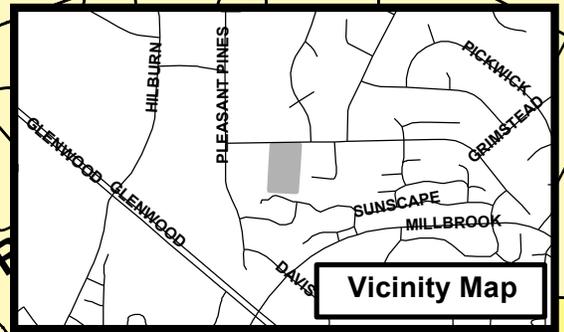
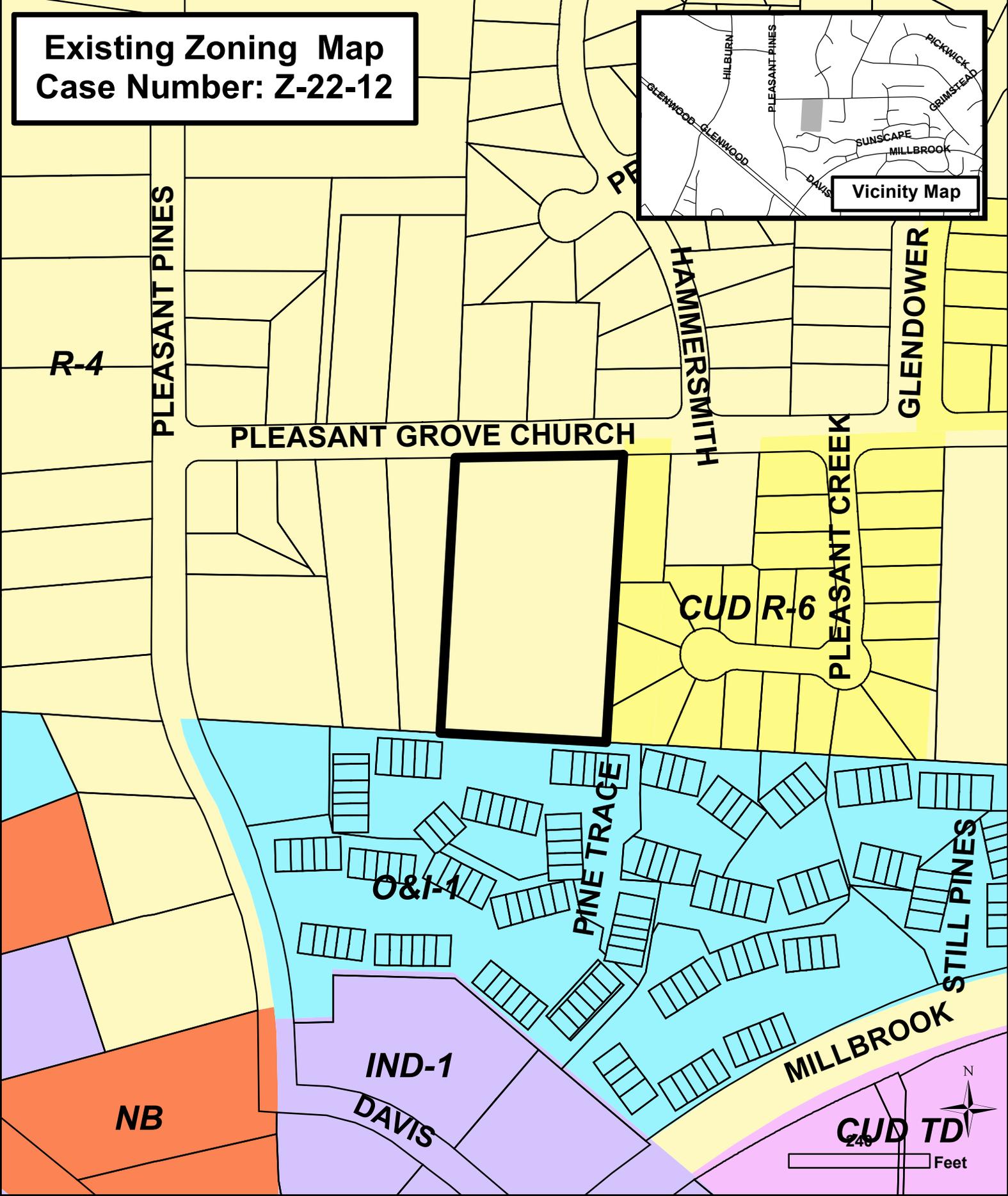


**Existing Zoning Map
Case Number: Z-22-12**



Vicinity Map



Request:

3.37ac from R-4 to R-6 CUD

City of Raleigh Public Hearing
July 17, 2012
(October 15, 2012)



Certified Recommendation

Raleigh Planning Commission

CR# 11479

Case Information Z-22-12 Pleasant Grove Church Rd

<i>Location</i>	The property is located on the south side of Pleasant Grove Church Road just east of Pleasant Pines Drive.
<i>Size</i>	3.37 acres
<i>Request</i>	Rezone property from R-4 to R-6 CUD

Comprehensive Plan Consistency

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

A checked box signifies consistency with the applicable 2030 Comprehensive Plan policy

Consistent

<i>Future Land Use Designation</i>	<input checked="" type="checkbox"/>	Low Density Residential
<i>Applicable Policy Statements</i>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 8.12 – Infill Compatibility

Summary of Conditions

<i>Submitted Conditions</i>	1. Dwellings shall be limited to single-family detached units. 2. The number of dwelling units constructed on the property shall be limited to a maximum of fifteen (15).
-----------------------------	--

Issues and Impacts

<i>Outstanding Issues</i>	1. No outstanding issues have been identified	<i>Suggested Conditions</i>	1. None suggested
<i>Impacts Identified</i>	1. There may be stormwater issues	<i>Proposed Mitigation</i>	1. Any stormwater issues will be addressed during site plan/subdivision approval.

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
3/8/12			Date: 7/24/12 Approved

Valid Statutory Protest Petition



Zoning Staff Report – Case Z-22-12

Conditional Use District

Request

<i>Location</i>	The property is located on the south side of Pleasant Grove Church Road just east of Pleasant Pines Drive.
<i>Request</i>	Rezone property from R-4 to R-6 CUD
<i>Area of Request</i>	3.37 acres
<i>Property Owner</i>	Lynda L. Buchanan, Pamela L. Richardson, Deborah L. Clifton, Michael W. Layton
<i>PC Recommendation Deadline</i>	October 15, 2012

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	R-4	R-6 CUD
<i>Additional Overlay</i>	N/A	N/A
<i>Land Use</i>	<u>Single Family house</u>	Single family detached housing
<i>Residential Density</i>	13 dwellings maximum	15 dwellings maximum

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	R-4	O&I – 1	R-6 CUD	R-4
<i>Future Land Use</i>	Low density residential	Moderate density residential	Low density residential	Low density residential
<i>Current Land Use</i>	Single family dwelling	Townhouse development	Single family houses	Single family house

Comprehensive Plan Guidance

<i>Future Land Use</i>	Low density residential
<i>Area Plan</i>	N/A
<i>Applicable Policies</i>	Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 8.12 – Infill Compatibility

Contact Information

<i>Staff</i>	James Brantley james.brantley@raleighnc.gov
<i>Applicant</i>	Gene Stallings, 7101 Creedmoor Road, Suite 115, Raleigh NC 27613
<i>Citizens Advisory Council</i>	Northwest CAC, Jay M. Gudeman, 919-789-9884 jay@kilpatrickgudeman.com

Case Overview

The proposal seeks to rezone a single property, currently approved for all of the uses allowed in the R-4 zoning district, to R-6 Conditional Use. Currently allowed are single family detached residences on individual lots (density of four dwellings per acre = 13 dwellings), residential institutions (places of worship, schools, day care centers, fire stations) and civic clubs.

The proposed R-6 Conditional Use would allow single family detached residences on individual lots (maximum number of dwellings: 15), Uses other than single family detached houses would be prohibited. R-6 allows smaller front and side yard setbacks than those for R-4.

The area of the proposed rezoning is transitioning from a semi-rural residential area with lots of varying size and configuration to a more typical residential suburb. The current site build-out consists of a one story house, driveway, parking, outbuilding and mature landscaping. Buildings to the east, north and west are dwellings of one or two stories in height. To the south is an extensive townhouse development with two story dwellings.

Exhibit C & D Analysis

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

1.1 Future Land Use

The proposal is consistent with the Future Land Use Map, which calls for low density residential development (1 to 6 dwellings per acre).

1.2 Policy Guidance

The following policy guidance is applicable with this request:

Policy LU 1.3 – Conditional Use District Consistency

Policy LU 2.2 – Compact Development

Policy LU 2.6 - Zoning and Infrastructure Impacts

Policy LU 8.12 – Infill Compatibility

Policy LU 1.3 – Conditional Use District Consistency

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

The conditions provided are consistent with the Comprehensive Plan.

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 non-contiguous development.

The proposal is consistent with this policy in that the rezoning allows for more residential density in an area with adequate infrastructure and similar densities.

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.

Proposal is consistent with this policy. There are very little additional impacts to infrastructure associated with this request.

Policy LU 8.12 -- Infill Compatibility

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.

Proposal is consistent with this policy. There are very little additional impacts to infrastructure associated with this request.

1.3 Area Plan Guidance

N/A

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

The density and uses permitted in this R-6 CUD proposal would be compatible with the surrounding land uses. Similar residential density, uses, scale and setbacks are found to the east of the site, with higher density housing to the south of the site. Pleasant Grove Church Road is designated a collector street in the Comprehensive Plan. The proposed rezoning would permit an internally-oriented driveway system that would limit the number of curb cuts on Pleasant Grove Church Road.

3. Public benefits of the proposed rezoning

The proposed rezoning would allow a modest increase in residential density in an area with well-developed infrastructure, that is, road capacity and public utilities. The site is also on the edge of a Mixed Use Community Center as designated on the Comprehensive Plan Growth Framework map. Generally the Comprehensive Plan supports increased density in such locations.

4. Detriments of the proposed rezoning

No detriments have been identified.

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

5.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2009 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast (CAMPO)</u>			
Pleasant Grove Church Road	Collector Street	N/A	N/A			
Street Conditions						
<u>Pleasant Grove Church Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	20'	None	60'	None	N/A
City Standard	2	41'	Back-to-back curb and gutter section	60'	minimum 5' sidewalks on one side	N/A
Meets City Standard?	YES	NO	NO	YES	NO	N/A
Expected Traffic Generation [vph]	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	10	15	5			
PM PEAK	14	21	7			
Suggested Conditions/ Impact Mitigation:		Traffic Study Determination: Staff has reviewed a trip generation differential report for this case and a traffic impact analysis study is not recommended for Z-22-12.				
Additional Information:	Neither NCDOT nor the City of Raleigh have any roadway construction projects scheduled in the vicinity of this case.					

Impact Identified: None

5.2 Transit

There are currently no transit routes planned for this area.

Impact Identified: None

5.3 Hydrology

<i>Floodplain</i>	No floodplain is present on site
<i>Drainage Basin</i>	Haresnipe
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	none

Impact Identified: Site is subject to Part 10, Chapter 9, Stormwater Regulations. Neuse River Buffers may be present on site. NCDWQ buffer determination may be

required. Wetlands are located on nearby properties just east of the site. A determination from Army Corp of Engineers may be required if wetlands are present on site.

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	6,740 gpd	3,750 gpd
<i>Waste Water</i>	6,740 gpd	3,750 gpd

There are existing sanitary sewer and water mains located within the Pleasant Grove Church Road right-of-way. Down stream sanitary sewer improvements may be required by the City, of the applicant depending upon the actual use.

5.5 Parks and Recreation

The subject tract is not located adjacent to a greenway corridor. The nearest park to this location is Lake Lynn.

Impact Identified: This rezoning case has the potential to add some additional population to the parks and recreation level of service.

5.6 Urban Forestry

Code Section 10-2072: tree disturbing activity except a minor tree removal activity	Parcel is greater than 2 acres. Protected wooded buffers exist on this property defined by this section. The buffers are protected prior to development/re-development by this Code section.
Code Section 10-2082.14: establishment of tree conservation areas	Parcel is greater than 2 acres. Tree conservation areas must be established when the parcel is developed (i.e. new site plan or new subdivision)

5.7 Designated Historic Resources

N/A

5.8 Community Development

N/A

5.9 Impacts Summary

Some stormwater issues may need to be addressed at the time of site plan/subdivision approval.

5.10 Mitigation of Impacts

Mitigation of any stormwater impacts will be addressed at the time of site plan/subdivision approval.

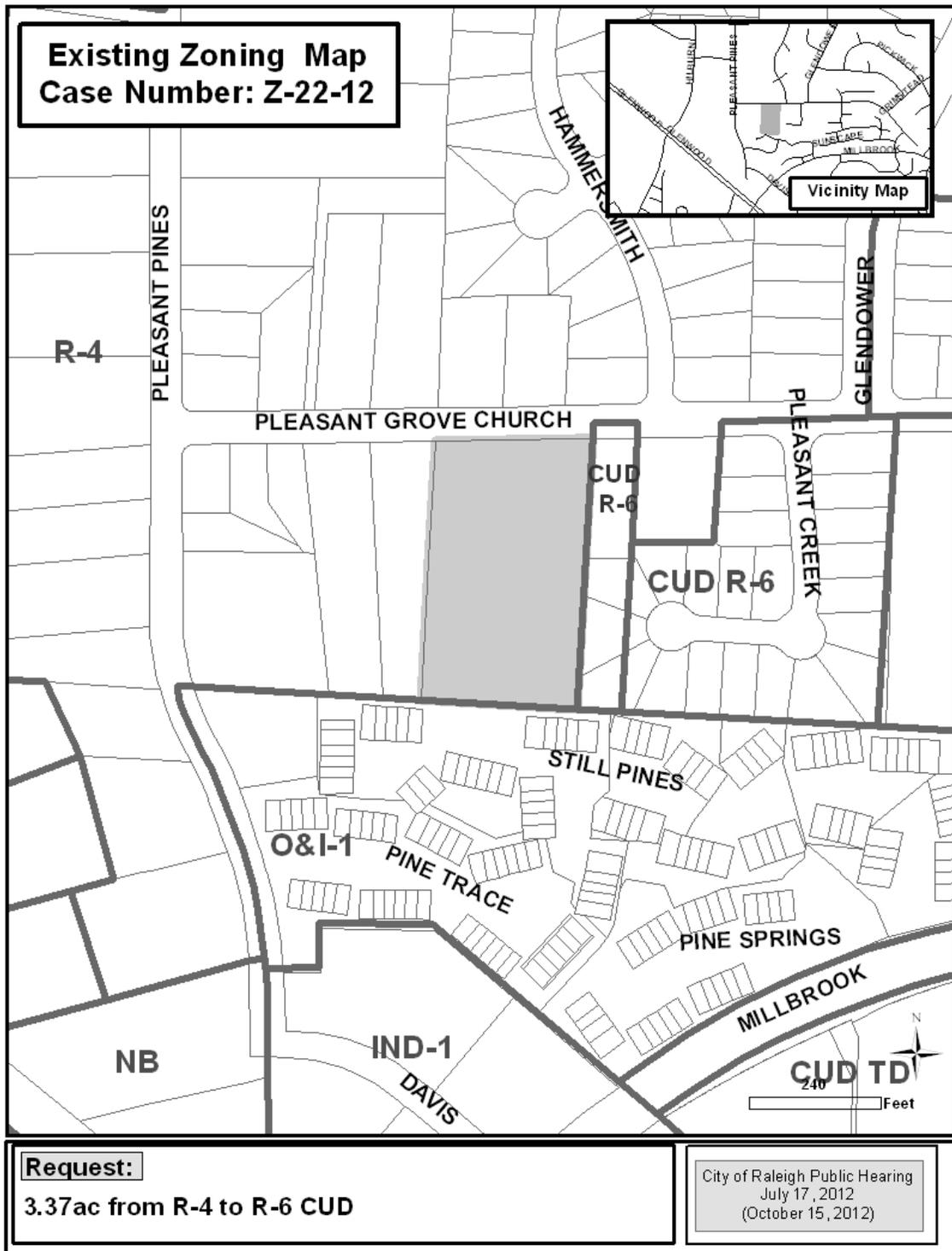
6. Appearance Commission

N/A

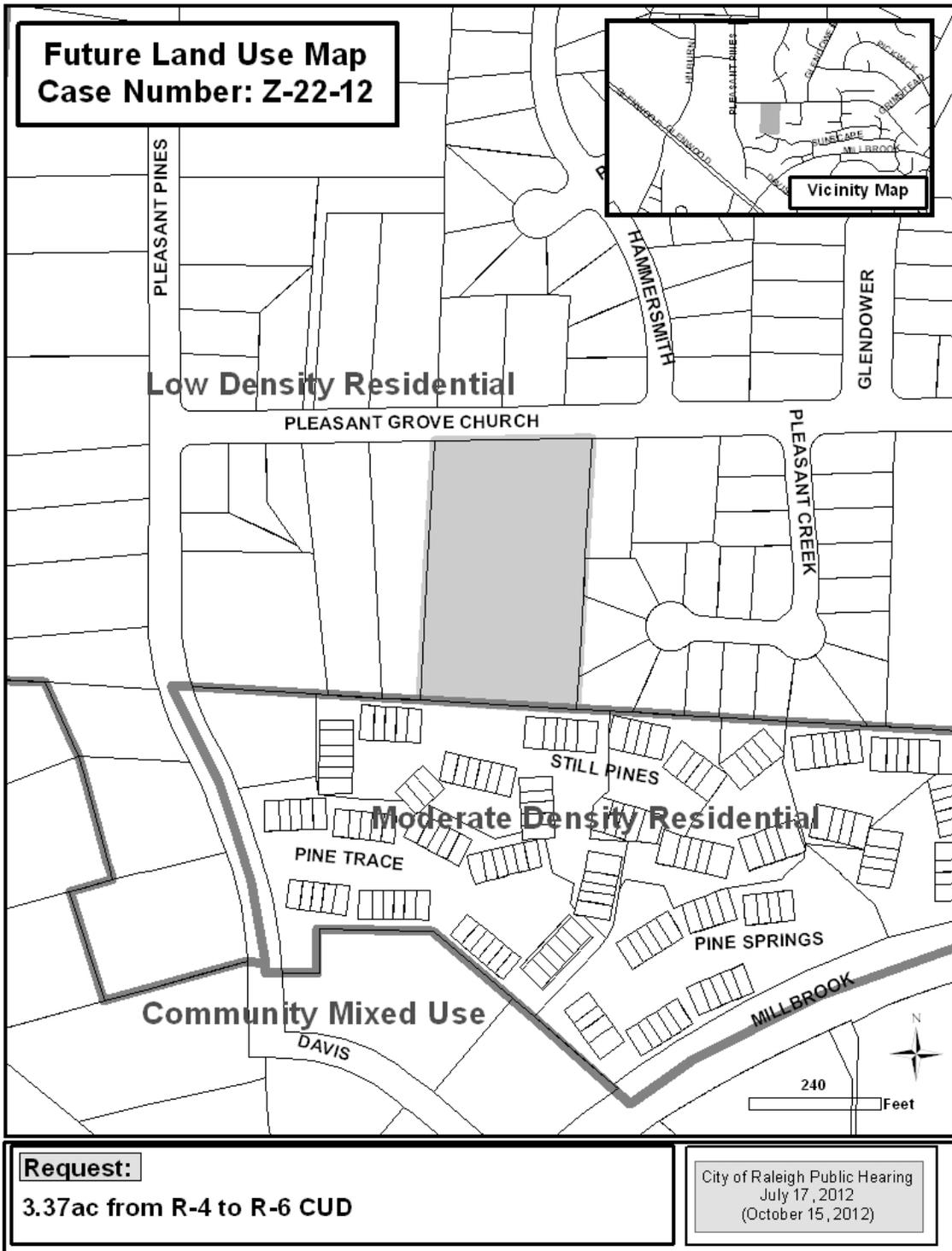
7. Conclusions

The proposed rezoning is in compliance with the Comprehensive Plan and generally reflects the zoning and development patterns on adjacent properties. Impacts of the rezoning will be minimal.

Existing Zoning Map



Future Land Use Map



2-22-12



Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

Pl 1081.02 by
CC# 1367

2012 MAR 15 PM 2:00
CITY OF RALEIGH
CITY PLANNING DEPT

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 consistent 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:
 - a. to lessen congestion in the streets;
 - b. to provide adequate light and air;
 - c. to prevent the overcrowding of land;
 - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. to regulate in accordance with a comprehensive plan;
 - f. to avoid spot zoning; and
 - g. 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.

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. All property owners must sign below for conditional use requests.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<i>Lynda Buchanan</i>	LYNDA BUCHANAN	3/9/12
<i>Edward Buchanan</i>	Edward Buchanan	3/09/12
<i>D Vaden Richardson</i>	D Vaden Richardson	3/6/12
<i>Pam Richardson</i>	Pam Richardson	3/9/12
<i>Douglas Earl Clifton</i>	DOUGLAS EARL CLIFTON	3-12-12
<i>Deborah L. Clifton</i>	Deborah L. Clifton	3-12-12
<i>Michael W. Layton</i>	Michael W. Layton	3-12-12

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Contact Information

	Name(s)	Address	Telephone/Email
Petitioner(s)	Lynda L. Buchanan	117 Braxio Lane	910-512-7761
(for conditional use requests, petitioners must own)		Wilmington, NC 28409	
petitioned property)	Pamela L. Richardson	7229 Rusted Oak Rd. Wake Forest, NC 27587	919-554-0171
	Deborah L. Clifton	1470 Hwy 96E Youngsville, NC 27596	919-554-4153
	Michael W. Layton	89 Sherron Ridge Dr Willow Spring, NC 27592	919-610-5116
Property Owner(s)	Same as above		
Contact Person(s)	Gene Stallings	7101 Creedmoor Rd, Suite 115 Raleigh, NC 27613	919-845-2166 genestallings@remax.net

Property information

Property Description (Wake County PIN)	0787506633
	4517 Pleasant Grove Church Road, Raleigh, NC 27613
Nearest Major Intersection	Intersection of Glendower Road and Pleasant Grove Church Road
Area of Subject Property (in acres)	+3.37 Acres
Zoning Districts (include all overlay districts)	Residential-4
Requested Zoning Districts (include all overlay districts)	Residential R-6 CUD

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	Wake Co. PIN
D Greene INC	8825 Woodyhill Rd	Raleigh, NC 27613	0787506127
Castleberry, Evelyn M.	4509 Pleasant Grove Church Road	Raleigh, NC 27613	0787509740
Strikeleather, Bradley	4509 Still Pines Drive	Raleigh, NC 27613	0787505168
Ratiwanich, Jakawan	4514 Still Pines Drive	Raleigh, NC 27613	0787503297
Maieli, Michael V.	6217 Rushingbrook Ln	Raleigh, NC 27612	0787504257
Coats, Adrienne M.	4472 Still Pines Drive	Raleigh, NC 27613	0787508244
Crabtree Pines HOA	P O Box 19808	Raleigh, NC 27619	0787509275
Defrancesco, Eleanor L.	4500 Still Pines Drive	Raleigh, NC 27613	0787507283
Potter, Joshua Kyle	4470 Still Pines Drive	Raleigh, NC 27613	0787508263
Calechman, Phyllis B	4508 Still Pines Drive	Raleigh, NC 27613	0787506293
Leath, Joel D & Sonia M	4550 Pleasant Grove Church Road	Raleigh, NC 27613	0787506994
Thorne, Trudy Diann	4506 Still Pines Drive	Raleigh, NC 27613	0787507223
Miller, Alexandra	4516 Still Pines Drive	Raleigh, NC 27613	0787504217
Murrow, Eva	4466 Still Pines Drive	Raleigh, NC 27613	0787509212
Alvarez, David M & Helen E.	4507 Still Pines Drive	Raleigh, NC 27613	0787505188
Still Pines LLC	7706 Six Forks Rd, Ste 202	Raleigh, NC 27615	0787506107
Torcasso, Amy J & Michael J	6504 Hammersmith Dr	Raleigh, NC 27613	0787600917
Pardillo, Joseph M & Donna A	6501 Hammersmith Dr	Raleigh, NC 27613	0787508829
Gorham, Johnny & Nora	6505 Hammersmith Dr	Raleigh, NC 27613	0787508917
Gomez, Iris E & Jairo	4513 Pleasant Grove Church Road	Raleigh, NC 27613	0787508638
Townsend, Eric L & Megan C	6301 Pleasant Creek Ct	Raleigh, NC 27613	0787508541
Stallings, Judy M	6304 Pleasant Creek Ct	Raleigh, NC 27613	0787508335
Smith, Leenora Baker	6305 Pleasant Creek Ct	Raleigh, NC 27613	0787509525
Christian, June Bernard	4522 Still Pines Drive	Raleigh, NC 27613	0787504276
Choi, Chris C & Susan R	103 Willesden Drive	Cary, NC 27513	0787503556

EXHIBIT B. Request for Zoning ChangePlease use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Crumpler, James F III & Sylvia G	6308 Pleasant Creek Ct	Raleigh, NC 27613	0787509334
Vaughn, Linda Black	6500 Hammersmith Dr	Raleigh, NC 27613	0787600809
Ford, Patrick A & Shannon K Hennessy	4609 Pleasant Grove Church Rd	Raleigh, NC 27613	0787504650
Crabtree Pines HOA	900 Ridgefield Dr Ste 230	Raleigh, NC 27609	0787505191
Grainger, James Larry Jr	4600 Pleasant Grove Church Rd	Raleigh, NC 27613	0787505974
Lawrence, Michael L	8311-105 Brier Creek Pkwy Ste 363	Raleigh, NC 27617	0787505149
Meehan, Tina M	4604 Pleasant Grove Church Rd	Raleigh, NC 27613	0787514061
Underwood, Judith R	6300 Pleasant Creek Ct	Raleigh, NC 27613	0787508433
Hunt, Terra & Anthony Mattison	4501 Still Pines Dr	Raleigh, NC 27613	0787506146
Bronte, Daniel J	4518 Still Pines Dr	Raleigh, NC 27613	0787504237
Little, Sarah A	4468 Still Pines Dr	Raleigh, NC 27613	0787508283
Shelburne, Laura M McLendon, Kara J & Christopher D	4504 Still Pines Dr 4502 Still Pines Dr	Raleigh, NC 27613 Raleigh, NC 27613	0787507233 0787507253

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Narrative of conditions being requested:

1. Dwellings shall be limited to single-family detached units.
2. The number of dwelling units constructed on the Property shall be limited to a maximum of fifteen (15).

Conditional Use District requested:

Residential-6 CUD

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<i>Lynnda Buchanan</i>	LYNDA BUCHANAN	3/9/12
<i>C Edward Buchanan</i>	C Edward Buchanan	3/29/12
<i>D Wade Richardson</i>	D Wade Richardson	3/09/12
<i>Pam Richardson</i>	Pam Richardson	3/9/12
<i>Doug E. Clifton</i>	DOUGLAS EARL CLIFTON	3/12/12
<i>Deborah L. Clifton</i>	Deborah L. Clifton	3/12/12
<i>Michael W. Layton</i>	michael W. Layton	3/12/12

EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:

The Property, as described in Exhibit B hereof, is located within the Northwest District of the Comprehensive Plan. The Northwest District Plan designates the Property as part of a City Focus that is centered, generally, at the intersection of Lynn Road and Millbrook Road.

B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

The property is located within the U.S. 70 West Corridor Plan (the "Corridor Plan"). The U.S. 70 corridor is an important link between Research Triangle Park, Raleigh, Durham, and the Raleigh-Durham International Airport. The Corridor Plan calls for a mix of uses, including residential, office, and retail. The policies for development included in the Corridor Plan addresses a variety of issues. The Corridor Plan calls for higher intensity mixed use development on the Property, which could incorporate housing, office, or retail uses consistent with the area's designation as "Limited Retail/Office Mixed Use Transition."

The Plan seeks to minimize access points on U.S. 70 by encouraging unified access points to the degree possible given the nature of the terrain that may isolate some properties. Given that the Property does not have an access point onto U.S. 70. Temporary access points are to be provided until the permanent access

EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

points are to be provided until the permanent access system is fully developed. Finally, where larger tracts are to be developed, direct access points with U.S. 70 should be considered, when deemed safe and appropriate from a traffic design perspective. As indicated herein, the Property does not link directly with U.S. 70, and thus the proposed rezoning is in compliance with the Corridor Plan.

- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. “Connectivity”).**

Development of the Property pursuant to this rezoning is consistent with the Comprehensive Plan’s designation of the area within the Millbrook/Lynn Road City Focus area (the ‘Focus Plan’) for low residential development, up to and including Residential-6 CUD, the proposed designation for the Property, and the nature and intensity of uses set forth in the Corridor Plan. In addition, the low-density nature of the development envisioned for the Property achieves the important public purpose of providing single-family housing in the area.

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):**

Parcels to the south of the property are zoned O&I-1 . These lots are in Pine Trace Townhome community. Parcels to the east of the Property are zoned Residential-6 CUD. These lots are in the Pleasant Grove community, which are recent developed lots and are adjacent to the Property. Parcels are the corner of Pleasant Grove Church Road and Glendower Road are zoned Residential-6 CUD. These are most recently developed lots in the vicinity of the Property and are developed for single-family detached dwelling units in conformity with the Focus Plan and the Corridor Plan. Layton Glen is located across Pleasant Grove Church Road from the Property north of the property. The parcels are zoned Residential-4 and have been developed for single-family detached dwelling units. The land to the west of the Property is zoned R-4 and have single-family detached dwelling units on some of the land. Farther due south of the Property, beyond Pine Trace Townhome Community is Millbrook Road and Glenwood Avenue. On Millbrook Road and Glenwood Avenue there is significant commercial and residential development.

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

The areas to the west and north of the Property are zoned Residential-4. These areas consist of small to medium homes and lots, built primarily in the 1980s, with variable tree cover and setbacks. The parcels to the east and northeast zoned R-6 CUD. These eastern parcels areas consist of medium to large homes and lots, built in or around 2000 to 2003, with variable tree cover and setbacks. These parcels are located in the Pleasant Grove community. The parcels to the northeast consist of medium to large homes and lots, built in 2011 and 2012, with variable tree cover and setbacks. These parcels are located in the West Glendower Place community. The property to the south is zoned O&I-1 and consist of townhomes built in the 1980s, with variable tree cover and setbacks. These parcels are located in the Pine Trace Townhome community.

EXHIBIT D. Request for Zoning Change

Please use this form only -- form may be photocopied. Please type or print. See instructions in *Filing Addendum*

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:

Development of the Property pursuant to this rezoning is consistent with the Comprehensive Plan's designation of the area within the Millbrook/Lynn Road City Focus area (the "Focus Plan") for low residential development, up to and including Residential-6 CUD, the proposed designation for the Property, and the nature and intensity of uses set forth in the Corridor Plan. In addition, the low-density nature of the development envisioned for the Property achieves the important public purpose of the providing single-family housing in the area.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The landowner will be benefited in that a slightly higher density of development will provide flexibility in the design and affordability of residential single-family detached dwellings constructed on the property.

B. For the immediate neighbors:

The immediate neighbors will benefit from the proposed rezoning because the proposed redevelopment of the Property will serve as an excellent transition between the higher-density residential development and the lower-density residential to north, fulfilling the development and density goals of the Focus Plan.

C. For the surrounding community:

The surrounding community will benefit from the proposed rezoning due to the resulting transition that will be provided, as well as the residential alternative that will be presented by the proposed rezoning.

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

Development of the property into single-family detached dwellings will provide a significant benefit to the area because of the growing demand for such housing options and the limited supply in Raleigh as a result of population growth.

EXHIBIT D. Request for Zoning Change

Please use this form only -- form may be photocopied. Please type or print. See instructions in *Filing Addendum*

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

The terrain of the property is very conducive to residential development at the proposed densities described herein. There are no wetlands or other environmentally salient features on the property; thus the subject rezoning is sensitive to the environment.

V. Recommended items of discussion (where applicable).

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

Not applicable

- 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.**

The Property is now subject to several different land use plans within the Northwest District Plan, including the Corridor Plan and the Focus Plan. The circumstances in the area have changed pursuant to these plans to focus on increased density development. This change is evidenced by the rezoning of the parcels to the east and north east o the Property to R-6 Cud. Accordingly, the higher intensity use in the surrounding area, in conformity with the above-referenced plans, indicates that the proposed rezoning of the Property is justified.

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

Development of the property into single-family detached dwellings will provide a significant benefit to the area because of the growing demand for such housing options and the limited supply in Raleigh as a result of population growth.

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

There will be a negligible impact on the aforementioned matters.

- e. **How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.**

Not applicable

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

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on March 8, 2012 to discuss a potential rezoning located at 4517 Pleasant Grove Church Road, Raleigh, NC 27613. The neighborhood meeting was held at Pleasant Grove United Methodist Church 4415 Pleasant Grove Church Road, Raleigh, NC 27613 on March 8, 2012. There were approximately 14 neighbors in attendance. The general issues discussed were:

Summary of Issues:

Timeframe of the development/construction on the homes.

The location of the new street.

The number of lots.

Location of trees that are left on the property.

Would there be sidewalks on Pleasant Grove Church Road.

