

**Submittal
Date**

9/8/2017

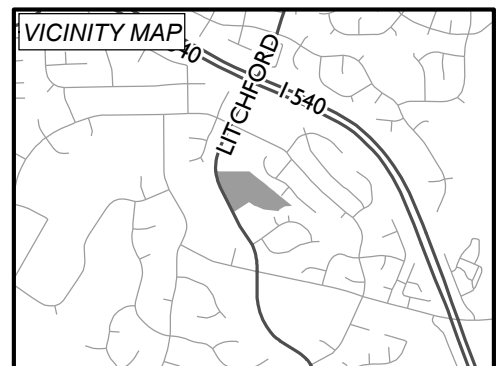
Request:

8.53 acres from

R-1

to R-10-CU

w/





Certified Recommendation

Raleigh Planning Commission

CR#

Case Information Z-23-17 Litchford Road

<i>Location</i>	Northeast of the Lemuel Drive and Litchford Road intersection. Address: 8020 Litchford Road PIN: 1717882715
<i>Request</i>	Rezone property from R-1 to R-10-CU
<i>Area of Request</i>	8.53 acres
<i>Property Owner</i>	Lynn Hawthorne Revocable Living Trust Vernetta Hawthorne Supplemental Trust
<i>Applicant</i>	Phil Layton, 919-740-3324, phillayton123@gmail.com
<i>Citizens Advisory Council (CAC)</i>	North CAC Michael O'Sullivan, michaeljos2012@gmail.com
<i>PC Recommendation Deadline</i>	February 13, 2017

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 2.6 Zoning and Infrastructure Impacts Policy LU 2.2 Compact Development Policy LU 7.3 Single-Family Lots on Major Streets Policy H 1.8 Zoning for Housing
<i>INCONSISTENT Policies</i>	Policy LU 1.2 Future Land Use and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 8.10 Infill Development Policy LU 8.12 Infill Compatibility

Summary of Proposed Conditions

1. Uses prohibited: cemetery, telecommunications tower, golf course, outdoor sports or entertainment facility.
2. Maximum density shall not exceed eight units per acre.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
10/30/2017	9/19/17 11/21/17	11/28/2017 12/19/2017 (COW)	

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Matthew Klem: (919) 996-4637; matthew.klem@raleighnc.gov



Zoning Staff Report – Z-23-17

Conditional Use District

Case Summary

Overview

The request is to rezone 8.5 acres of a 10.5 acre tract from Residential-1 (R-1) to Residential-10-Conditional Use (R-10-CU) for the purpose of constructing a multifamily development. Proposed conditions limit overall density to eight units per acre and prohibit certain high-intensity uses.

The 10.5 acre site is currently developed with a detached house. The site is adjacent to Harps Mill subdivision and the Point at Lemuel subdivision to the east and south. To the north, the site is adjacent to the Litchford Place Nursing Home. The 13 acre tract to the west of the site across Litchford Road is vacant.

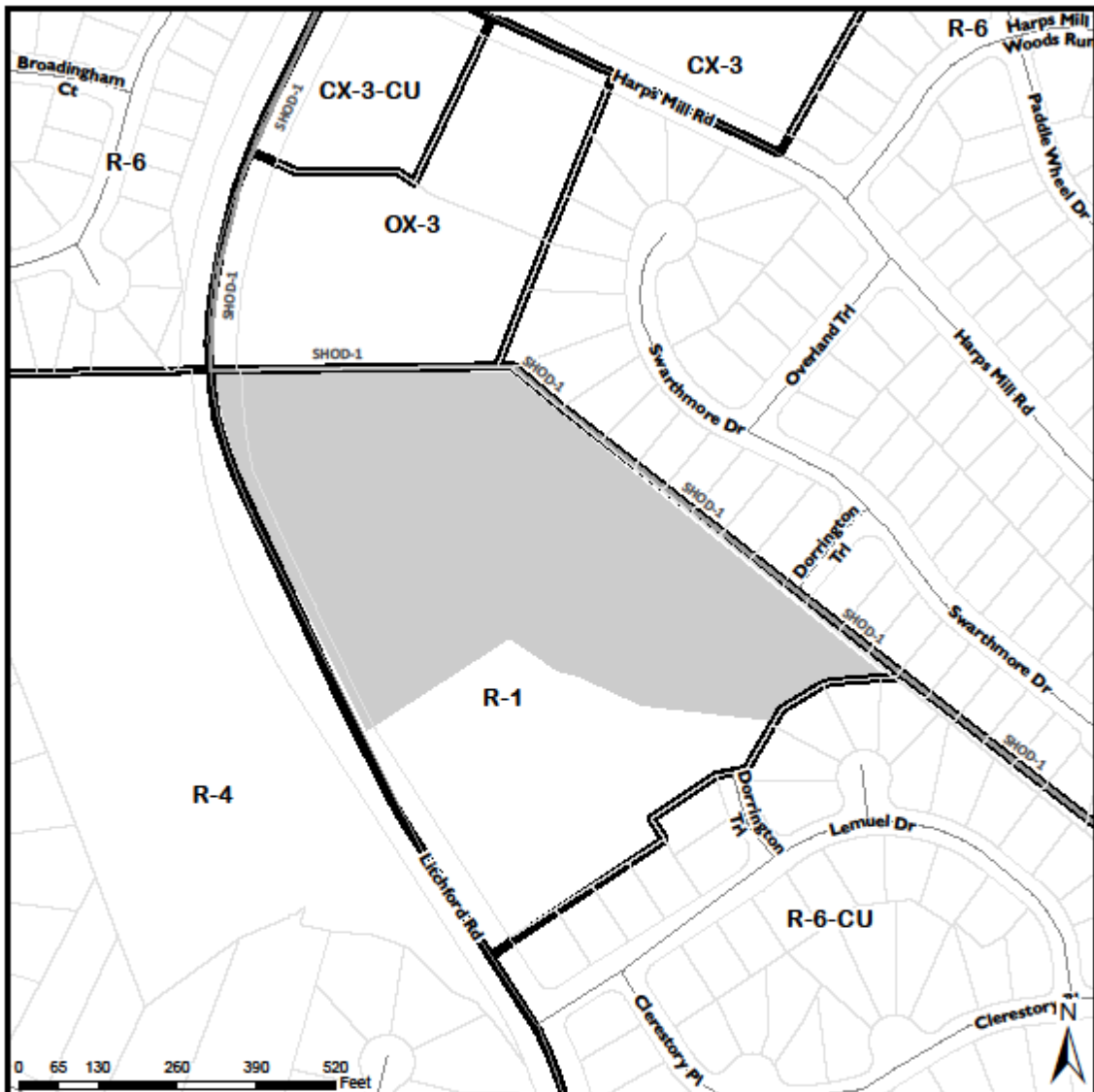
The subject site is designated as Low Density Residential on the Future Land Use Map (FLUM). The nursing home site to the north is designated as Neighborhood Mixed Use. The rest of the surrounding properties are designated as Low Density Residential.

The property to the north of the subject site is zoned Office Mixed Use-3 stories (OX-3). The neighborhoods to the east and south are zoned Residential-6 (R-6) and Residential-6-Conditional Use (R-6-CU). The vacant property to the west is zoned Residential-4 (R-4).

Outstanding Issues

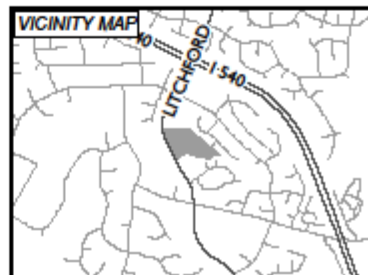
<i>Outstanding Issues</i>	<ol style="list-style-type: none">1. No CAC vote.2. The request is inconsistent with the Future Land Use Map.3. The request can be considered incompatible with the surrounding area.	<i>Suggested Mitigation</i>	<ol style="list-style-type: none">1. The case will be heard at the November 21 North CAC meeting and the applicant has requested a vote.2. Limit density to 6 units per acre.3. Additional conditions could be offered to address elements of the transition to adjacent properties such as increased setbacks or buffers.
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Existing Zoning Z-23-2017




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 8.53 acres from
 R-1
 to R-10-CU



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-1	OX-3	R-6-CU	R-6	R-4
<i>Additional Overlay</i>	-	SHOD-1	-	SHOD-1	-
<i>Future Land Use</i>	Low Density Residential	Neighborhood Mixed Use	Low Density Residential	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Single Family	Nursing Home	Single Family	Single Family	Vacant
<i>Urban Form (if applicable)</i>	-	-	-	-	-

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	1 units/acre (6 units)	8 units/acre (48 units)
<i>Setbacks:</i>		
<i>Front:</i>	20'	10'
<i>Side:</i>	10' to 15'	0' to 6'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	-	-
<i>Office Intensity Permitted:</i>	-	-

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	8.5	8.5
<i>Zoning</i>	R-6	R-10-CU
<i>Max. Gross Building SF (if applicable)</i>	13,200	105,600
<i>Max. # of Residential Units</i>	6	48
<i>Max. Gross Office SF</i>	-	-
<i>Max. Gross Retail SF</i>	-	-
<i>Max. Gross Industrial SF</i>	-	-
<i>Potential F.A.R</i>	.04	.28

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

The proposed rezoning is:

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

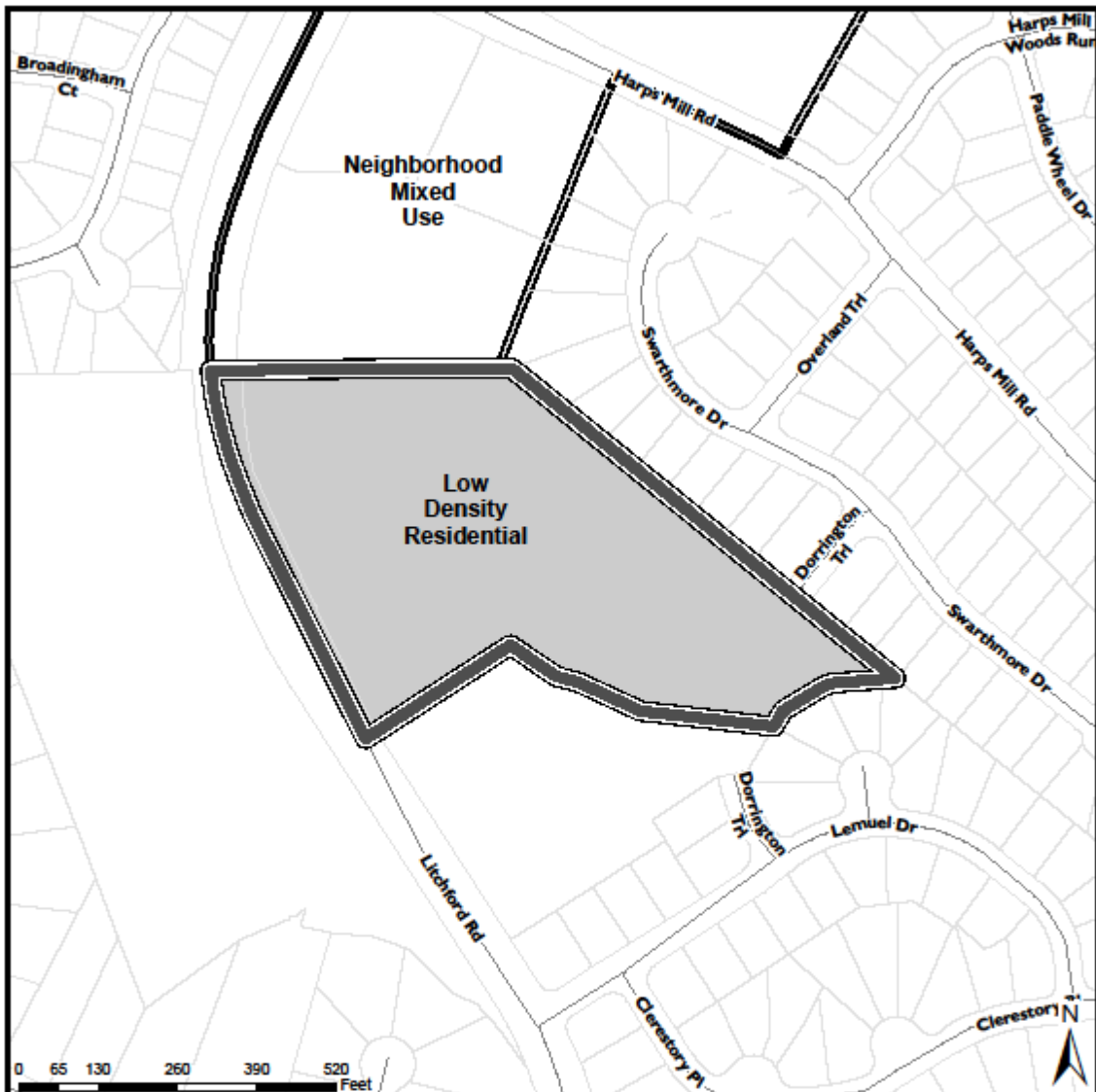
☒ **Incompatible.**

Analysis of Incompatibility:

The rezoning request would permit additional building types, including apartment buildings, townhouses and attached homes, and could result in a development pattern that is incompatible with the character of the area. The rear yard setback for an apartment type building is 20 feet. The side yard setback for an apartment type building is zero to six feet. The adjacent detached homes that abut the subject site are predominantly one and two story structures. The potential for a 45 foot tall apartment building constructed in close proximity to the property line of one and two story structures would result in a sharp change to the physical development pattern and does not complement the existing character of the area. The subject site could be developed in a way that is compatible with the area under the proposed zoning by the provision of an appropriate transition through the offering of buffers or the prohibition of building types.

Future Land Use

Z-23-2017

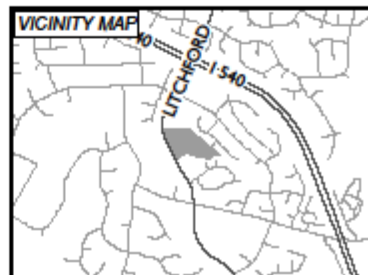


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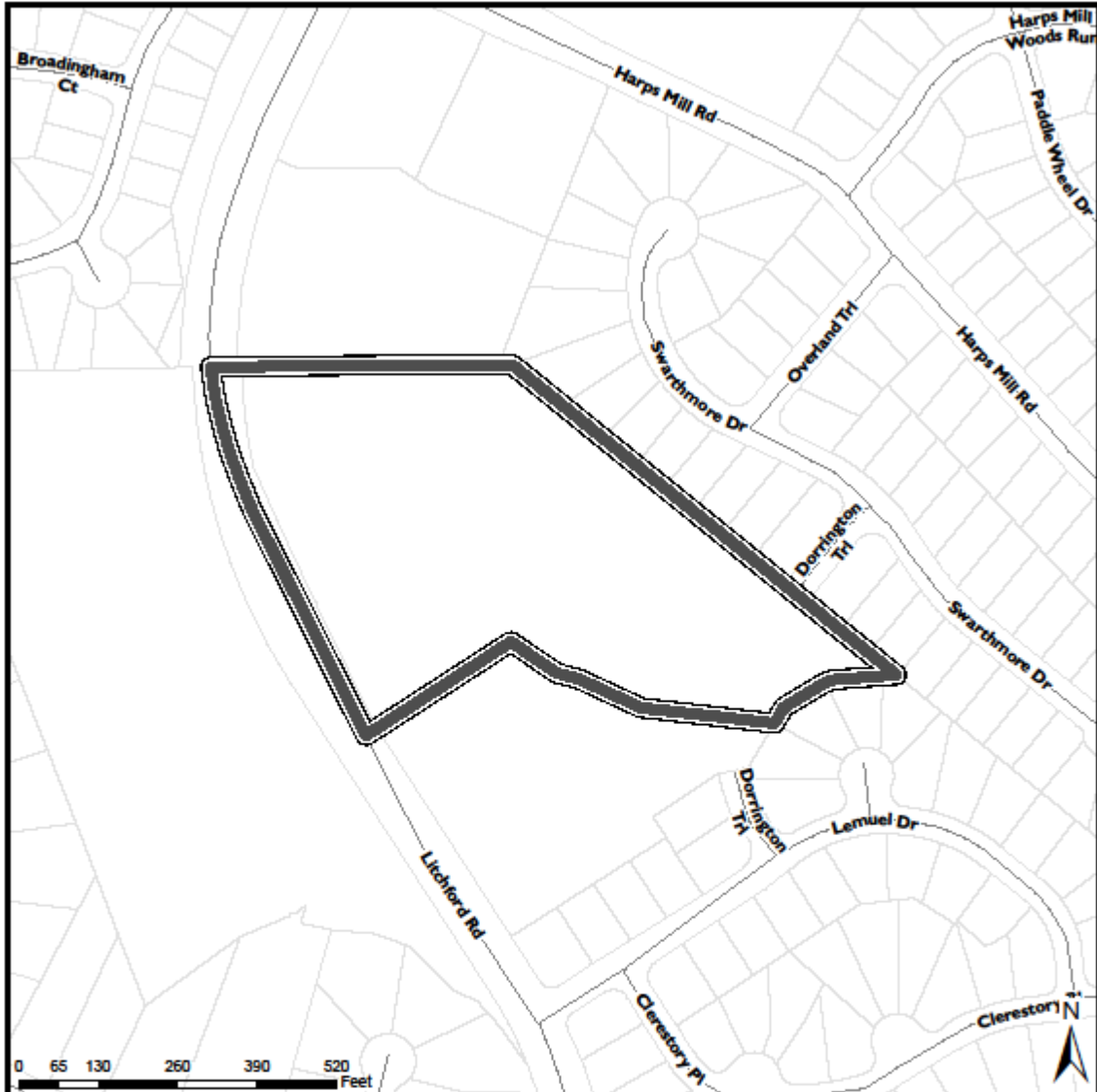
8.53 acres from
R-1
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Map Date: 9/13/2017

Urban Form

Z-23-2017

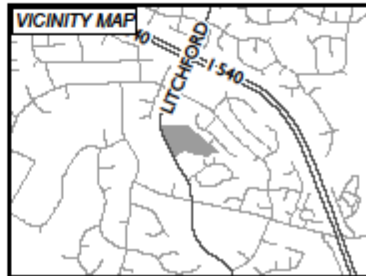


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2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

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

The proposal can be considered *inconsistent* with the **Growing Successful Neighborhoods and Communities** vision theme.

The **Growing Successful Neighborhoods and Communities** vision theme states that growth should enhance and conserve existing neighborhoods through careful infill. The potential for a moderate-density multifamily development with minimal transition to existing low-density residential is not in keeping with this vision theme.

The proposal can be considered *consistent* with the Expanding Housing Choices vision theme.

The **Expanding Housing Choices** vision theme encourages an increased supply of housing opportunities. The requested increase in density and building types would provide for increased supply and diversity of housing options.

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

The use being considered is *not* specifically designated on the Future Land Use Map (FLUM) where its location is proposed. The FLUM designation for the subject site is Low Density Residential which supports up to six units per acre. The proposed conditional use zoning district limits density to eight units per acre. Exceeding the maximum recommended density of six units per acre is in conflict with the FLUM guidance.

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

As proposed, the request could result in a development pattern that would adversely impact the character of the area. If the request included conditions that offered appropriate transitions to adjacent detached housing, the subject site could be developed without adversely impacting the character of the area.

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

Existing community facilities and streets appear to be sufficient to serve the uses possible under the proposed zoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☒ **Inconsistent**

Analysis of Inconsistency:

The Future Land Use Map (FLUM) designation for the subject site is Low Density Residential which supports up to six units per acre. The proposed conditional use zoning district limits density to eight units per acre. Exceeding the maximum recommended density of six units per acre is in conflict with the FLUM guidance. The request could be made consistent with the FLUM by offering a condition to require the Conservation Development Option or limiting density to six units per acre.

2.3 Urban Form

Urban Form designation:

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

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

2.4 Policy Guidance

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

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 requested rezoning to Residential-10-CU (R-10-CU) would result in a more compact development pattern than the current Residential-1 (R-1) zoning.

Policy LU 2.6 Zoning and Infrastructure Impacts

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

- Transportation and utility infrastructure are not negatively impacted by the change in zoning. The proposed development intensities do not generate enough traffic to increase average peak hour trip volumes or daily trip volumes to the threshold of requiring a traffic study. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

Policy LU 7.3 Single-Family Lots on Major Streets

No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

- The current zoning requires detached structures which could be developed along the property frontage on Litchford Road. The requested zoning would still permit this type of development but would also provide other options that could incentivize a development that would not have multiple driveways along Litchford Road.

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.

- The request will permit additional housing types which will accomplish the goals of zoning for housing.

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

Policy LU 1.2 Future Land Use Map and Zoning Consistency

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

- The request can be considered inconsistent with this policy because the maximum density proposed in the conditional use district exceeds the recommendations of Low Density Residential.

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 proposed conditional use zoning district limits overall density to eight units per acre which exceeds the Future Land Use Map recommendation of Low Density Residential.

Policy LU 8.10 Infill Development

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

Policy LU 8.12 Infill Compatibility

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

- The rezoning request would permit additional building types, including apartment buildings, townhouses and attached homes, and could result in a development pattern that does not complement the character of the area. The rear yard setback for an apartment type building is 20 feet. The side yard setback for an apartment type building is zero to six feet. The potential for a 45 foot tall apartment building constructed in that proximity to the property line of a detached house would result in a sharp change to the physical development pattern and would not complement the existing character of the area.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The public benefits of the proposed rezoning would be the potential addition of diverse housing choices in an area that is predominantly composed of single family residential subdivisions. The rezoning request for increased density would also increase the housing stock in the city.

3.2 Detriments of the Proposed Rezoning

The detriments of the proposed rezoning are primarily in relation to the potential for incompatible and out of character land uses and build out scenarios. The proposed district could result in 45 foot tall apartment buildings constructed relatively closely to the property lines of adjacent single family residential properties.

4. Impact Analysis

4.1 Transportation

The Z-23-2017 site is located on the east side of Litchford Road between Gresham Lake Road and Harps Mill Road. Litchford Road (SR 2012) is maintained by the NCDOT and currently has a three-lane, ribbon-paved cross section without curbs or sidewalks. Litchford Road is classified as a major street in the Raleigh Street Plan (Avenue, 4-Lane, Divided). There are no transit stops or sidewalks in the vicinity of the Z-23-2017 parcels. Exclusive bike lanes were installed on Litchford Road in 2015.

There are no NCDOT projects or City of Raleigh CIP projects planned for Litchford Road in the vicinity of the Z-23-2017 site. This segment of Litchford Road ranked 48 out of 216 projects in the City's 2015 Pedestrian Project Priority List.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are two public street stubs for Dorrington Trail connecting to the Z-23-2017 parcel on the south and east. Under the Raleigh UDO section 8.3.4.C.4, these stubs must be extended through the Z-23-2017 parcel to form a through street.

Site access will be provided via Litchford Road and the extension of Dorrington Trail. The subject parcels have a combined road frontage of approximately 1,025 feet. According to the Raleigh Street Design Manual, driveways accessing major streets (ROW > 80 Ft) must be spaced 300 feet apart. The Z-23-2017 site would be restricted to three access points unless a design exception is granted.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. The block perimeter for Z-23-2017, as defined by public rights-of-way for Litchford Road, Gresham Lake Road, Goudy Drive and Harps Mill Road is 6,800 feet. Construction of the Dorrington Trail gap would reduce the resulting block perimeter to approximately 4,400 feet. An additional public street or street connecting to Litchford Road would further divide the block.

The existing land is vacant and generates no traffic. Approval of case Z-23-2017 would increase average peak hour trip volumes by 28 veh/hr in the AM peak and by 43 veh/hr in the PM peak; daily trip volume will increase by 430 veh/day. These volumes are long-term averages and will vary from day to day. A traffic study is not required for Z-23-2017.

Impact Identified: Block perimeter currently exceeds maximum for R-10 zoning

Z-23-2017 Existing Land Use (Vacant)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	0	0	0
Z-23-2017 Current Zoning Entitlements (Residential: 6 Single Family dwellings)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	58	6	8
Z-23-2017 Proposed Zoning Maximums (Residential: 48 Multifamily dwellings)	Daily	AM	PM
	415	28	44
Z-23-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	357	22	36

4.2 Transit

The site is not currently served by GoRaleigh.

Impact Identified: None

4.3 Hydrology

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

Impact Identified: None

4.4 Public Utilities

	Maximum Demand (current)	Maximum Demand (proposed)
<i>Water</i>	0 gpd	37,500 gpd
<i>Waste Water</i>	0 gpd	37,500 gpd

1. The proposed rezoning would add approximately 37,500 gpd to the wastewater collection and water distribution systems of the City. There is an existing 12" public water main in Litchford Road (no taps allowed on existing 42" water main in Litchford Road). There is an existing public sewer main at the end of the Dorrington Trail road stub (between 8608 and 8612 Swarthmore Drive).
2. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

4.5 Parks and Recreation

1. There are no existing greenway trails or proposed greenway corridors associated with this site.
2. Nearest greenway access is provided by Simms Branch Trail (1.2 miles away).
3. Nearest park access is provided by Millbrook Exchange Park (2.9 miles) and Durant Nature Preserve (2.5 miles).

Impact Identified: None

4.6 Urban Forestry

1. This parcel is greater than two acres, is wooded and will be subject to UDO 9.1 Tree Conservation.
2. Currently this site is zoned R1 which will require 15% of the site to be saved in Tree Conservation Area. The rezoning will reduce the amount of Tree Conservation Area to 10%.
3. Currently Litchford Road is classified as a major thoroughfare. UDO Section 9.1.4.A.8. requires a 50 ft. Primary Tree Conservation Area – Thoroughfare adjacent to streets classified as a major street.

Impact Identified:

1. The amount of required Tree Conservation Area will be reduced from 15% to 10%.

4.7 Designated Historic Resources

The site is not located within or adjacent to a National Register Historic District and/or Raleigh Historic Overlay District. It does not include any National Register individually-listed properties and/or Raleigh Historic Landmarks.

Impact Identified: None

4.8 Community Development

Impact Identified: None

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development. A traffic impact study is not required. Cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are two public street stubs for Dorrington Trail connecting to the Z-23-2017 parcel on the south and east. Under the Raleigh UDO section 8.3.4.C.4, these stubs must be extended through the Z-23-2017 parcel to form a through street

4.10 Mitigation of Impacts

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

5. Conclusions

The request is inconsistent with the Future Land Use Map and inconsistent with the Comprehensive Plan overall.

The Future Land Use Map designated the area as Low-Density Residential. The proposed density of eight units exceeds that recommendation. This could be made consistent if the proposed density was decreased to six units per acre or by conditioning the request to require the Conservation Development Option.

The vision theme of Growing Successful Neighborhoods and Communities and policies concerning infill compatibility and density transitions show this request to be inconsistent. This determination is based on the potential for moderate density development at an incompatible scale in close proximity to existing single family homes.

Many of the inconsistent policies cited concern impacts of infill development. These impacts can be mitigated by the offering of conditions to increase setbacks, provide for vegetated protective yards, or reducing permitted height.

Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-1** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

Proposed Zoning Base District **R-10** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

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

OFFICE
USE ONLY

Transaction # **SEP 8 2017 PM 4:45**

Rezoning Case #

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

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

507599

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **8020 Litchford Rd (portion of, shown as Tract 1 on Exhibit A and Description of shown on Exhibit B)**

Property PIN **1717-88-2715 (portion of, as shown on Exhibit A)** Deed Reference (book/page) **DB 15652, PG 595**

Nearest Intersection **Litchford Road and Harps Mill Road**

Property Size (acres) **8.53**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

See attached Exhibit C

Phone

Fax

Email

Project Contact Person/Address

Phil Layton
Raleigh North Development
5003 Falls of Neuse Road
PO BOX 19669
Raleigh, NC 27619

Phone **919.740.3324** Fax **919.878.3891**

Email **phillayton123@gmail.com**

Owner/Agent Signature

DocuSigned by:

Lynn Hawthorne

Email **lynnhawthorne@triad.rr.com**

Owner/Agent Signature

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Angela Hawthorne

Email

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

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>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.</p>	
<p>The property is designated Low Density Residential on the Future Land Use Map, which recommends residential density in the range of 1-6 units per acre and supports the townhouse housing type. Although the rezoning request is inconsistent with this designation because the rezoning permits residential density in excess of six units per acre, the request is consistent with this designation because it permits the townhouse housing type. Also, for the reasons stated below, the rezoning request is reasonable and in the public interest.</p> <p>1.</p>	
<p>The property is not within an area classified on the Urban Form Map, nor is it subject to any Area Plan.</p> <p>2.</p>	
<p>The rezoning request is consistent with the following Comprehensive Plan policies: LU 2.2 "Compact Development", LU 5.4 "Density Transitions", LU 8.1 "Housing Variety" by permitting the townhouse housing type in close proximity to commercial development, along a major thoroughfare (Avenue 4-Lane, Divided), and at a density and scale that is compatible with surrounding residential development.</p> <p>3.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The rezoning request benefits the public by providing additional housing opportunities in close proximity to neighborhood-serving retail/commercial uses, such as a grocery store, gas station, restaurants and day care.</p> <p>1.</p>	
<p>The rezoning request benefits the public by providing additional housing opportunities at a density and scale compatible with surrounding residential development.</p> <p>2.</p>	
<p>The rezoning request benefits the public by providing housing at a density and scale that serves as an appropriate transition from the nearby single-family neighborhood to the major thoroughfare and retirement home.</p> <p>3.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

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.

OFFICE USE ONLY**Transaction #****Rezoning Case #****INVENTORY OF HISTORIC RESOURCES**

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

There are no historic resources located on the property to be rezoned.

PROPOSED MITIGATION

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

Not applicable.

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: N/A

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

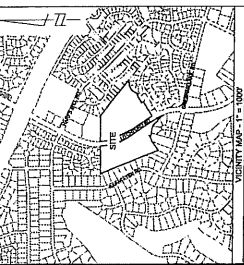
- | | |
|----|---|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |

6.	<p><i>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.</i></p> <p>Response:</p>
7.	<p><i>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.</i></p> <p>Response:</p>
8.	<p><i>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.</i></p> <p>Response:</p>
9.	<p><i>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.</i></p> <p>Response:</p>
10.	<p><i>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.</i></p> <p>Response:</p>
11.	<p><i>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.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<i>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.</i> Response:
16.	<i>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.</i> Response:
17.	<i>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.</i> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<i>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.</i> Response:

20.	<p><i>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.</i></p> <p>Response:</p>
21.	<p><i>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.</i></p> <p>Response:</p>
22.	<p><i>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.</i></p> <p>Response:</p>
23.	<p><i>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.</i></p> <p>Response:</p>
24.	<p><i>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.</i></p> <p>Response:</p>
25.	<p><i>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.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

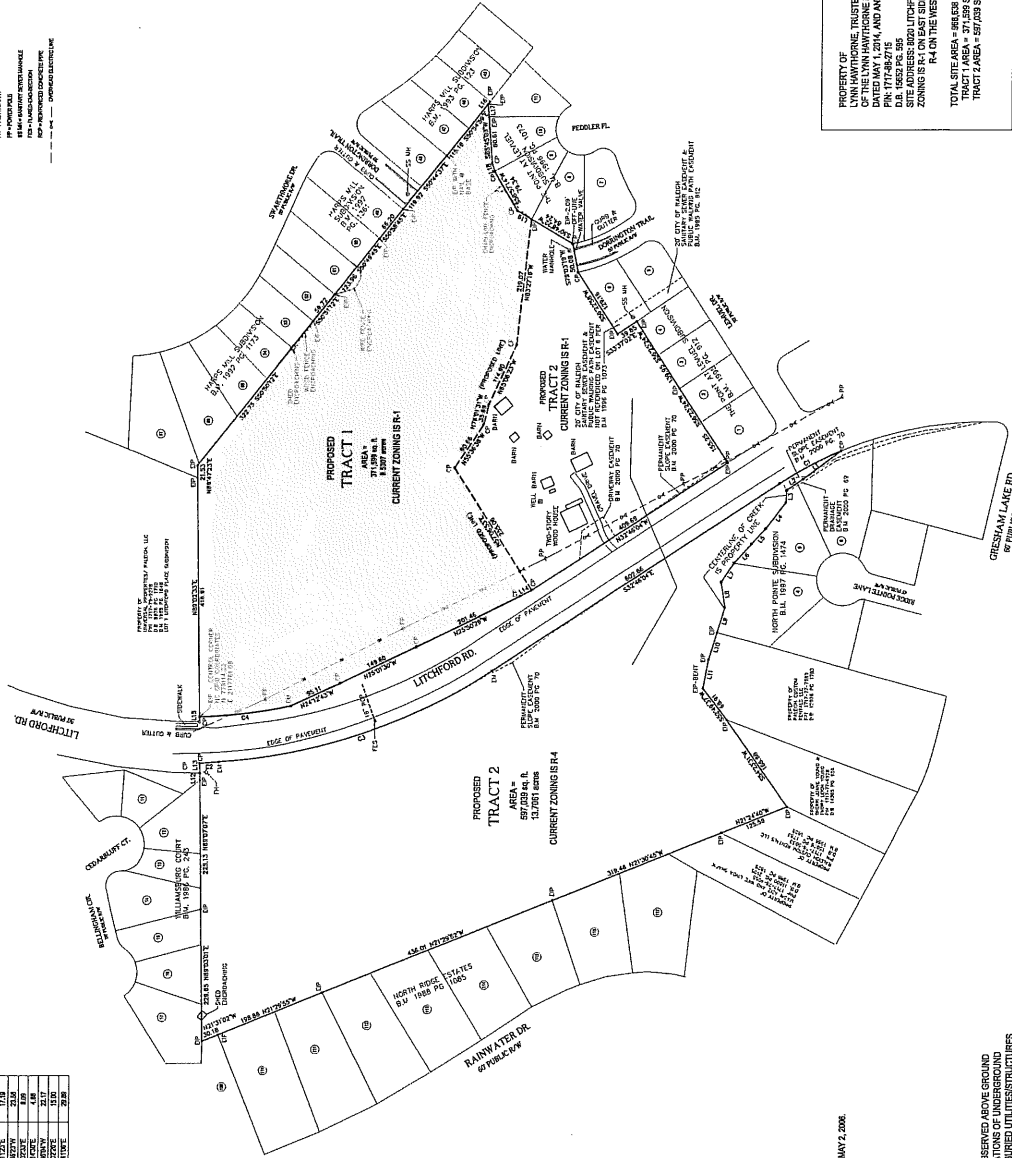
Exhibit A



LINE	SECTION	LENGTH	CHORD
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CHUTE	RADIUS	LENGTH	CHORD
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LEGEND
 CP - CENTER POINT
 PP - PROPERTY POINT
 SP - SURVEY POINT
 DP - DRAINAGE POINT
 UP - UTILITY POINT
 WP - WATER POINT
 GP - GAS POINT
 EP - ELECTRIC POINT
 FP - FUEL POINT
 TP - TELEPHONE POINT
 LP - LIGHT POINT
 CP - CATCH BASIN POINT
 DP - DRAINAGE POINT
 UP - UTILITY POINT
 WP - WATER POINT
 GP - GAS POINT
 EP - ELECTRIC POINT
 FP - FUEL POINT
 TP - TELEPHONE POINT
 LP - LIGHT POINT
 CP - CATCH BASIN POINT



PROPERTY OF
 LYNN HATHORNE, TRUSTEE, OR HER SUCCESSORS IN INTEREST,
 OF THE LYNN HATHORNE REVOCABLE LIVING TRUST
 FOR THE LYNN HATHORNE REVOCABLE LIVING TRUST
 P.M. 171-148-71
 D.B. 15533 PG. 85
 SITE ADDRESS 8020 LITCHFORD RD.
 ZONING IS R-4 ON THE WEST SIDE OF LITCHFORD RD. AND
 ZONING IS R-4 ON THE EAST SIDE OF LITCHFORD RD.
 TOTAL SITE AREA = 46.63 AC. FT. / 20,289 ACRES
 TRACT 1 AREA = 37.539 AC. FT. / 16,507 ACRES
 TRACT 2 AREA = 8.099 AC. FT. / 3,582 ACRES

- NOTE:
 1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
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NOTE:
 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND
 STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR LOCATIONS OF UNDERGROUND
 UTILITIES STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BORED UTILITIES STRUCTURES
 MAY BE DISCOVERED DURING THE COURSE OF THIS SURVEY TO LOCATE BURNED
 UTILITIES STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF
 UTILITIES STRUCTURES SHOULD BE VERIFIED.



Exhibit B

DESCRIPTION FOR TRACT 1 RE-ZONING

BEGINNING at an existing iron pipe in the eastern right-of-way of Litchford Rd., a variable width public right-of-way, said pipe being in the line of the property of Universal Properties/ Raleigh, LLC, as referenced as Lot 1 in Book of Maps 1988, Page 1648 and recorded in the Wake County Registry; thence leaving the said right-of-way and continuing with the common line of the said Universal Properties/ Raleigh, LLC property, N 89°02'33"E, 416.91 feet to an existing iron pipe being the southwest corner of Lot 57 of the Harps Mill Subdivision as referenced in Book of Maps 1992, Page 1173 and recorded in the Wake County Registry; thence continuing with the said Harps Mill Subdivision line, N 89°47'23"E, 21.53 feet to an existing iron pipe; thence S 50°50'12"E, 322.75 feet to an existing iron pipe; thence S 50°51'12" E, 59.72 feet to an existing iron pipe; thence S 50°49'45"E, 123.96 feet to an existing iron pipe; thence S 50°58'45"E, 66.20 feet to an existing iron pipe; thence S 50°44'37"E, 119.92 feet to an existing iron pipe; thence S 50°54'59"E, 115.18 feet to an existing iron pipe being a common corner with Lot 11 of The Point at Lemuel Subdivision as referenced in Book of Maps 1996, Page 1073 and recorded in the Wake County Registry; thence continuing with the said The Point at Lemuel Subdivision line, S 85°36'04" W, 22.17 feet to an existing iron pipe; thence S 85°45'03"W, 80.61 feet to a point; thence S 73°02'26"W, 15.00 feet to a point; thence S 58°57'14"W, 79.34 feet to a point; thence S 30°41'06"W, 29.89 feet an existing iron pipe; thence N 83°27'16"W, 219.07 feet to a point; thence N 65°06'23"W, 114.90 feet to a point; thence N 76°01'31"W, 35.69 feet to a point; thence N 55°36'38"W, 90.66 feet to a point; thence S 57°06'53"W, 255.06 feet to a point in the said eastern right-of-way of Litchford Road; thence with the said right-of-way, N 26°36'23"W, 23.58 feet to a point; thence N 25°50'29"W, 201.46 feet to a point; thence N 25°01'30"W, 149.60 feet to a point; thence N 24°12'43"W, 95.11 feet to an existing monument on a curve having a radius of 914.93 feet; thence with the said curve as it turns to the right an arc length of 163.53 feet and having a chord bearing of N 6°30'32"W and a chord distance of 163.31 feet to the Point and Place of BEGINNING and containing 8.5307 acres or 371,599 sq. ft.

Exhibit C

Addresses of Owners

Anne Jones Weathersbee, individually, Anne Jones Weathersbee, Trustee or Successor Trustee of the Anne Jones Weathersbee Revocable Trust.

8020 Litchford Rd

Raleigh, NC, 27615-4227

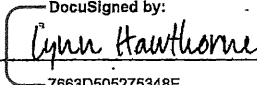

Lynn Hawthorne Individually and Trustee of the Lynn Hawthorne Revocable Living Trust, Trustee for the Teresa Vernetta Hawthorne Supplemental Trust, and, Trustee for the Anthony Todd Hawthorne Irrevocable Family.

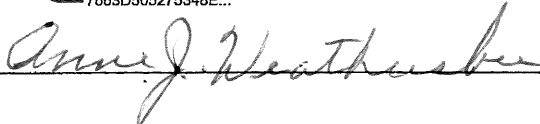
3502 River Hills Ct

Greensboro, NC 27410

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #	
Date Submitted		
Existing Zoning R-1 Proposed Zoning R-10-CU		
Narrative Of Zoning Conditions Offered		
1. The following principal uses listed in UDO section 6.1.4. "Allowed Principal Use Table" shall be prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.		

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

Owner/Agent Signature  DocuSigned by:  7663D505275348E... Print Name Lynn Hawthorne

Owner/Agent Signature  Print Name ANNE J. Weathersbee

*Phil Layton
Raleigh North Development, LLC
5003 Falls of Neuse Rd
PO Box 19669
Raleigh, NC 27619*

August 28, 2017

Joshua and Brittany Abbott
7405 Dorrington Trl
Raleigh NC 27615-8022

RE: 8020 Litchford Rd. (Approximately 8.54 Acres)

Dear Joshua and Brittany,

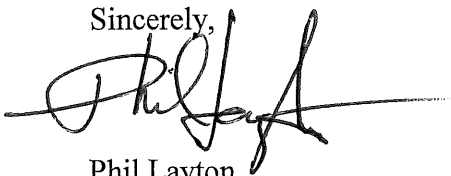
You are invited to attend a neighborhood meeting on Thursday September 7, 2017. The meeting will be held in the Community Center at the Millbrook Exchange Park located at 1905 Spring Forest Rd, Raleigh, NC and will begin at 6:30 PM. We will be meeting in Room 1 located on the main floor.

The purpose of this meeting is to discuss a potential rezoning of the property located at 8020 Litchford Rd, Raleigh, NC 27615. This site is comprised of approximately 8.54 acres and is current zoned Residential (R-1) and is proposed to be rezoned R-10 Residential with the City of Raleigh. The property proposed to be rezoned is highlighted in yellow in the attached map.

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

If you have any questions or would like to discuss anything about our plans I can be reached at (919) 740-3324.

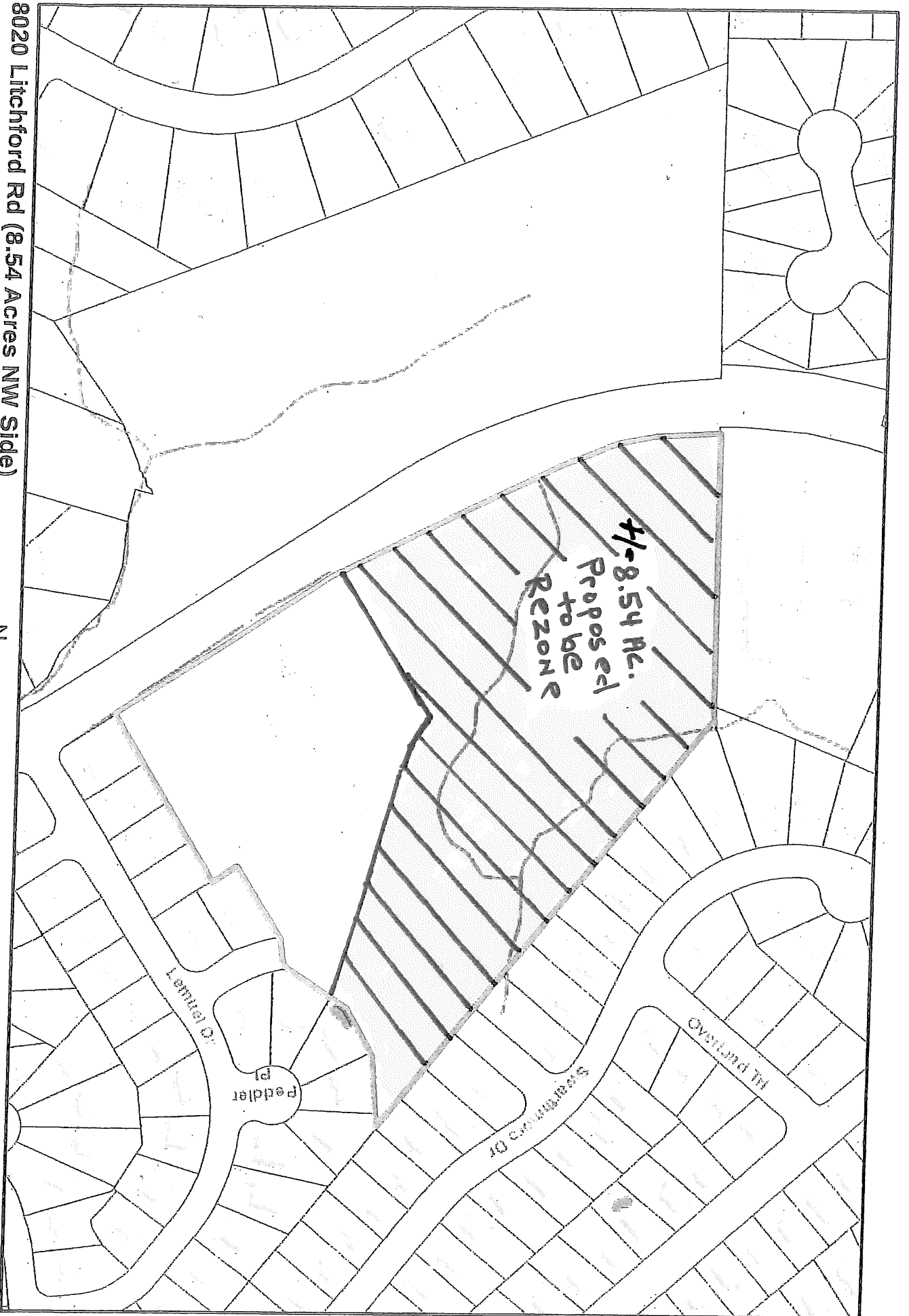
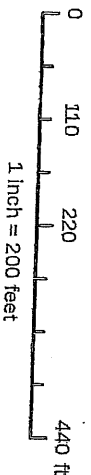
Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Layton', with a long horizontal stroke extending to the right.

Phil Layton

Enclosure: See map of property for potential rezoning

8020 Litchford Rd (8.54 Acres NW Side)



Disclaimer
Maps 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.

List of Invitees to the Community Meeting
for Proposed Rezoning (8020 Litchford Rd)

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
Joshua and Brittany Abbott 7405 Dorrington Trl Raleigh NC 27615-8022			
Earl and Pearla Alston 7408 Peddler Pl Raleigh NC 27615-8403			
Alexa Sydney Aronson Galen Christopher Little 7404 Peddler Raleigh NC 27615-8403			
Derrick L Benson 8536 Swarthmore Dr Raleigh NC 27615-3888			
Marcia Cooke 7405 Peddler Pl Raleigh NC 27615			
Jonathan and Kathryn Doyle 7400 Dorrington Trl Raleigh NC 27615-8021			
Anthony and Kathryn Filidoro 7409 Peddler Raleigh NC 27615-8403			
Gwendolyn Harrington 8616 Swarthmore Raleigh NC 27615-3890			
Lance E. and Heather Anne Hines 2405 Lemuel Dr Raleigh NC 27615-8407			
To Whom It May Concern Harps Mill Woods HOA 8645 Paddle Wheel Dr Raleigh NC 27615-8020			
Michael and Mary Jackson 8600 Swarthmore Dr Raleigh NC 27615-3890			
Tami Ann Kelly 8524 Swarthmore			

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
Raleigh NC 27615-3888			
David and Patricia Keyser 8604 Swarthmore Dr Raleigh NC 27615-3890			
Katherine Mackintosh 8608 Swarthmore Raleigh NC 27615-3890			
To Whom it May Concern The Point at Lemuel HOA 2612 Clerestory Pl Raleigh, N.C. 27615-8404			HOA listing on Zillow for 1st
To Whom It May Concern Williamsburg Court HOA 4038 Barrett Dr Raleigh NC 27609-6604			
To Whom It May Concern Universal Health Care N.R. 2929 N Oxford St Claremont NC 28610-9661			
David and Barbara McCurdy 7401 Peddler Pl Raleigh NC 27615-8403			
Claire and Taylor McKain 8528 Swarthmore Dr Raleigh NC 27615-3888			
John D Mims 8520 Swarthmore Raleigh NC 27615-3888			
Mark and Mary Grace Mzyk 8628 Swarthmore Raleigh NC 27615-3890			
Kathleen Parker 8612 Swarthmore Dr Raleigh NC 27615-3890			
Shelley S Pelone 8516 Swarthmore Raleigh NC 27615-3888			

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
Wesley and Lisa Hope Reisdorph 8624 Swarthmore Dr Raleigh NC 27615-3890			
Robert and Kirsten Spallino 8532 Swarthmore Dr Raleigh NC 27615-3888			
Lynn Hawthorne, Trustee Teresa V Hawthorne & Anthony T Hawthorne 3502 River Hills Ct Greensboro NC 27410			
Audrey M Ward 8620 Swarthmore Dr Raleigh NC 27615-3890			
Anne Jones Weathersbee, Trustee Anne Jones Weathersbee 8020 Litchford Rd Raleigh NC 27615			

EXHIBIT D

LITCHFORD RD NEIGHBORHOOD MEETING ATTENDEES

September 7, 2017

- 1....David Ulmer
- 2....Tony Filidoro
- 3....Kathy Filidoro
- 4....Lucy Weathersbee
- 5....Anne Weathersbee
- 6....William Friedrich
- 7....David Keyser
- 8....Vicky Jackson
- 9.... Barbara Rollinson
- 10...Ricky Rollinson
- 11...Eileen Nichols
- 12...Mark Nichols
- 13...Alex Mitchell
- 14...Danielle Conner
- 15...Tammy Kelly
- 16...Jeff A.R. Jones
- 17...Luanor Wilson
- 18...Audrey Wood
- 19...David McCurdy
- 20...Barbara McCurdy
- 21...Pearla M. Alston
- 22...Chessie Green

EXHIBIT E

On Thursday, September 7, 2017 at 6:30 PM, the applicant held a neighborhood meeting for the property owners adjacent to the parcel subject to rezoning. Below is a list of the items discussed at the meeting:

- (1)...Location of Land to be developed
- (2)...Existing zoning
- (3)...Location of entrance to project
- (4)...Proposed density
- (5)...Connectivity of streets to adjacent subdivisions
- (6)...Cut Through Traffic from Drivers not living in the adjacent subdivisions
- (7)...Existing traffic issues with Litchford Rd
- (8)...Turning Lane on Litchford Rd
- (9)...Can Streets not connect
- (10)..Stop Light at Entrance
- (10)..Price Range of Townhomes
- (11)..Impact on adjacent property Values
- (12)..Size of Townhomes
- (13)..Percentage of Renters Capped for Townhome Community
- (14)..Buffers around project
- (15)..R4 Zoning-Versus R6-Versus R10
- (16)..Pool for Townhomes
- (17)..Retirement Complex instead of Townhome Community
- (18)..Can it be a Gated Community
- (19)..Potential layout of subdivision