

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

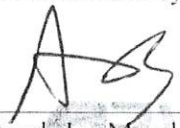


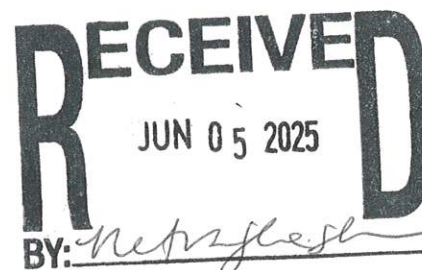
Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district:	HD & R-30 (Wake County)	Height: N/A	Frontage: N/A
Proposed zoning base district:	R-10	Height:	Frontage:
Overlay(s): N/A			Overlay(s): UWPOD
Helpful Tip: View the Zoning Map to 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:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 0 Ponderosa Service Road & 10801 Ponderosa Service Road (partial)		
Property PIN: 1739465393 & 1739375114 (partial)		
Deed reference (book/page): 016856/01554 & 008658/00036 (partial)		
Nearest intersection: Ponderosa Service Rd/Common Oaks Dr		Property size (acres): 30.79 - MBS
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Crossroads Holdings LLC (101 N Columbia St. Chapel Hill, NC 27514) & Ponderosa Mobile Home Park Inc. (10729 Ponderosa Service Rd. Wake Forest, NC 27587)		
Property owner email:		
Property owner phone: (252) 492-0008 & (919) 524-7997		
Applicant name and address: Ashley Honeycutt Terrazas, 301 Fayetteville St, Ste 1400, Raleigh, NC 27601		
Applicant email: ashleyterrazas@parkerpoe.com		
Applicant phone: 919-835-4043		
Applicant signature(s):		
Additional email(s):		

Crossroads Holdings, LLC,
a North Carolina limited liability company

By: 
Glen Allen Boyd, Jr., Member



REVISION 11.08.24

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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: R-10-CU w/UNPOD	

-MBS

Narrative of Zoning Conditions Offered
<p>1. The total number of residential units shall not exceed 240 units.</p> <p>2. If public pedestrian access to the Richland Creek Greenway is permitted by the City of Raleigh, a public access easement shall be provided from the internal street or pedestrian network to the shared property line with PIN 1739262443, Deed Book 008209, Page 01497.</p> <p>3. Abutting the shared property line with PIN 1739477023, Deed Book 006790, Page 00044 an undisturbed buffer with an average width of thirty (30) feet, fifteen (15) feet minimum shall be provided.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Crossroads Holdings, LLC,
a North Carolina limited liability company

By: AG
Glen Allen Boyd, Jr., Member

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BY: metraflis

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Rezoning Application and Checklist

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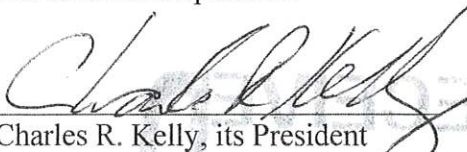


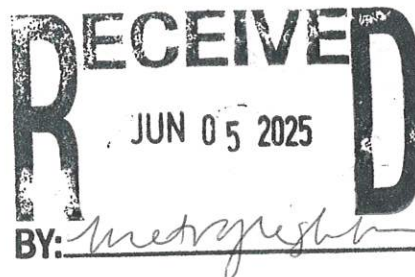
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Proposed zoning base district:	R-10	Height:	Frontage:
Overlay(s): N/A		Overlay(s): UWPOD	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

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For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
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Applicant phone: 919-835-4043		
Applicant signature(s):		
Additional email(s):		

Ponderosa Mobile Home Park, Inc.,
a North Carolina corporation

By: 
Charles R. Kelly, its President



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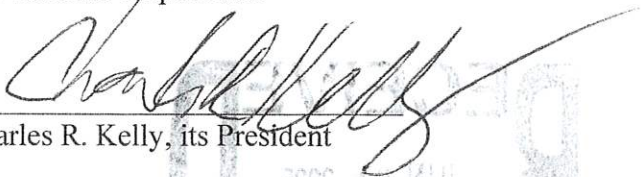
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Existing zoning: HD & R-30 (Wake County)	Proposed zoning: R-10-CU w/UNPOD	

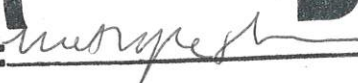
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Narrative of Zoning Conditions Offered
<p>1. The total number of residential units shall not exceed 240 units.</p> <p>2. If public pedestrian access to the Richland Creek Greenway is permitted by the City of Raleigh, a public access easement shall be provided from the internal street or pedestrian network to the shared property line with PIN 1739262443, Deed Book 008209, Page 01497.</p> <p>3. Abutting the shared property line with PIN 1739477023, Deed Book 006790, Page 00044 an undisturbed buffer with an average width of thirty (30) feet, fifteen (15) feet minimum shall be provided.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

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By: 
Charles R. Kelly, its President

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Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is 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.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: None

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

N/A

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

N/A

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

N/A

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

N/A

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

N/A

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

N/A

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: N/A</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: N/A</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: N/A</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: N/A</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

April 15, 2024

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on April 25, 2024, from 7:00-8:00pm at the Abbott's Creek Community Center located at 9950 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to annex two parcels of land located at 0 Ponderosa Service Road (PIN: 1739465393) and a portion of 10801 Ponderosa Service Road (PIN: 1739375114) (the "Site") into the City of Raleigh and apply Raleigh zoning.

The Site is currently zoned Highway District (HD) (Wake Co) and Residential-30 (R-30) (Wake Co). This proposal would annex and zone the Site to Residential-10- w/ Conditions- w/ Urban Watershed Protection Overlay District (R-10-CU- w/ UWPOD). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
robert.tate@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4043 or via email at ashleyterrazas@parkerpoe.com.

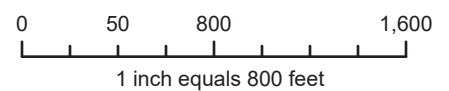
Thank you,

Ashley Honeycutt Terrazas



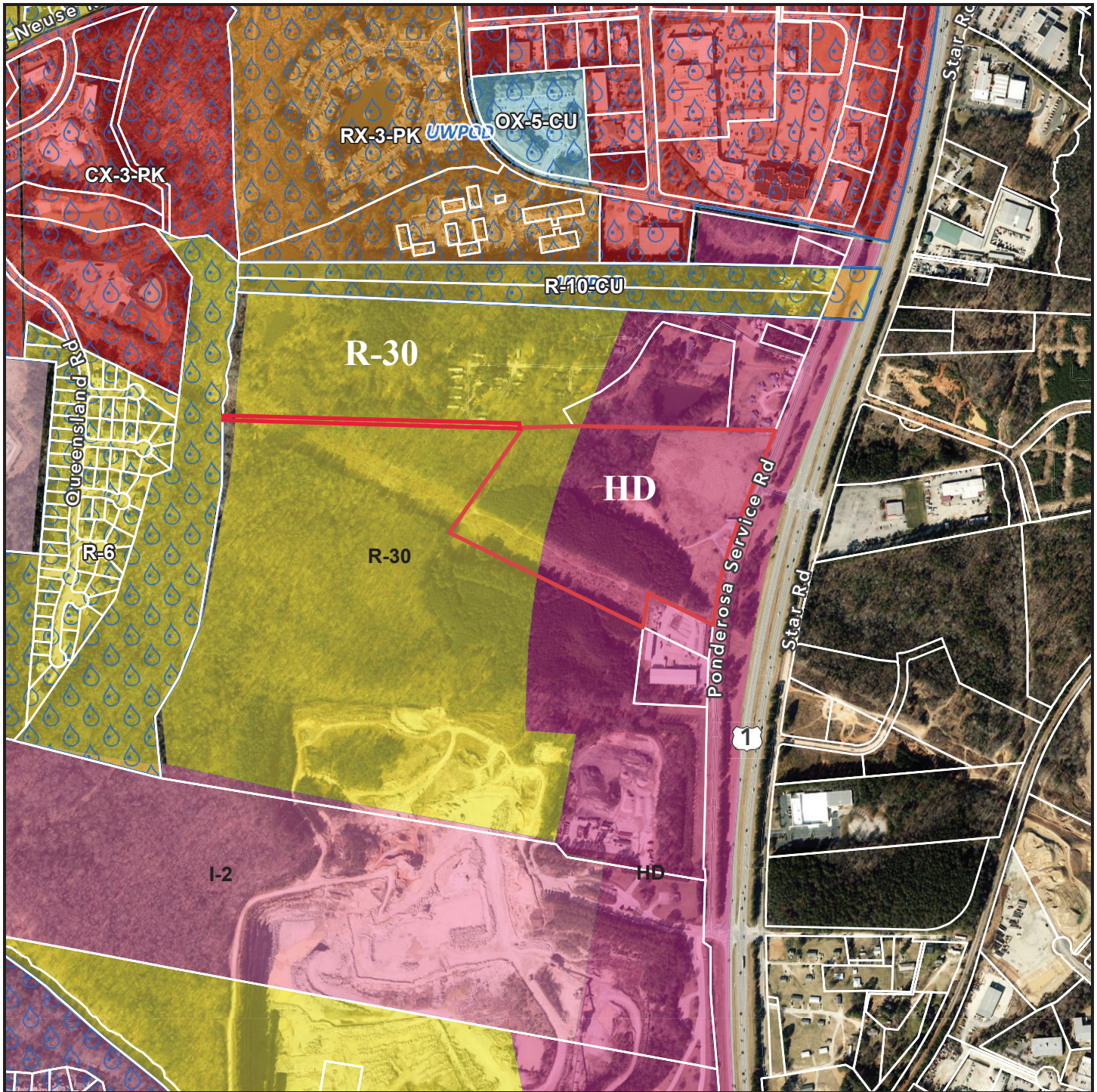
0 and "a portion of" 10801 Ponderosa Service Road

Vicinity Map



Disclaimer

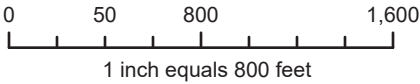
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0 and "a portion of" 10801 Ponderosa Service Road

Zoning Map

Current Zoning: HD (Wake Co.) & R-30 (Wake Co.)



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SUMMARY OF ISSUES

A neighborhood meeting was held on April 4, 2024 (date) to discuss a potential rezoning located at 0 & 10801 (partial) Ponderosa Service Road (property address). The neighborhood meeting was held at Abbott's Creek Community Center (location). There were approximately 10 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion about planned housing product, typical residents, amenities, rent prices
Quarry proximity and impact, blasting schedule, 50-60 year life of quarry
Buffers with adjacent property
Traffic flow, traffic on Common Oaks Dr, traffic pattern on Capital Blvd
Frontage improvements
Anticipated timeline of development
Tree preservation
Types of amenities and noise levels from recreational amenities

[illegible]

April 7, 2025

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on April 17, 2025, from 7:00-8:00pm at the Abbott's Creek Community Center located at 9950 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 0 Ponderosa Service Road (PIN: 1739465393) and a portion of 10801 Ponderosa Service Road (PIN: 1739375114) (the "Site").

The Site is currently zoned Highway District (HD) (Wake Co) and Residential-30 (R-30) (Wake Co), and this proposal would rezone the Site to Residential-10- w/ Conditions- w/ Urban Watershed Protection Overlay District (R-10-CU- w/ UWPOD). A corresponding annexation petition will be filed in conjunction with the rezoning application. During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

The applicant previously held an initial neighborhood meeting for this annexation and rezoning request on April 25, 2024. Due to the amount of time that has passed since that meeting, the applicant is holding a second meeting prior to filing its annexation petition and rezoning application. Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4043 or via email at ashleyterrazas@parkerpoe.com.

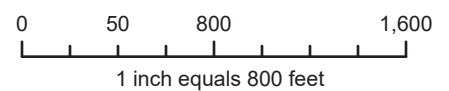
Thank you,

Ashley Honeycutt Terrazas



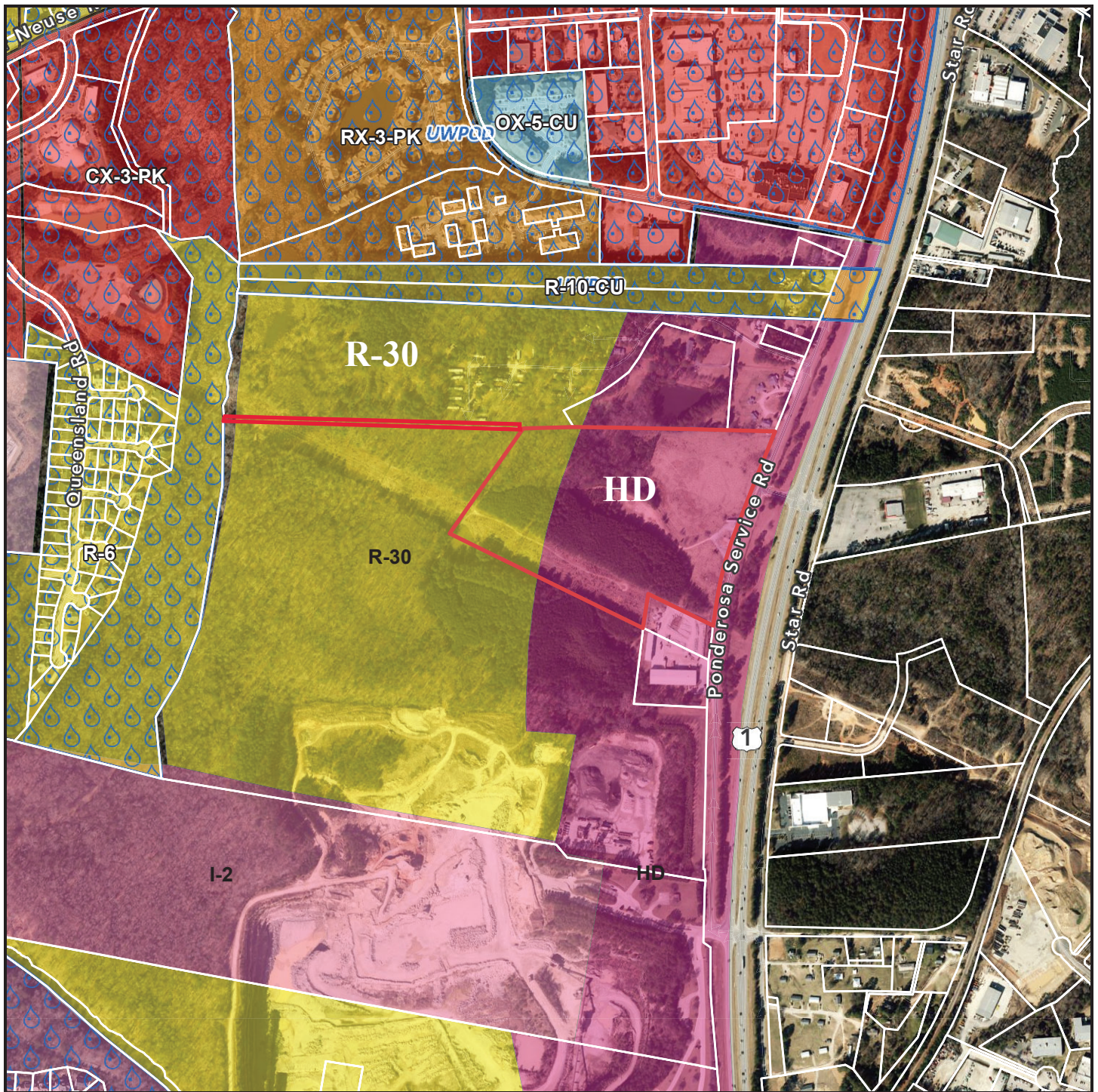
0 and "a portion of" 10801 Ponderosa Service Road

Vicinity Map



Disclaimer

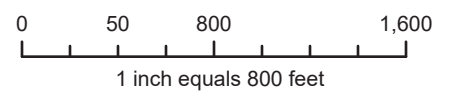
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



0 and "a portion of" 10801 Ponderosa Service Road

Zoning Map

Current Zoning: HD (Wake Co.) & R-30 (Wake Co.)



Disclaimer

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SUMMARY OF ISSUES

A neighborhood meeting was held on April 17, 2025 (date) to discuss a potential rezoning located at 0 & a portion of 10801 Ponderosa Service Road (property address). The neighborhood meeting was held at Abbott's Creek Community Center, 9950 Durant Road, Raleigh, NC (location). There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of product type and types of residents in development, housing needs in Raleigh
Discussion of traffic patterns in the area
Questions about buffering with adjacent residential property to north

[illegible]

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.

The subject property, 0 Ponderosa Service Road & 10801 Ponderosa Service Road (partial) (the “Site”), is an under-utilized and mostly-vacant site situated in a unique location that is technically outside of Raleigh’s extraterritorial jurisdiction but is in its Urban Services Area and is surrounded by significant growth and development in the Wakefield area.

In light of the City’s current and future growth patterns and the growth patterns across Capital Blvd in Wake Forest, and the changed needs and goals of the City, bringing the Site into the City to allow for Urban Moment Development’s unique horizontal multifamily housing is appropriate on the Site. It will allow more housing than is currently allowed under the Wake County R-30 and HD zoning, near a mixed use activity center, in an area that is unlikely to develop as a major employment center.

1. **FLUM:** The site is in a pocket of “Office/Research and Development” (“ORD”) on the Future Land Use Map (“FLUM”) that encompasses the Ponderosa Mobile Home Park to the north of the Site and, to the south, part of a large quarry that, according to the quarry operator, will be in operation for at least 50-60 more years. According to the 2030 Comprehensive Plan, ORD areas should be “major employment centers, where housing is inappropriate. where housing is not considered an appropriate future land use. Principal uses are office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. This category can also apply in appropriate locations to office-industrial hybrids such as light fabrication and assembly ancillary to an R&D use, flex parks, and office/distribution combinations.” Comp. Plan p. 3-12. This ORD FLUM designation appears to have been applied to this area long ago, and it was not a part of the recently-adopted Wakefield Small Area Plan and Study, which stops at Common Oaks Dr to the north of the Site.

As the City recognized just a few years ago when it approved CP-5-19 to remove the ORD designation from several properties to the north of the mobile home park and replace it with a Moderate Density Residential (MDR) designation, residential growth is more consistent with the development trends in the Wakefield Area to the north and directly across Capital Blvd in Wake Forest, where a new apartment complex is under construction.

Most of this pocket of ORD is a quarry that will be in operation for at least 50-60 more years. Even when the quarry does cease operations, it will be very difficult to redevelop, especially as part of an office/industrial park. While the area may have been more feasible for industrial/office uses in the past due to relatively easy access to Capital Blvd, NCDOT’s plans to limit access to Capital Blvd will make this type of future development even less likely. Furthermore, because of the development trends in the area, other employment areas have naturally emerged and will continue to develop closer to the intersection of Falls of Neuse Rd and Capital Blvd.

Thus, to help meet housing needs in the City, provide new missing middle housing that is consistent with the trends in the area, and in recognition of the low likelihood of a large office park

developing due to the long-term presence and challenging redevelopment of the quarry, Moderate Density Residential is a more suitable future land use for the Site.

2. **Urban Form Map:** The Site does not have a designation on the Urban Form Map. Capital Blvd is a Parkway Corridor.

3. The proposed rezoning is consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:

a. **Policy LU 2.2 Compact Development,** *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.* The request will allow for the development of an underutilized site with more residential density allowed under its current Wake County zoning, which is appropriate in what has become an urbanized area to the north of the Site.

b. **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 amendment to Moderate Density Residential would facilitate development of higher density residential than is currently permitted; however, there is adequate infrastructure capacity to serve this increase.

b. **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. Utilities and City services are available for the Site.

c. **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 density will fit in appropriately with the mobile home park development to the north and the townhomes and traditional garden-style apartment buildings in the area.

d. **Policy LU 5.6 Buffering Requirements,** *New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.* The proposed rezoning proposes appropriate additional buffering with a single-family detached home to the north.

e. **Policy LU 8.1 Housing Variety**, *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will allow the development of a unique horizontal multifamily housing type that is uncommon in Raleigh: smaller for-rent detached and attached homes that have yards and amenities like a traditional apartment complex.

f. **Policy LU 11.4 Rezoning/Development of Industrial Areas**, *Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.* The Site is in a location that no longer makes sense for future industrial uses in light of the future limited access of Capital Blvd and can develop in a way that provides more needed housing than is permitted under the Wake County zoning today, in a location that can be served by City utilities and services.

6. The proposed rezoning is consistent with the following policies of the Housing (“H”) of the 2030 Comprehensive Plan:

a. **Policy H 1.8 Zoning for Housing**, *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The form and scale of the proposed horizontal multi-family housing on the Site is appropriate for the area, and is a transition from the manufactured housing, new townhouses, and apartments to the north, and the single-family detached housing in the neighborhood to the west.

PUBLIC BENEFITS

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

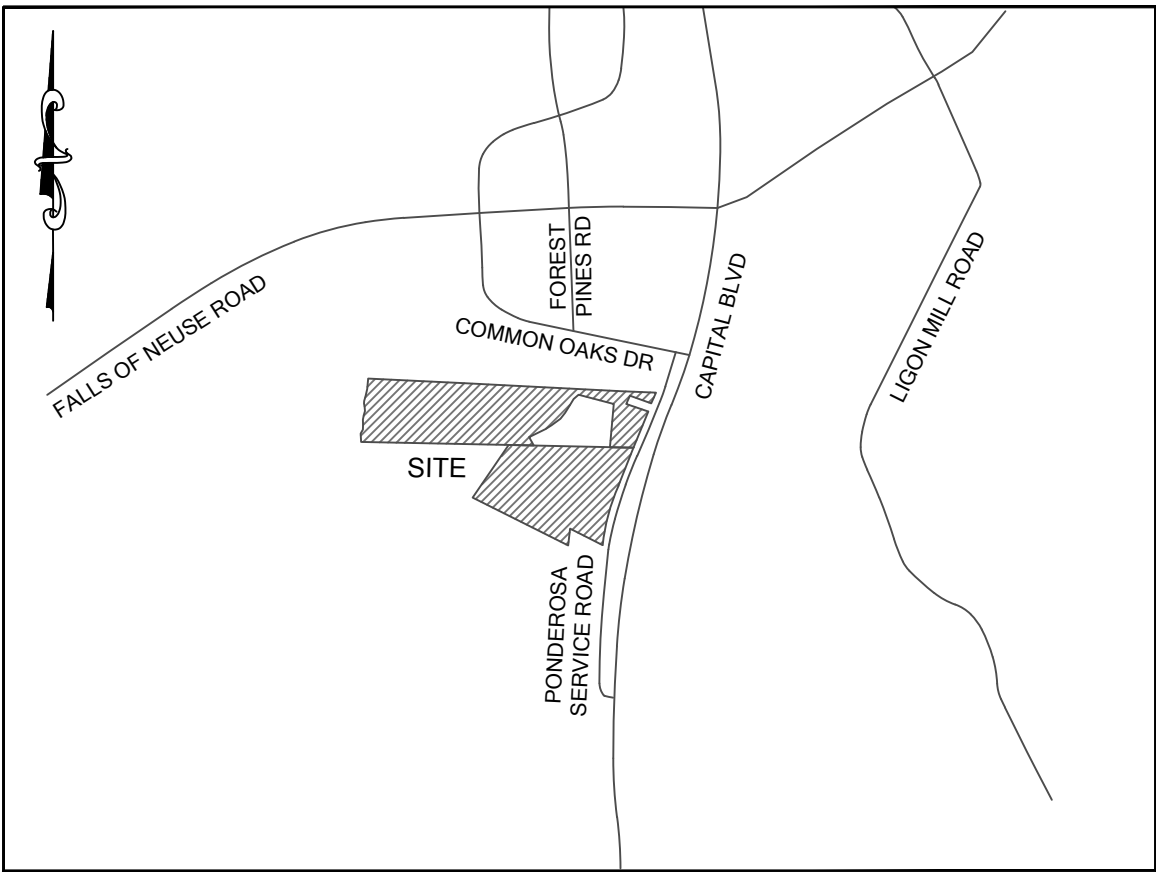
This rezoning request will complement and add to the growth in the Wakefield area, and while the Site is technically outside of the City’s ETJ, it is in an urbanized area where City services are available. The Site only allows for small-scale commercial uses and low-density residential uses today, and bringing it into Raleigh’s corporate limits with the applicant’s proposed R-10-CU zoning with UWPOD will add to the housing supply and allow for a new, unique housing type that will be consistent with surrounding development trends.

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF CROSSROADS HOLDINGS, LLC, AS DESCRIBED IN DEED BOOK 16856 AT PAGE 1554 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739465393) TOGETHER WITH A PORTION OF THAT PARCEL OF LAND NOW OR FORMERLY OF PONDEROSA MOBILE HOME PARK INC, AS DESCRIBED IN DEED BOOK 8658 AT PAGE 36 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739375114) LYING IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A $\frac{3}{4}$ " IRON PIPE FOUND ON THE SOUTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DB 16856 PG 896 (PIN: 1739465393), SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 795,709.26' AND E: 2,134,728.48'; THENCE, FROM THE POINT OF BEGINNING, N63°55'46"W A DISTANCE OF 1,187.92 FEET TO A $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N34°52'52"E A DISTANCE OF 707.69 FEET TO A $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N88°38'53"W A DISTANCE OF 1,671.24 FEET TO A COMPUTED POINT; THENCE, N88°38'53"W A DISTANCE OF 20.00 FEET TO A COMPUTED POINT; THENCE, N03°49'54"E A DISTANCE OF 25.02 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 18.92 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 1,256.20 FEET TO A COMPUTED POINT; THENCE, S82°56'15"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 100.00 TO A COMPUTED POINT; THENCE, N85°38'29"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 330.69 FEET TO A COMPUTED POINT; THENCE, S28°47'10"E A DISTANCE OF 28.91 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 901.12 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 187.52 FEET TO A $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 30.02 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 24.90 FEET TO A 1" IRON REBAR FOUND ON THE WESTERN RIGHT OF WAY OF PONDEROSA SERVICE ROAD; THENCE, WITH SAID RIGHT OF WAY, S21°18'35"W A DISTANCE OF 24.72 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 17.05 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 395.60 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S20°10'00"W A DISTANCE OF 154.97 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S17°39'43"W A DISTANCE OF 105.50 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 91.64 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 11.41

FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S13°08'53"W A DISTANCE OF 106.37 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S10°55'07"W A DISTANCE OF 98.82 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S09°17'42"W A DISTANCE OF 92.59 FEET TO A $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°17'58"W A DISTANCE OF 10.96 FEET TO A $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N63°52'39"W A DISTANCE OF 394.42 FEET TO A $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S06°41'24"W A DISTANCE OF 191.04 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED AREA CONTAINS 1,341,443 SQUARE FEET OR 30.79 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: JUNE, 2024
DATUM/EPOCH: NAD83 / NSRS 2011 / SPC
COMBINED GRID FACTOR (CONTROL CORNER 1): 0.999933387
UNITS: US SURVEY FEET

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONES "X", "AE", & "AE FLOODWAY" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3720173900K, DATED 07/19/2022. FLOOD LINES SHOWN WERE IMPORTED FROM FEMA SHAPE FILES AND ARE APPROXIMATE AT BEST
4. SITE ZONED "R-30" AND "HD" FOR WAKE COUNTY PER COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
7. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
8. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
9. ZONING LINE SHOWN WAS SCALED FROM THE WAKE COUNTY GIS WEBSITE AND DOCUMENTS REFERENCED HEREON AND IS APPROXIMATE AT BEST.
10. NO GRID MONUMENTS FOUND WITHIN 2,000 FEET
11. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PROPERTY OWNERS AT TIME OF SURVEY:
CROSSROADS HOLDINGS, LLC
PO BOX 911
HENDERSON, NC 27536

PONDEROSA MOBILE HOME PARK, INC
10 KELLY PINE CT
WAKE FOREST, NC 27587

I, F. REX COOPER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE POSITIONAL ACCURACY IS <0.10' AT 95% CONFIDENCE LEVEL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2024.

I, FURTHER CERTIFY THAT IN ACCORDANCE WITH G.S. 47-30 THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

F. REX COOPER, PLS DATE
NC LICENSE NO. L-4269

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCES OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

WAKE COUNTY CERTIFICATION
I, _____, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, BECAUSE OF ITS "EXEMPT" STATUS. THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____

DATE _____ PLANNING DIRECTOR/REVIEW OFFICER _____

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAT FOR _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAT FOR _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

DATE _____ NC LICENSED SOIL SCIENTIST (SEAL) _____

REFERENCES:
DB 8542 PG 633
DB 16856 PG 1554
BM 1985 PG 633
BM 2006 PG 896
BM 2007 PG 1777
BM 16856 PG 1554

BUILDING SETBACKS:

ZONE R-30

FRONT & CORNER: 30'
SIDE: 10'
REAR: 30'

ZONE HD
FRONT & CORNER: 30'
SIDE: 10'
REAR: 30'

OWNER'S CERTIFICATION:

WAKE COUNTY, NORTH CAROLINA
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: _____

DATE: _____

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THERIN AND IN THE CAPACITY INDICATED:

DATE: _____, 2024. (OFFICIAL SEAL)

PRINTED NAME: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATION:

WAKE COUNTY, NORTH CAROLINA
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: _____

DATE: _____

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THERIN AND IN THE CAPACITY INDICATED:

DATE: _____, 2024. (OFFICIAL SEAL)

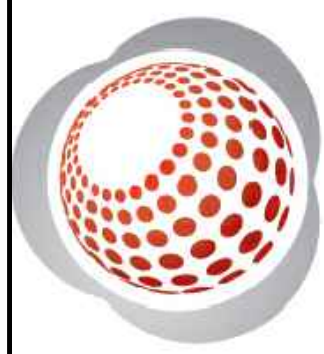
PRINTED NAME: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA [14-14-1,2(A-H)]

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1,2(A-H)]

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



RECOMBINATION PLAT
FOR: CROSSROADS HOLDINGS, LLC., &
PONDEROSA MOBILE HOME PARK INC

PINS: 1739463393 & 1739375114, REIDS: 111112 & 0033264

AS RECORDED IN DEED BOOK 8688, PAGE 36 & DEED BOOK 16886, PAGE 1554

0 & 10801 PONDEROSA SERVICE RD, WAKE FOREST, NC

WAKE FOREST TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

- 1.
- 2.
- 3.
- 4.

DRAWN BY: ELS

CHECKED BY: FRC

SCALE: N/A

DATE: 08/19/2024

DRAWING #: 240028

SHEET 1 OF 2

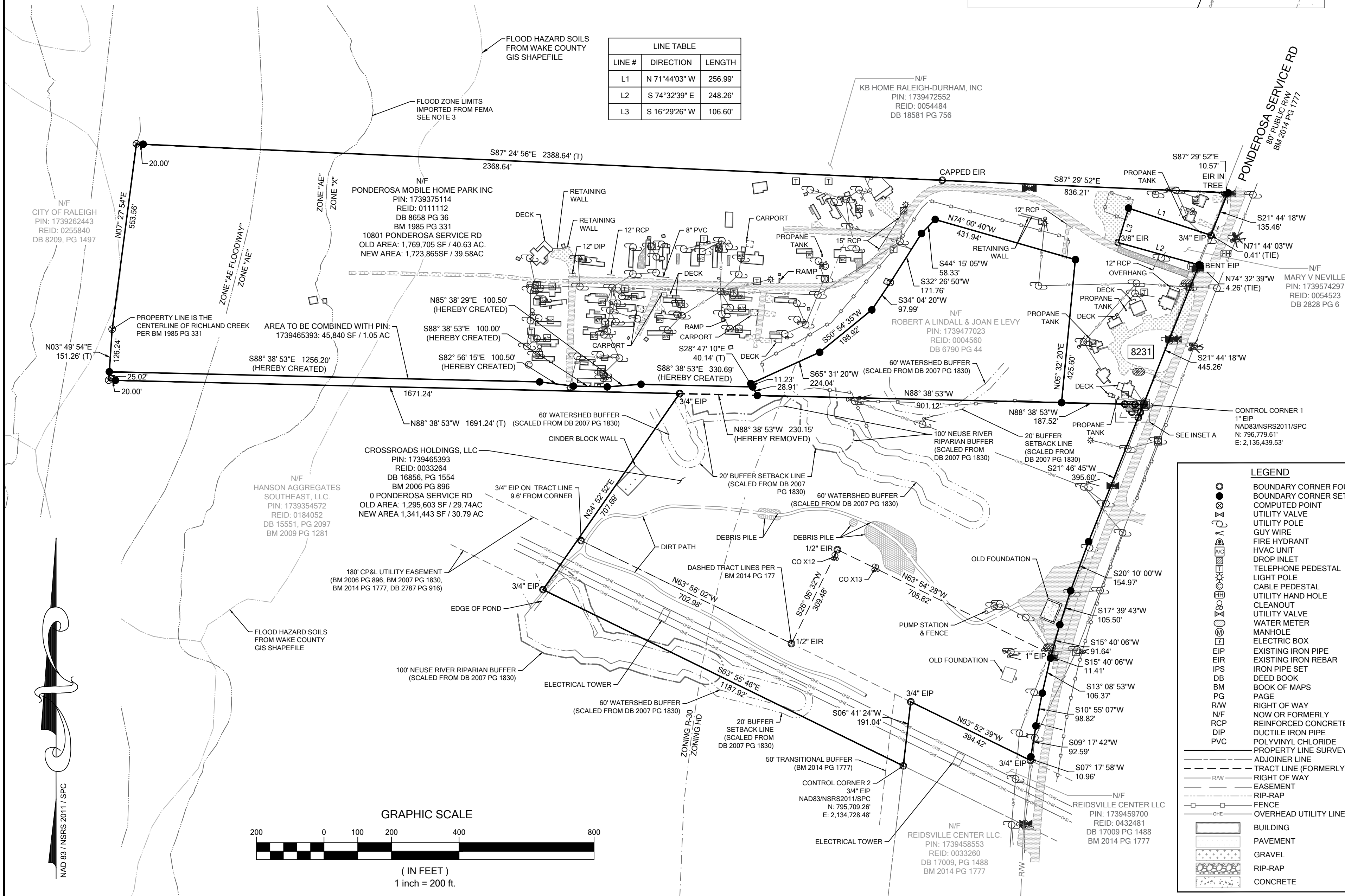
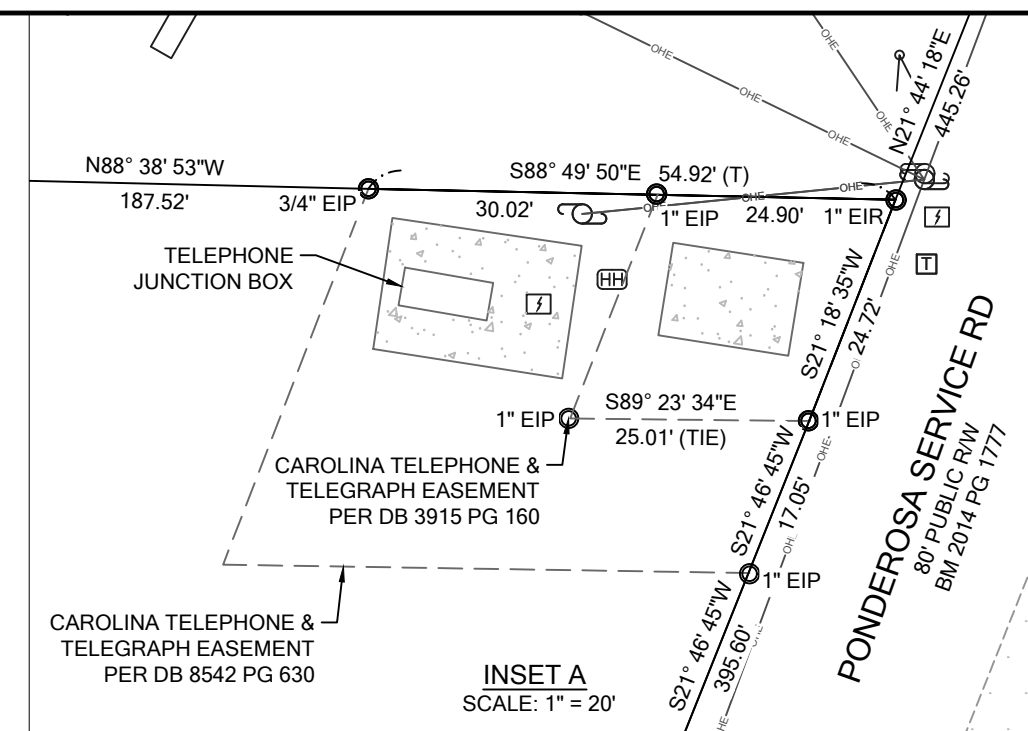
PIN: 1739465393 OLD LOT AREA: 1,295,603 / 29.74 AC	NEW LOT AREA: 1,341,443 SF / 39.58 AC
PIN: 1739375114 OLD LOT AREA: 1,769,705 SF / 40.63 AC	NEW LOT AREA: 1,723,865 SF / 30.79 AC
TOTAL OLD AREAS: 3,065,308 SF / 70.37 AC	TOTAL NEW AREAS: 3,065,308 SF / 70.37 AC

EXISTING	29.74 AC
COMBINED FROM PIN 1739375114	1.05 AC
TOTAL RECOMBINED	30.79 AC

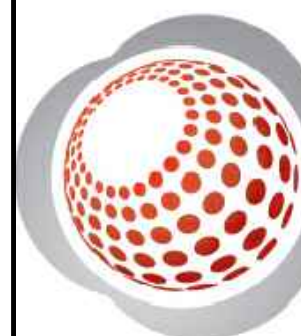
EXISTING	40.63 AC
REMOVED TO PIN 1739375114	1.05 AC
TOTAL REMAINING	39.58 AC

IMPERVIOUS AREA CALCULATIONS			
PIN: 1739375114		PIN: 1739465393	
IMPERVIOUS TYPE	AREA	IMPERVIOUS TYPE	AREA
STRUCTURES	54,154 SF	OLD FOUNDATIONS	4,329 SF
PORCHES, RAMPS, PATIOS & DECKS	4,979 SF	UTILITY PADS	4,125 SF
HVAC PADS & MISC. CONCRETE	967 SF		
RETAINING WALLS	136 SF		
DRIVEWAYS & PARKING	24,084 SF		
PAVED ACCESS ROAD	53,980 SF		
GRAVEL ACCESS ROAD	6,502 SF		
CONCRETE ACCESS ROAD	3,996 SF		
TOTAL	148,798 SF	TOTAL	8,454 SF
NEW PARCEL AREA	1,723,865 SF	NEW PARCEL AREA	1,341,433 SF
% IMPERVIOUS	8.63%	% IMPERVIOUS	0.36%

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 71°44'03" W	256.99'
L2	S 74°32'39" E	248.26'
L3	S 16°29'26" W	106.60'



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
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NCBELS FIRM# C-2378



IMPERVIOUS SURFACE SURVEY
EXCLUSIVELY FOR: URBAN MOMENT DEVELOPMENT

PIN: 1739375114, REID: 111112

AS RECORDED IN DEED BOOK 8658, PAGE 36

OWNER: PONDEROSA MOBILE HOME PARK, INC.

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

USIVELY FOR: URBAN MOMENT DEVELOPMENT
 PIN: 1739375114, REID: 111112
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 OWNER: PONDEROSA MOBILE HOME PARK, INC.
 WAKE FOREST TOWNSHIP - WAKE COUNTY, NORTH CAROLINA

REVISIONS

- 1.
- 2.
- 3.
- 4.

DRAWN BY: ELS
CHECKED BY: FR
SCALE: 1" = 200'
DATE: 08/19/2024
DRAWING #: 24002
SHEET 2 OF