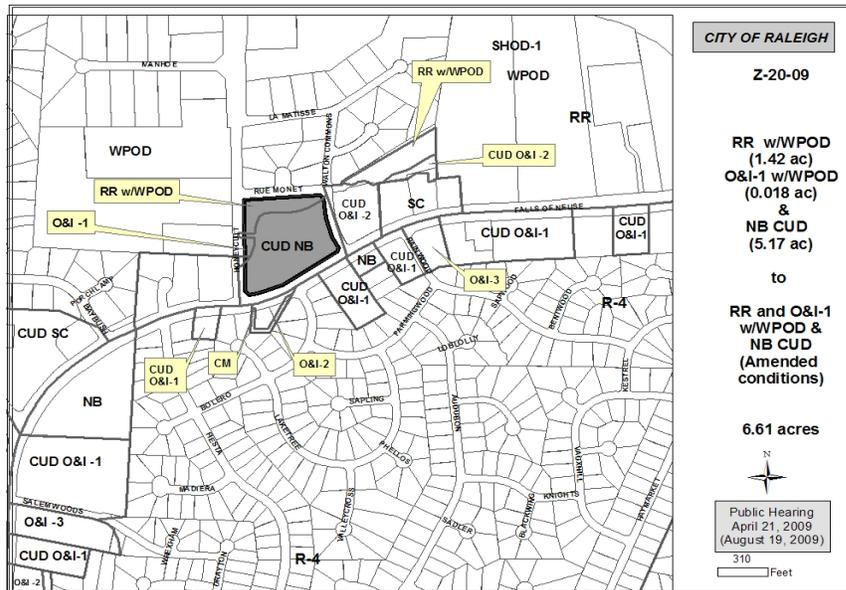
**General Location:** This site is located on the north side of Falls of Neuse Road, NE of its intersection with Honeycutt Road.

**Request:** Petition for Rezoning from Rural Residential with Watershed Protection Overlay District, Office and Institution-1 with Watershed Protection Overlay and Neighborhood Business Conditional Use to Rural Residential with Watershed Protection Overlay District, Office and Institution-1 with Watershed Protection Overlay and Neighborhood Business Conditional Use with revised conditions.

**Comprehensive Plan Consistency:** This request is consistent with the Comprehensive Plan.

**Valid Protest Petition (VSPP):** NO

**Recommendation:** The Planning Commission finds that the proposed rezoning is consistent with the Comprehensive Plan and that this request be approved in accordance with conditions dated December 19<sup>th</sup>, 2008.







## Zoning Staff Report: Z-20-09 Conditional Use

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**LOCATION:** This site is located on the north side of Falls of Neuse Road, NE of its intersection with Honeycutt Road.

**AREA OF REQUEST:** 6.61 acres

**PROPERTY OWNER:** Lafayette SC, LLC

**CONTACT PERSON:** Tom Worth 831-1125  
Isabel Mattox 828-7171

**PLANNING COMMISSION  
RECOMMENDATION**

**DEADLINE:** *August 19, 2009*

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**ZONING: Current Zoning**

Rural Residential, Office and Institution-1 and Neighborhood Business Conditional Use

**Current Overlay District**

Watershed Protection Overlay

**Proposed Zoning**

Rural Residential, Office and Institution-1 and Neighborhood Business Conditional Use (revised conditions)

**Proposed Overlay District**

Watershed Protection Overlay

**ALLOWABLE  
DWELLING UNITS:**

**Current Zoning**

Rural Residential  
1 dwelling unit  
Office and Institution-1  
Dwelling units not permitted.  
NB CUD  
52 dwelling units (second floor-per conditions)

**Proposed Zoning**

Rural Residential  
1 dwelling unit  
Office and Institution-1  
Dwelling units not permitted.  
NB CUD  
52 dwelling units (second floor-per conditions)

**ALLOWABLE OFFICE  
SQUARE FOOTAGE:**

**Current Zoning**

Rural Residential  
Office uses not permitted.  
Office and Institution-1  
588 sq. ft. (0.75 FAR)  
NB CUD  
15,000 sq. ft. floor area gross (per conditions)

**Proposed Zoning**

Rural Residential  
Office uses not permitted.  
Office and Institution-1  
588 sq. ft. (0.75 FAR)  
NB CUD  
15,000 sq. ft. floor area gross (per conditions)

**ALLOWABLE RETAIL  
SQUARE FOOTAGE:**

**Current Zoning**

Rural Residential  
Retail not permitted.  
Office and Institution-1  
Retail not permitted.  
NB CUD  
Single retail establishment no greater than 7500 sq. ft. overall retail limited to 58,000 sq. ft.

**Proposed Zoning**

Rural Residential  
Retail not permitted.  
Office and Institution-1  
Retail not permitted.  
NB CUD  
Single retail establishment no greater than 7500 sq. ft. overall retail limited to 66,000 sq. ft.

**ALLOWABLE  
GROUND SIGNS:**

**Current Zoning**

Rural Residential  
Tract ID Sign  
Office and Institution-1  
Low Profile  
NB CUD  
Low profile (per conditions)

**Proposed Zoning**

Rural Residential  
Tract ID Sign  
Office and Institution-1  
Low Profile  
NB CUD  
Low profile (per conditions)

**ZONING HISTORY:**

This property has been zoned Neighborhood Business Conditional Use Since 2002 (Z-36-02) The remainder of the site zoned Rural Residential and Office and Institution-1 with Watershed Protection Overlay has been in place since the property was brought into the City jurisdiction. The existing conditions on this site will remain unchanged with the exception of Condition #21 which increases overall retail from 58,000 to 66,000 sq. ft. Condition #10 relating to pedestrian access has also been omitted from the current case.

**SURROUNDING  
ZONING:**

NORTH: Rural Residential with Watershed Protection Overlay  
SOUTH: Residential-4, Office and Institution-1, Office and Institution-2,  
Conservation Management  
EAST: Office and Institution-2 Conditional Use  
WEST: Office and Institution-1, Shopping Center, Rural Residential with WPOD

**LAND USE:** Under construction for mixed use center

**SURROUNDING**

**LAND USE:** NORTH: Residential  
SOUTH: Office, Residential  
EAST: Office  
WEST: Retail, Residential

**DESIGNATED HISTORIC RESOURCES:** This site does not contain any historical landmarks and is not within a historic district.

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**EXHIBIT C AND D ANALYSIS:**

**COMPREHENSIVE  
PLAN SUMMARY**

**TABLE:** In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City's adopted Comprehensive Plan the

following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	North
Urban Form	Rural Residential
Specific Area Plan	I-540 Falls SAP, Falls Lake WP
Guidelines	N/A

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

This site is located in the North Planning District in an area designated as being appropriate for Rural Residential development. The site is also located in the I-540 Falls of Neuse Small Area Plan which recommends this site for Mixed Use, Retail, Office and Residential. The proposal is consistent with the Comprehensive Plan. However, it should be noted that this will increase the overall retail allocation approved with the previous Comprehensive Plan Amendment in 2002.

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

Applicant states that the confluence of major roadways, surrounding office and residential uses and transit support make the subject property an ideal location for the neighborhood and pedestrian oriented mixed use development now under construction upon the property.

Staff agrees with the assessment provided by the applicant. There are a variety of land uses surrounding the subject property which would support such development. This site is already conditioned to have no more than 58,000 square feet of retail. This proposal would further increase this amount of allowable retail square footage by 8,000 square feet. However the addition of overall retail square footage exceeds the retail allocation approved with the previous rezoning and Comprehensive Plan Amendment. Nearby retail developments are both residential retail areas which recommend no more than 25,000 sq. ft. of retail.

**3. Public benefits of the proposed rezoning**

Applicant states that the subject property is already under development as a mixed use center. A slight increase in retail space will permit the project to offer more goods and services in a pedestrian friendly environment and will make the center more economically viable without negative impacts to the area.

Staff disagrees with this assessment. The zoning conditions for this site already permit up to 58,000 sq. ft. of retail. There is little public benefit in increasing the retail allocation by 8,000 sq. ft.

**4. Detriments of the proposed rezoning**

There are no known detriments associated with this request.

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

**TRANSPORTATION:** Falls of Neuse Road is classified as a secondary arterial (2007 ADT - 34,000 vpd) and exists as a five-lane curb and gutter section on varying right-of-way with sidewalks on both sides. City standards call for Falls of Neuse Road to provide an 89-foot back-to-back curb and gutter section on 110 feet of right-of-way with sidewalks on both sides. Honeycutt Road is classified as a minor thoroughfare (2007 ADT - 5,500 vpd) and exists as a two-lane shoulder section on varying

right-of-way. City standards call for Honeycutt Road to provide a 53-foot back-to-back curb and gutter section on 80-feet of right-of-way with sidewalks on both sides. Both Rue Monet Drive and Walton Commons Drive are classified as collector streets and constructed to City standards with 41-foot back-to-back curb and gutter sections on 60-feet of right-of-way with sidewalks on both sides. Neither NCDOT nor the City have any projects currently scheduled in the vicinity of this case.

**TRANSIT:** Zoning conditions associated with this proposal provide for a 20' by 15' transit easement with shelter

**HYDROLOGY:** FLOODPLAIN: no FEMA  
DRAINAGE BASIN: Perry  
STORMWATER MANAGEMENT: Part 10 Chapter 9 Stormwater Regulations would apply.

**PUBLIC UTILITIES:**

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
Water	Approx. <u>36,313</u> gpd	Approx. <u>36,313</u> gpd
Waste Water	Approx. <u>36,313</u> gpd	Approx. <u>36,313</u> gpd

The proposed rezoning would not impact the wastewater or 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. There are no park search areas identified in the area.

**WAKE COUNTY**

**PUBLIC SCHOOLS:** There would be no increase in residential density associated with this request; therefore there would be no additional impact on Wake County Public Schools.

**IMPACTS SUMMARY:** There would be very little infrastructure impact associated with this request.

**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 properly applied to it now were it being zoned for the first time.**

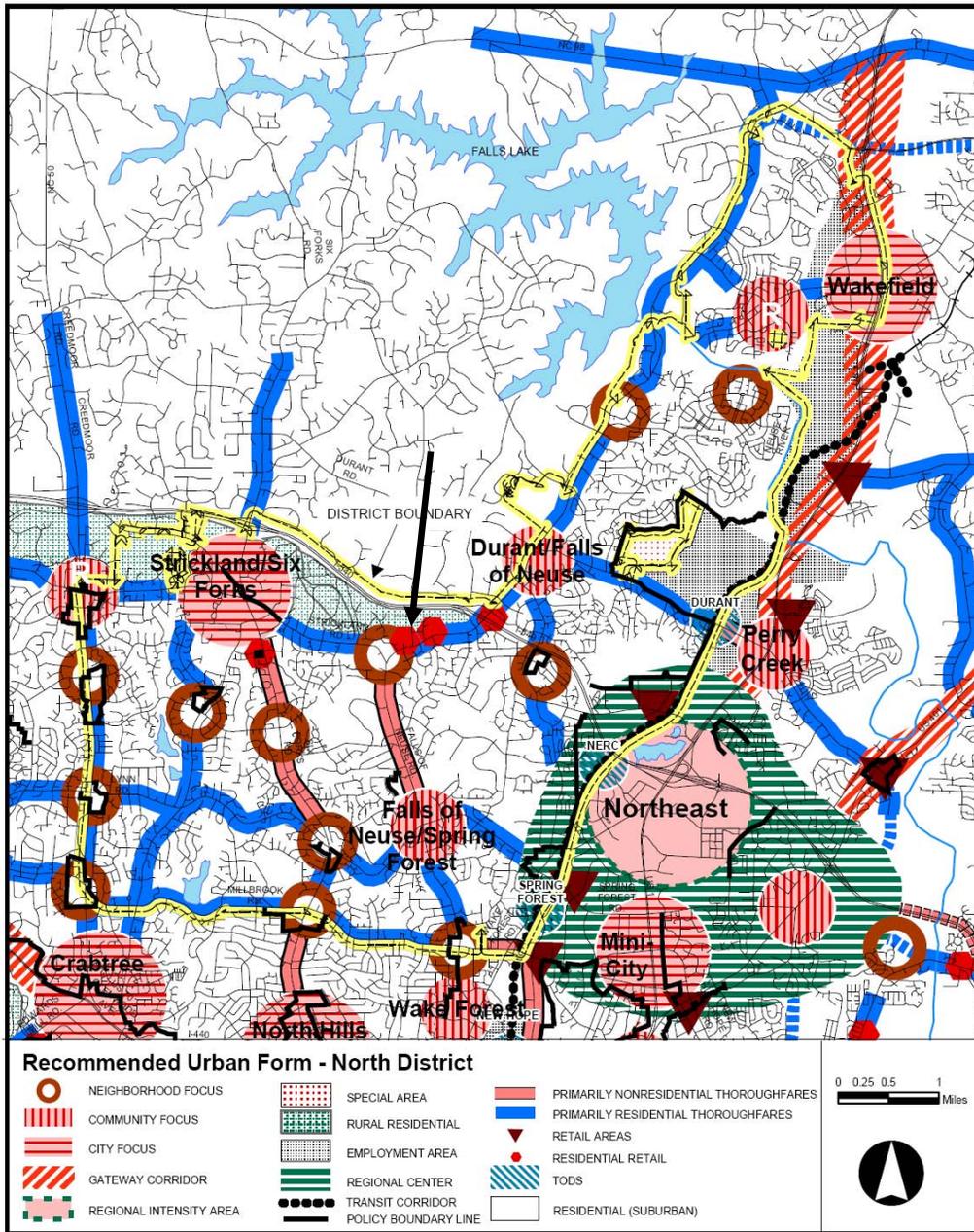
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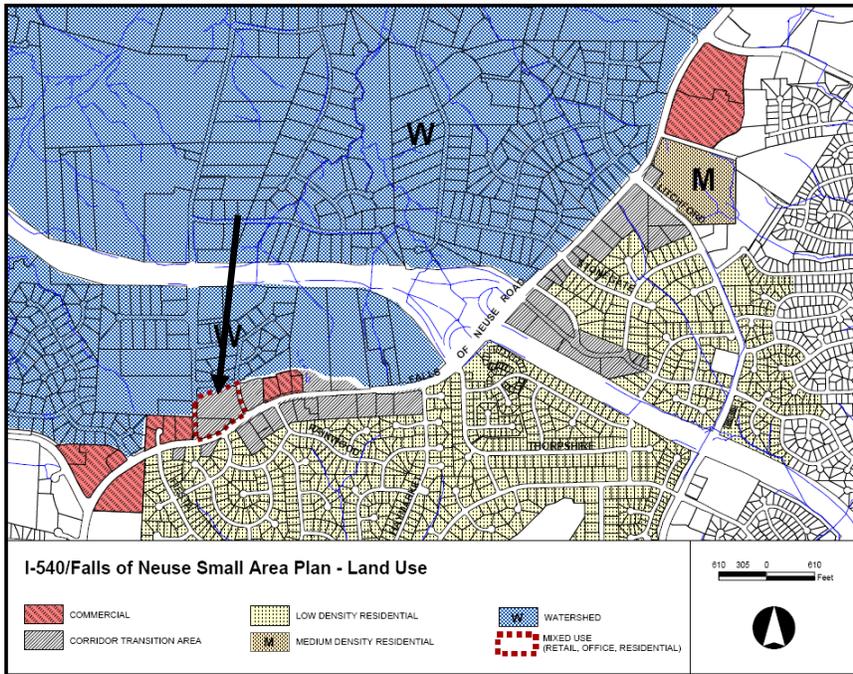
**APPEARANCE**

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

**CITIZENS'**

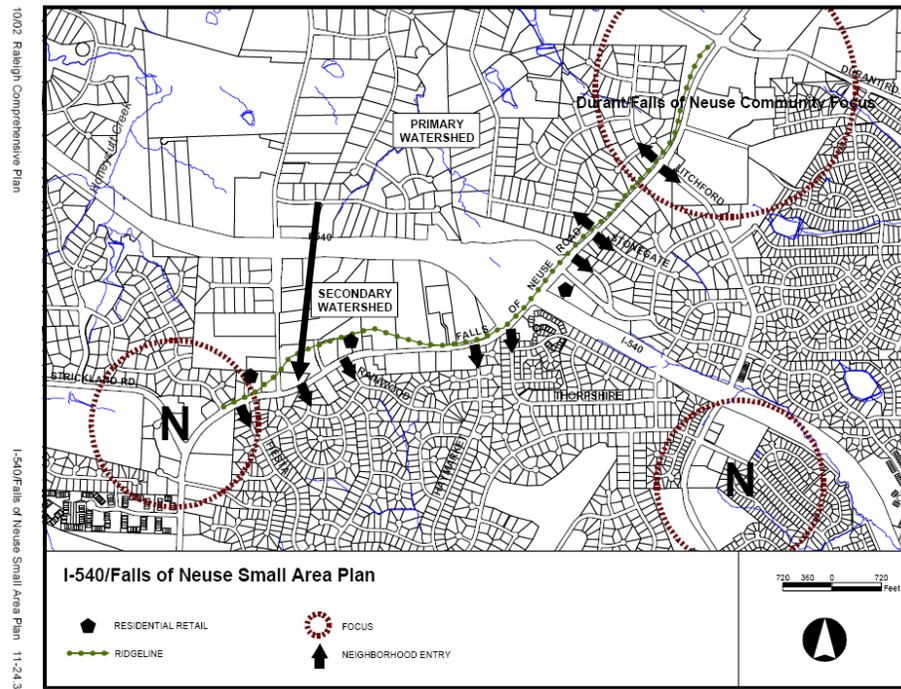
**ADVISORY COUNCIL:** DISTRICT: North  
CAC CONTACT PERSON: Tom Slater 846-0584





Raleigh Comprehensive Plan 1002  
I-540/Falls of Neuse Small Area Plan 11-24.4

**Comment [CU1]:** Please mark the property on these maps.



1002 Raleigh Comprehensive Plan

I-540/Falls of Neuse Small Area Plan 11-24.3

1002 Raleigh Comprehensive Plan

Falls Lake Watershed Plan 10-1-3

