



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## CASE INFORMATION: Z-23-19; 13055 & 13051 STRICKLAND ROAD

Location	<p>The site is a presently landlocked parcel located just south of Strickland Road, and approximately one-half mile east of Leesville Road and Strickland Road.</p> <p>Address: 13055 &amp; 13051 Strickland Road</p> <p>PINs: 0788332888 &amp; 0788332888</p> <p><a href="#">iMaps</a>, <a href="#">Google Maps</a>, <a href="#">Directions from City Hall</a></p>
Current Zoning	R-2
Requested Zoning	R-10-CU
Area of Request	6.52 acres
Corporate Limits	The site is located outside of the ETJ, and an annexation would be required to connect the site to City services including sewer and water.
Property Owner	Janet McLin 119 Lincoln Court Raleigh, NC 27610
Applicant	Janet McLin 119 Lincoln Court Raleigh, NC 27610
Citizens Advisory Council (CAC)	Northwest CAC, Meets the second Tuesday of each month. Aracely Torrez, Community Relations Analyst <a href="mailto:Aracelys.torrez@raleighnc.gov">Aracelys.torrez@raleighnc.gov</a> , 919-996-5717
PC Recommendation Deadline	December 9, 2019

## SUMMARY OF PROPOSED CONDITIONS

1. Apartment building type is prohibited.
2. Residential density is limited to no more than (6) six units per acre.
3. Building setbacks will be a minimum of 30' on all sides.
4. There will be a protective yard adjacent to two properties that front along Woodyhill Road (identified as Wake County PINS 0788346222, 0788348265).

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
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<b>Urban Form</b>	None
<b>Consistent Policies</b>	Policy LU 1.1 Future Land Use Map Purpose Policy LU 2.2 Compact Development Policy LU 5.1 Reinforcing the Urban Pattern Policy H 1.8 Zoning for Housing
<b>Inconsistent Policies</b>	Policy LU 5.4 Density Transitions Policy LU 8.3 Conserving, Enhancing and Revitalizing Neighborhoods Policy LU 8.12 Infill Compatibility

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
05/24/2019 45 Attendees	09/10/2019, 10/8/2019	09/10/2019, 9/24/2019	

## PLANNING COMMISSION RECOMMENDATION

- ☐ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

<b>Reasonableness and Public Interest</b>	
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Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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 and Comprehensive Plan Amendment Analysis.

\_\_\_\_\_  
Planning Director                      Date

\_\_\_\_\_  
Planning Commission Chair      Date

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



# ZONING STAFF REPORT – CASE Z-23-19

## Conditional Use District

### OVERVIEW

The rezoning site consists of two landlocked parcels comprising approximately 6.52 acres that have an address on Strickland Road. The site does not currently front on a public street, however it will gain direct access to Strickland Road from an adjacent parcel located directly north of the rezoning site. The parcel to the north, known as the Pine Hollow Estates has an approved subdivision plan (S-50-2018) and will be required per the UDO to stub a road connection to the rezoning site. The site currently has a 30-foot road access easement that is not developed, at the southeastern corner that provides access to Woodyhill Road. More generally the site is located just under a mile southeast of the intersection of Leesville Road and I-540 at the northern edge of the City's extraterritorial jurisdiction (ETJ).

The site is currently vacant, with heavy forestation, and topography that slopes generally upwards going from south to north. The Hare Snipe creek runs through a portion of the top of the northern parcel and will require a 50-foot stream buffer to serve as a protected area that cannot be developed. The site also contains a powerline easement that traverses between two parcels, and will not permit structures to be developed beneath. The site's two parcels are irregularly shaped, and meet at a narrow juncture beneath the powerline easement. The southwestern parcel is approximately 56 feet wide at its narrowest point, which may prove challenging to provide through road access from the eastern side of the site.

The area generally surrounding the site is developed with detached dwellings that are at a density of just under one unit per acre. The area immediately surrounding the site is in an unincorporated county island, but within the ETJ, that is developed at a density of approximately one to two units per acre with detached dwellings with variable setbacks ranging from 30 feet to 150 feet depending on the lot size. Because of the site's irregular shape and the pattern of subdivision that took place in the area, the rezoning property has approximately 17 neighboring parcels, the majority of which are developed with detached, residential dwellings. These neighboring parcels are developed at a density that is just under their current zoning entitlement; at about one to two units per acre.

The zoning surrounding the site is R-4 to the north, and R-2 to the south throughout the Springdale Estates subdivision. The subject site was rezoned in 1995 from Residential-4 to Residential-2 when the area was under Wake County's planning jurisdiction. This rezoning (Z-94-95) applied to a 160-acre land area that included the properties bounded to Strickland Road on the north, Ray Road on the east and Leesville Road on the south. The applicant was the property owner of the subject site at the time of the rezoning, and due to an addressing error never received notice of the rezoning.

The Future Land Use Map designates the site for Low Density Residential and Public Parks & Open Space. The Low Density Residential designation recommends a density of one to six units per acre, which is consistent with the request of R-10 with a condition limiting density to six units per acre. The Public Parks & Open Space designation follows the Hare Snipe Creek, which per the UDO will be required to remain as open space.

There is no urban form guidance for the site. The majority of properties within a quarter mile of the site are zoned for residential uses, and start to transition to commercial along Leesville Road, just over a quarter mile to the west of the site. The request would allow up to six units per acre, an increase from the current entitlement of two units per acre. The request would also allow for additional building types not permitted under R-2 which include; attached homes and townhouses. This is a conditional use rezoning case, and provided conditions prohibit the apartment building type and limit residential density to no more than six units per acre.

If the rezoning were approved, the subject site would be the only parcel with an R-10-CU zoning designation in the immediate area, however this request does not appear to be a case of "spot zoning". North Carolina law permits spot zoning, if it can be established as reasonable. The criteria for consideration are: 1) the size and nature of the tract, 2) compatibility with existing plans, 3) the impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community, and 4) the relationship between the newly allowed uses in a spot rezoning and the previously allowed uses. The rezoning site is a relatively large, irregularly shaped land area that has a number of site and environmental constraints making development under the current Residential-2 (R-2) zoning challenging. As this request is consistent with FLUM, it appears it can be reasonably accommodated.

### Update for the September 24, 2019 Planning Commission Meeting

This case first appeared before the Planning Commission on September 10, 2019 and was deferred to September 24, 2019 Planning Commission meeting to allow the applicant to respond to policy inconsistencies and concerns expressed by the surrounding community. The applicant submitted new conditions that will require 30' setbacks from the primary, side and rear property lines; and a condition requiring a protective yard be installed adjacent to two properties located directly south of the site fronting along Woodyhill Court (Wake County PINS 0788346222 and 0788348265).

The case's consistency with the Future Land Use Map (FLUM) designation of Low Density Residential remains unchanged, as there was no change to the residential density of uses permitted on the site. However, with the offering of additional conditions that are more restrictive than the code required minimum setbacks for R-2 to the south of the site and R-4 to the north of the site, as well as an additional provision for a reforested transition area, some of the key inconsistent policies have been addressed.

The case is consistent overall with the 2030 Comprehensive Plan, however it is still inconsistent with policies related to infill compatibility, and conserving, enhancing and revitalizing neighborhoods. The overall consistency of the case can be improved through the offering of conditions to provide additional tree conservation that would more closely mimic the surrounding forested environment, and through a condition that would limit the building

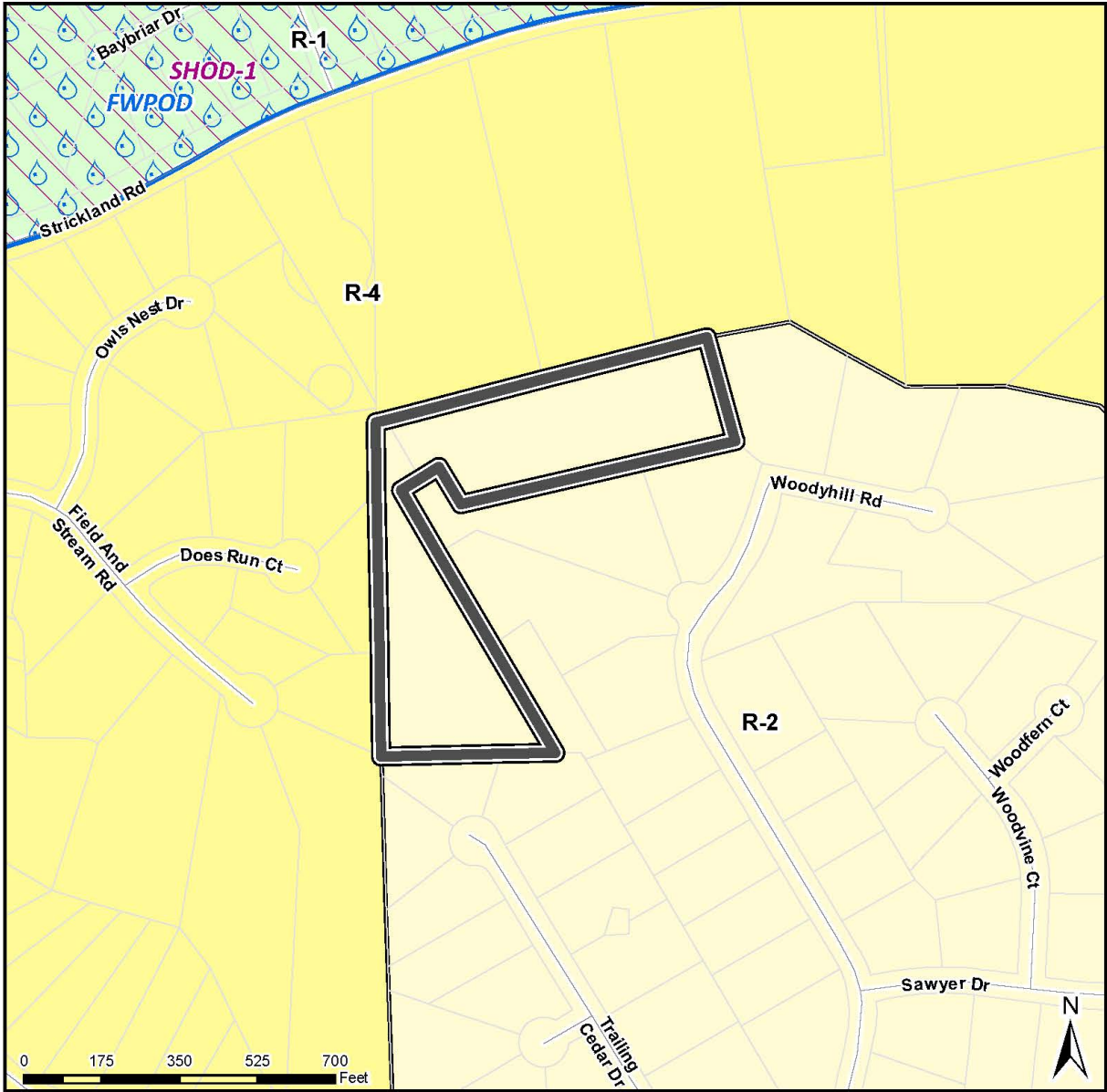
footprint of the permitted townhouse and attached house to a similar footprint of the surrounding single family developments.

### **OUTSTANDING ISSUES**

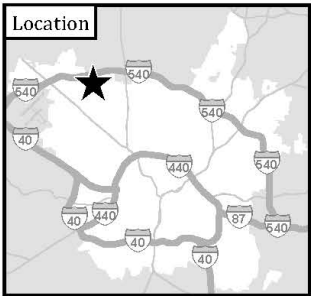
<b>Outstanding Issues</b>		<b>Suggested Mitigation</b>	
	1. No CAC vote.		1. Attend the 10/8/19 Northwest CAC for a presentation, and return at the 11/12/19 Northwest CAC for a vote.

Existing Zoning

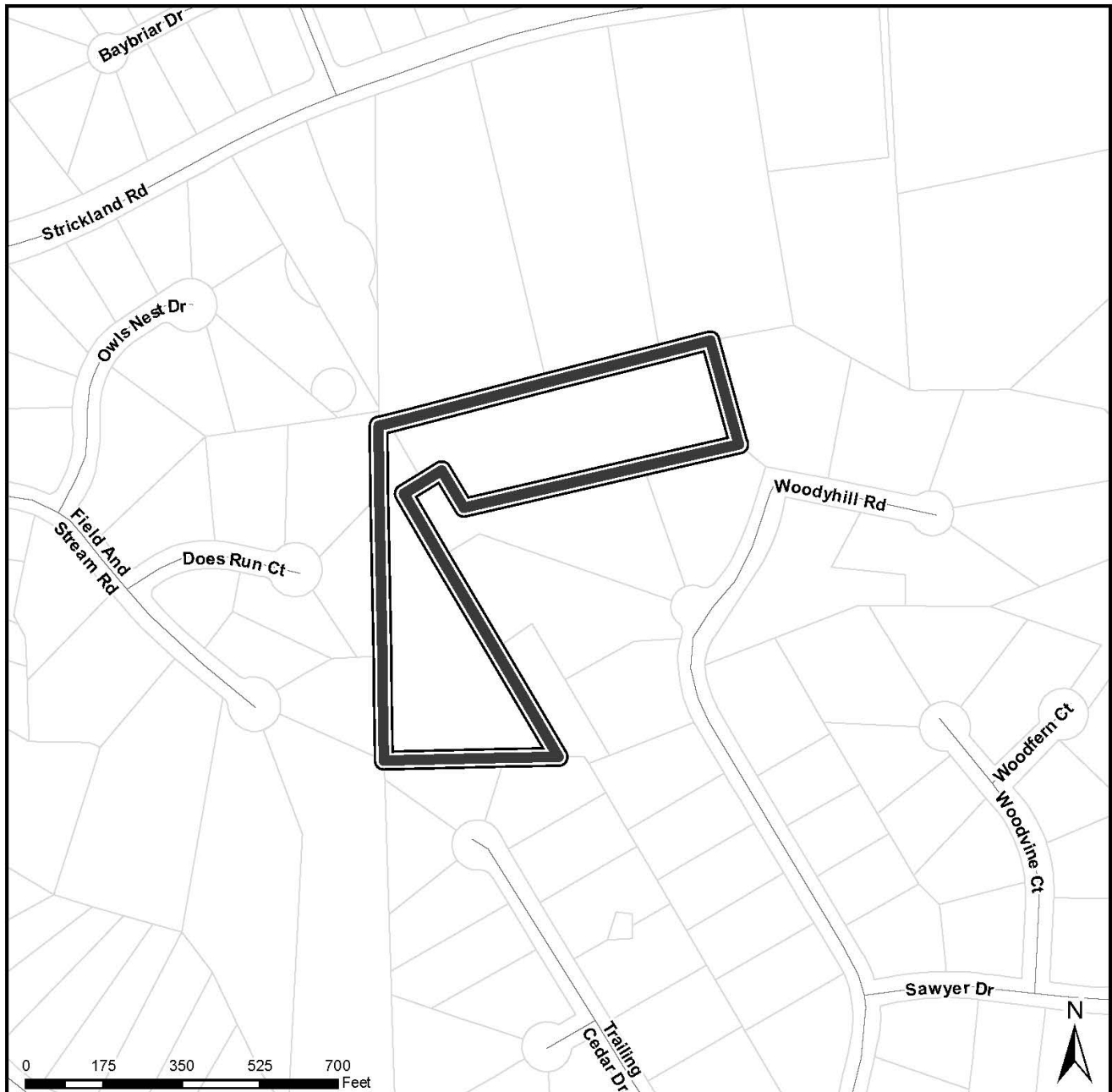
Z-23-2019



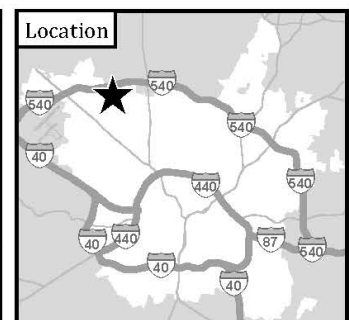
Property	13051 & 13055 Strickland Rd
Size	6.97 acres
Existing Zoning	R-2
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (reckhowh): 7/23/2019



<b>Property</b>	13051 & 13055 Strickland Rd
<b>Size</b>	6.97 acres
<b>Existing Zoning</b>	R-2
<b>Requested Zoning</b>	R-10-CU



Map by Raleigh Department of City Planning (reckhowh); 7/23/2019

# 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?

*In part. The request is **consistent** with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable and workforce housing options that provide housing opportunities for all segments of the population. Under the current Residential-2 (R-2) zoning designation, the attached and townhouse building type are not permitted, this request would permit those additional housing types.*

*The request is **consistent** with the **Growing Successful Neighborhoods and Communities** vision theme, which encourages new develop to be accommodated within Raleigh through solutions that conserve our unique neighborhoods while allowing for growth. This theme seeks to encourage careful infill development that complements existing character and responds to natural features. While the request was initially inconsistent with this vision theme, zoning conditions specifying 30 foot minimum setbacks from the primary, rear and side of the building as well as a zoning condition specifying a reforested transition yard adjacent to some of the neighboring properties meets the intent of this vision theme to encourage neighborhood conservation while allowing for growth.*

*Residential Infill Compatibility standards will also apply to this site during the site plan approval phase of the process (UDO Section 2.2.7). These standards require that setbacks on the site match an average of the setbacks from the three closest properties, which may bring the setbacks closer to consistency with the surrounding area.*

*This request is not inconsistent with the other vision themes of **Coordinating Land Use and Transportation** which seeks to coordinate transportation investments with land use; there are no significant transportation investments planned for this area. The request is also not inconsistent with **Greenprint Raleigh – Sustainable Development** which seeks to preserve the city's natural resources, this proposal does not have significant environmental impacts and could provide additional housing in an urbanized area with sufficient infrastructure, which may discourage development further away from these services on greenfield sites.*

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

*Yes, the use being requested will allow for a density of six residential units per acre, in an area where the Future Land Use Map (FLUM) guidance suggests a density of one to six units per acre. While R-6 or less would be considered an appropriate zoning designation for this FLUM guidance, the condition limiting density to six units*

*per acre brings the request into consistency with the FLUM. Additionally the FLUM guidance identifies that small lots, townhomes and multifamily dwellings would be appropriate, as part of a conservation subdivision resulting in a significant open space set aside. As this property has a number of environmental constraints, approximately 37% of it cannot be built on and may qualify as open space set aside area.*

- 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?

*The use requested is specifically designated on the Future Land Use Map.*

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

*Yes, the rezoning site is in an urbanized area with sufficient infrastructure to serve it once the approved Pine Hollow Estates subdivision to the north (S-50-2018) has constructed the UDO required street providing a road connection to the site from Strickland Road. However there is no existing sewer infrastructure in the area, which may present a constraint to development of the site.*

## Future Land Use

**Future Land Use designation:** Low Density Residential

**The rezoning request is**

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

☐ **Inconsistent**

*Analysis of Consistency: The use and density permitted by the proposed zoning are consistent with the Future Land Use Map (FLUM) recommendation of Low Density Residential, which suggests a residential density of one to six units per acre. The proposal would allow up to six units per acre.*

## Urban Form

**Urban Form designation:** None

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other**

*There is no Urban Form designation for this area.*

## Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

*Analysis of compatibility: While this request would allow for lot sizes and building types that are significantly different from the surrounding built characteristics in the area, the request includes a number of zoning conditions that bring it into compatibility with the surrounding zoning entitlements in the area. The site will have one point of ingress and egress from Strickland Road, and therefore development will likely have the largest impact on properties with R-4 zoning bordering it to the north. The current zoning entitlement for R-4 zoning requires a minimum 20' primary street setback, a minimum 15' side street setback and a minimum 30' rear lot line setback; the rezoning proposal includes conditions that would require a minimum 30' setback on all sides of the building, which is more restrictive than the R-2 requirements that currently apply and more restrictive than the adjacent R-2 and R-4 properties surrounding the site.*

*The minimum lot size and building types permitted in R-10 zoning districts will be a departure from the current built character, but this departure could be mitigated. The average width of area homes is approximately 70 feet. Because the minimum lot size for the townhouse building type is 16 feet, approximately four townhouses could fit on the same building footprint as the average detached dwelling. The incompatibility with the built environment could be mitigated through a zoning condition limiting the building footprint of the townhouse or attached house building types to a similar footprint of the surrounding buildings.*

## Public Benefits of the Proposed Rezoning

- The request would increase the number and range of housing types allowed in an urbanized area with sufficient infrastructure to serve it.

## Detriments of the Proposed Rezoning

- Traffic may increase in the surrounding area.
- The request may alter the existing character of the neighborhood.

## Policy Guidance

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

## **Policy LU 1.2 Future Land Use Map and Zoning Consistency**

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

The site contains two Future Land Use Map (FLUM) designations; Low Density Residential and Public Parks & Open Space. The Low-Density Residential designation comprises the majority of the site, and envisions residential land uses at a density of one to six units per acre, which is consistent with the rezoning request for R-10-CU with conditions limiting density to no more than six units per acre. The Public Parks & Open Space FLUM designation on the site covers the Hare Snipe Creek and buffer surrounding the creek, per the UDO this portion of the site cannot be developed and is required to be retained as public space.

## **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 request would increase the permitted residential density from a currently allowed two units per acre, to a permitted six units per acre. This may serve to support a more efficient provision of public services by increasing density in an area with sufficient infrastructure to serve the proposed increase in residential units, which may in turn reduce the need to build in greenfield sites.

## **Policy LU 5.1 Reinforcing the Urban Pattern**

*New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

The area surrounding the rezoning site is developed at a density between one-half to one units per acre (a density that is lower than the entitlement of 2 units per acre), which is significantly less dense than the proposed six units per acre. Additionally, the surrounding R-2 and R-4 entitlement does not permit attached or townhouse building types, which would be allowed in R-10 zoning. The request includes zoning conditions that specify 30-foot setbacks from the primary, side and rear of the building as well as a condition to provide a reforested, protective yard adjacent to some of the parcels with R-2 zoning.

The consistency with this policy is due in part to the condition specifying setbacks that are more restrictive than the minimum requirements in R-2 zoning districts, the prohibition of the apartment building type, the limitation in density to no more than six unit per acre and the condition specifying a planted transition area border some of the adjacent parcels. Consistency with this policy can be strengthened through a zoning condition offering additional tree conservation area.

### **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 would permit additional housing types, and smaller homes that may contribute to a lower cost of housing in the area. The current entitlement does not permit attached homes or townhouses, should the request be approved those additional housing types would be allowed.

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

### **Policy LU 8.3 Conserving, Enhancing and Revitalizing Neighborhoods**

*Conserving, Enhancing, and Revitalizing Neighborhoods Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.*

### **Policy LU 8.5 Conservation of Single-Family Neighborhoods**

*Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.*

The current built character of the neighborhood is predominately detached dwellings on half-acre to one-acre lots, the request would permit a smaller minimum lot size and allow for the attached and townhouse building types which would be a departure from the existing character.

### **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 site is comprised of two vacant parcels surrounded by R-4 zoning to the north and west, and R-2 zoning to the south and east; which require setbacks that are an average of 10 feet wider than the minimum setbacks permitted in R-10 zoning. However, the zoning conditions were offered that require the minimum building setbacks on the primary, side and rear of the building at 30 feet, which is more restrictive than the current R-2 zoning and bring the case closer to consistency with the surrounding area.

However, given the smaller lot size and building height permitted in R-10 zoning district, the character of the area may be altered by this request, which is inconsistent with the Infill Compatibility policy. This request can be brought closer into consistency through the offering of a zoning condition that specify tree conservation/ plantings that would more closely mirror the forested character of homes in the area; and a condition that requires the townhome building type footprint to more closely match the built character of the surrounding properties.

### Area Plan Policy Guidance

There is no area plan guidance for this site.

## HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

### Carbon Footprint: Transportation

	City Average	Site	Notes
<b>Transit Score</b>	30	30	The score is on par with the City's average, which indicates most trips require a car.
<b>Walk Score</b>	30	24	The score is lower than the City's average, while the site is located within half a mile of two schools and a number of restaurants and grocery stores there are no sidewalks along Strickland Road to allow for safe passage to these destinations.

*Source: Walk Score is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.*

**Summary:** The transit score matches the City's average, however the nearest bus stop is three miles away and there are no sidewalks along Strickland Road which proves a significant barrier to pedestrian safety and access. The walk and transit scores are inflated by proximity to nearby schools and businesses, but do not take into account the lack of sidewalks and pedestrian infrastructure that would make access extremely challenging.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	No

*Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.*

**Summary:** The request would continue to permit the detached housing type, which has the highest energy consumption of the different residential building types. However it would also permit the townhouse, and attached house (identified in the above chart as “small apartment”) building type which would allow for more energy efficient building types.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	If approved, this proposal can add an estimated 39 units to the area, including attached and townhouse building types which are not currently permitted in R-2 zoning districts.
Does it include any subsidized units?	No	The proposal does not include subsidized units.
Does it permit a variety of housing types?	Yes	The proposal will allow the attached and townhouse building types, which are not currently permitted under the R-2 zoning designation and will increase the variety of housing types in the area.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	Yes, the minimum lot size in R-10 zoning districts is approximately .09 acres (4,000 square feet).
Is it within walking distance of transit?	No	The site is not located within walking distance to transit, the nearest bus stop is

		approximately three miles from the site and the area lacks contiguous sidewalk infrastructure that may inhibit transit ridership.
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*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

**Summary:** The proposal would allow for an increase the number and variety of housing units permitted in the area, but does not provide provisions for subsidized housing units. However, the minimum lot size permitted in R-10 is smaller than the City's average lot size, which may encourage a greater range of cost for housing in the area.

## IMPACT ANALYSIS

### Historic Resources

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

**Impact Identified: None.**

### Parks and Recreation

1. The nearest existing greenway trail access if provided by Hare Snipe Creek Greenway Trail (2.9 miles).
2. This area is considered a high priority for park land acquisition or park development.
3. Nearest existing park access is provided by Strickland Rd. Park (0.8 mile) and Leesville Park (2.1 miles).
4. This site contains the Crabtree Creek Hare Snipe Creek greenway corridor.
5. Current park access level of service in this area is graded a C letter grade.

**Impact Identified: None.**

### Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning) (gpd)	Maximum Demand (proposed zoning) (gpd)
Water	0	8,125	31,250
Waste Water	0	8,125	31,250

**Impact Identified:**

1. There are existing water mains available upon extension and no existing sanitary sewer main available to the proposed rezoning area (Unless extended from considerable distance). The proposed rezoning would add approximately 23,125 gpd to the wastewater collection and water distribution systems of the City.
2. If sewer extension happens, at the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

## Stormwater

Floodplain	N/A
Drainage Basin	Haresnipe
Stormwater Management	Must comply with UDO 9.2
Overlay District	N/A

**Impact Identified: None.**

## Transportation

### **Site Location and Context**

#### *Location*

The Z-23-2019 site is located in northwest Raleigh south of Strickland Road and east of Leesville Road.

#### *Area Plans*

The Z-23-2019 site is not located within any existing area plans.

### **Existing and Planned Infrastructure**

#### *Existing Streets*

North of the subject property is an approved subdivision, Pines Hollow Estates (S-50-2018) which will stub a new street, marked as Field Maple Court to the northern boundary of the

site. This street will be a neighborhood yield (UDO Section 8.4.4.A). The subject site will be approximately 750 feet from Strickland Road when this street is constructed.

#### *Street Network*

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The block perimeter for these parcels is in excess of 15,000 feet but is difficult to define due to existing disconnected streets and approved subdivisions.

#### *Pedestrian Facilities*

Sidewalks will be constructed on Field Maple Court and any new streets constructed within the subject site. There are no sidewalks on Strickland Road on the sections nearest to the site.

#### *Bicycle Facilities*

Strickland Road is designated as having a separated bikeway facility in the Long-Term Bikeway Plan. The site is not currently near existing bikeways.

#### *Greenways*

The Z-23-2019 site includes a portion of Hare Snipe Creek, which flows into Lake Lynn. The greenway corridor is designated for a Greenway Collector Trail. It is approximately 1.75 miles via the creek to Lake Lynn Community Center and existing greenway trails.

#### *Transit*

The site is not near existing or planned transit.

#### *Access*

These parcels do not currently have access to a public street. Staff assumes that the approved subdivision, Pines Hollow Estates (S-50-2018) will provide a public street stub from the north and will be the primary form of access for this site.

#### **Other Projects in the Area**

The City of Raleigh plans to improve Leesville Road between O'Neal Road near the Leesville schools campus to Westgate Road. The street will be upgraded to a two-lane divided avenue including multi-use paths on both sides. This project is funded by the 2017 Transportation Bond.

There is also a city of Raleigh project to install bicycle facilities on Westgate Road, Lumley Road, and Ebenezer Church Road.

#### **TIA Determination**

Approval of case Z-23-19 may increase trip generation by 37 vehicles in the PM peak hour and 27 vehicles in the AM peak hour. Trips generated may increase by 349 vehicles per day. These increases are below thresholds in the Raleigh Street Design Manual for requiring a Traffic Impact Analysis.

Z-23-19 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-23-19 Current Zoning Entitlements Residential	Daily	AM	PM
	123	10	13
Z-23-19 Proposed Zoning Maximums Residential	Daily	AM	PM
	472	37	50
Z-23-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>349</b>	<b>27</b>	<b>37</b>

**Impact Identified:** Some increase in traffic, however not a significant enough increase to require a traffic impact analysis.

### Urban Forestry

Going R-2 to R-10 from will reduce the amount of required tree conservation from 15% to 10%.

**Impact Identified:** 5% loss in required tree conservation area.

### Impacts Summary

The proposed increase in density will have a minimal impact on the infrastructure in the area and may increase traffic and reduce required tree conservation area.

### Mitigation of Impacts

No mitigation of impacts is needed at this time.

## CONCLUSION

The request is to rezone approximately 6.52 acres from Residential-2 (R-2) to Residential-10 with Conditions (R-10-CU). The proposed conditions prohibit the apartment building type; limit density on the site to six units per acre; specify 30' building setbacks from the primary, side and rear property lines and specify a protective yard be reforested in the area adjacent to two properties along Woodyhill Drive (identified as Wake County PINS 0788346222, 0788348265).

The request is **consistent** with the Future Land Use Map (FLUM), which has two designations of Low Density Residential, and Public Parks & Open Space. The Low Density Residential FLUM designation envisions a residential density of up to six units per acre. The Public Parks & Open Space FLUM designation envisions public lands set aside for conservation or recreation uses.

While the request remains inconsistent with policies relating to infill development, and neighborhood conservation, it is consistent with the Future Land Use Map and the 2030 Comprehensive Plan overall. The case provided a number of zoning conditions that more closely mimic the built characteristics of the surrounding area; however the consistency can be improved through additional conditions that require a greater than code required tree conservation area to more closely mimic the forested conditions in the area; and a condition to limit the building footprint of the townhome and attached home building type to more closely mirror the built environment of the surrounding detached dwellings.

The request is **consistent** with the vision themes of *Expanding Housing Choices and Managing Neighborhood Growth* as it will help expand the housing stock in an urbanized area with sufficient infrastructure to support it, while restricting the development form in a manner that will reduce the change and potential impact to the existing character of the surrounding communities.

## CASE TIMELINE

Date	Action	Notes
7/18/19	Conditional use zoning application submitted.	
8/29/19	Revised conditions submitted.	Conditions limit density to six units per acre.
9/13/19	Revised conditions submitted.	Conditions specify more restrictive setbacks, and a protective yard along a portion of the property.

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-2	R-4	R-2	R-2	R-4
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Low Density Residential and Public Parks & Open Space	Low Density Residential and Public Parks & Open Space	Low Density Residential	Low Density Residential and Public Parks & Open Space	Low Density Residential
Current Land Use	Undeveloped	Residential Detached	Residential Detached	Residential Detached	Residential Detached
Urban Form	N/A	N/A	N/A	N/A	N/A

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-2	R-10-CU
Total Acreage	6.52	6.52
Setbacks:		
Front	20'	30'
Side	15'	30'
Rear	30'	30'
Residential Density:	1.99	5.98
Max. # of Residential Units	13	39
Max. Gross Building SF	24,700	78,000
Max. Gross Office SF	--	--
Max. Gross Retail SF	--	--
Max. Gross Industrial SF	--	--
Potential F.A.R	.09	.27

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

Copy

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

## REZONING REQUEST

☐ General Use    ☒ Conditional Use    ☐ Master Plan

Existing Zoning Base District **R-2** ☒ Height    Frontage    Overlay(s) \_\_\_\_\_

Proposed Zoning Base District **R-10** ☒ Height    Frontage    Overlay(s) \_\_\_\_\_

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 #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **Z-94-95**

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

**583276**

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **13055 & 13051 Strickland Road**

Property PIN **0788345432 & 0788332888**

Deed Reference (book/page)

Nearest Intersection **Strickland Road & Springdale Drive**

Property Size (acres) **6.5**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner/Address

Janet McLin  
119 Lincoln Court  
Raleigh, NC 27610

Phone **919.833.3725**

Fax

Email **vicsdaughter@nc.rr.com**

Project Contact Person/Address

See above

Phone

Fax

Email

Owner/Registered Agent Signature

*[Signature]*

Email

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

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

Owner/Registered Agent Signature\_\_\_\_\_Print Name \_\_\_\_\_

**REZONING APPLICATION ADDENDUM #1****Comprehensive Plan Analysis****OFFICE USE ONLY**

Transaction #

Rezoning Case #

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

**STATEMENT OF CONSISTENCY**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

This is consistent with the comprehensive plan because it expands housing choices in a  
1.residential area.

2.

3.

4.

**PUBLIC BENEFITS**

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

Will provide more housing choices.

1.

Will provide additional tax revenue by allowing development to occur.

2.

3.

4.

**REZONING APPLICATION ADDENDUM #2****Impact on Historic Resources****OFFICE USE ONLY****Transaction #****Rezoning Case #**

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

**INVENTORY OF HISTORIC RESOURCES**

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

None known.

**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

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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>

13.	<i>New public spaces should provide seating opportunities.</i> <b>Response:</b>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response:</b>
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> <b>Response:</b>
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> <b>Response:</b>
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> <b>Response:</b>
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> <b>Response:</b>
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> <b>Response:</b>

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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>

Date: May 4, 2019

Re: property pin numbers: 0788345432 & 0788332888

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Friday, May 24, 2019. The meeting will be held at Lynn Lake Community Center, 7921 Ray Road Raleigh, NC 27513 and will begin at 6:00 PM.

The purpose of the meeting is to discuss a potential rezoning of property located at 13051 and 13055 Strickland Road, 800 feet South of Strickland Road.

This site is currently zoned R2 and is proposed to be rezoned to R10 with conditional use.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

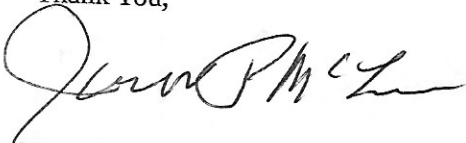
If you have any concerns or questions I can be reached at (919) 833-3725 Janet McLin

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

(919) 996-2682

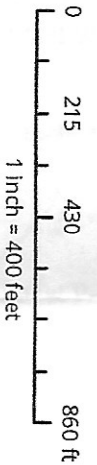
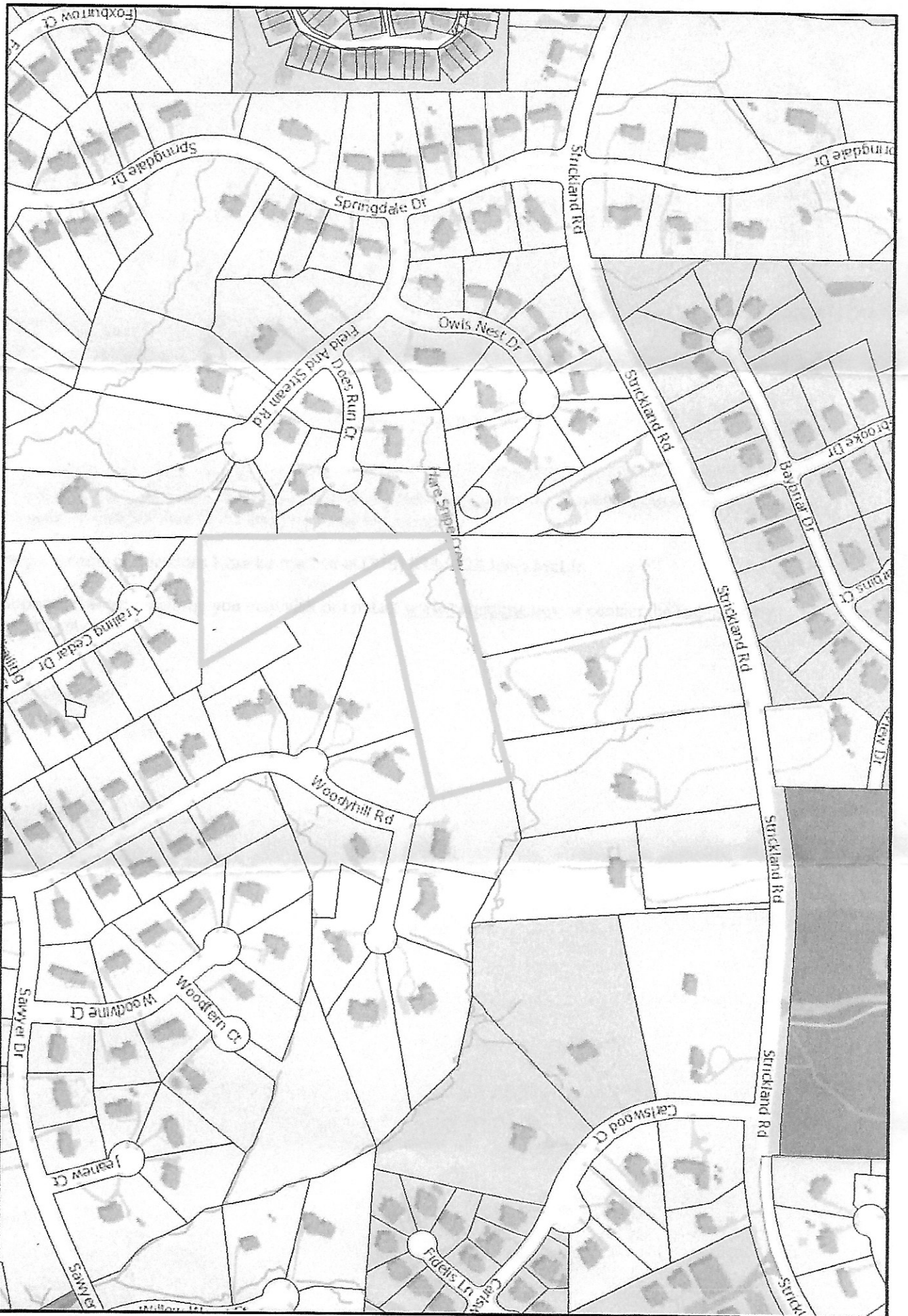
[rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Thank You,



Janet Peebles McLin

# 13051 & 13055 Strickland Road



**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.

## SUMMARY OF ISSUES

A neighborhood meeting was held on 05/24/2019 (date) to discuss a potential rezoning located at 13051 & 13055 Strickland Rd (property address).

The neighborhood meeting was held at Lynn Lake Community Center (location).

There were approximately 45 7921 Ray Road Raleigh, NC 27531 (number) neighbors in attendance. The general issues

discussed were:

### Summary of Issues:

traffic concerns

visual impact on neighborhood

property value

CROSSING

Stream concerns

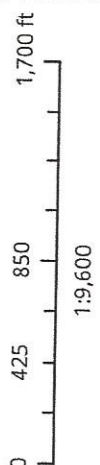
# ATTENDANCE ROSTER

NAME	ADDRESS
Paul & Mary Naglund	8816 TRAILING CEDAR DR
Robert & Paula Banquet	9441 Springdale Drive
Chris Grindstaff	9408 Does Run Ct
Jemona Grindstaff	↓
Lucy Grindstaff	↓
Cashlyn Alvis	8825 Trailing Cedar Drive
Jerry Alvis	
Mark Coffey	8437 Sawye- Dr
Mary Coffey	8612 Valley Brook Dr
Susan Ramsey	8821 Trailing Cedar
Debra Burke	8913 Willow Wood Ct
John Burke	8913 Willow Wood Ct
Karen & Sofia Young	8840 Woodyhill Rd
Manuel Faria	9442 Carlswood Ct
Stanley & Juliana Grilled	8820 Woodyhill Road
Tammy Oberdorf	9409 OWLS Nest Dr.
Rick Pepper	9000 O'Neal Rd
Elsa Jimenez	13028 Saxon Way
Dari & Inga Hickman	5007 Field & Stream Rd
Steve Collins	



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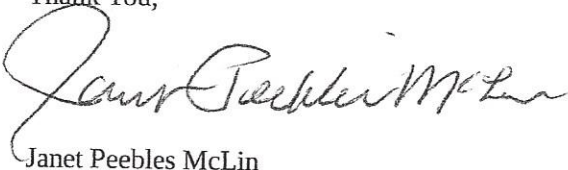
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(919) 996-2682  
[rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Thank You,



Janet Peebles McLin

## Owner

## Mail Address 1

PITTMAN, ASHLEY NORFLEET PITTMAN, CYNTHIA GAYLE	5009 FIELD AND STREAM RD
TILTON, ALICE HICKMAN, DAVID G	5007 FIELD AND STREAM RD
FINEZ, JONATHAN S FINEZ, ELIZABETH WRIGHT	5005 FIELD AND STREAM RD
GUILLIAMS, JEANNE N GUILLIAMS, BRYAN	5002 FIELD AND STREAM RD
EDMONDSON, GEORGE C EDMONDSON, ANNE S	9400 OWLS NEST DR
CHANGAPPA, KEEKIRA AVUTU, MADHURI	9401 DOES RUN CT
GODDARD, KEVIN H SANTIAGO, MARY M	9404 OWLS NEST DR
WEISS, GLENN W WEISS, PATRICIA M	9400 DOES RUN CT
REESE, PAUL E REESE, SANDRA H	9425 OWLS NEST DR
THORP, BARBARA SUE TELLO TRUSTEE WAKULUK, ANDREW TRUSTEE	9405 DOES RUN CT
MITTA, CHRISTOPHER L MITTA, JILL L	9408 OWLS NEST DR
BARTON, JAMES MADISON BARTON, JUDITH CAMPBELL	9404 DOES RUN CT
FRAHM, ANDREW DAVID FRAHM, LEIGH ANNE	9412 OWLS NEST DR
<del>FRAHM, ANDREW DAVID FRAHM, LEIGH ANNE</del>	<del>9412 OWLS NEST DR</del>
JOURNIGAN, JIMMY STERLING JOURNIGAN, REBECCA ELMORE	13005 STRICKLAND RD
WILSON, KENNETH D WILSON, LINDA M	5001 FIELD AND STREAM RD
SMITH, JERRY W HOWER, SARAH	5000 FIELD AND STREAM RD
ALVIS, JERRY S ALVIS, CAROLYN B	8825 TRAILING CEDAR DR
RAMSEY, SUSAN H.	8821 TRAILING CEDAR DR
BLAIR, BRIAN E TRUSTEE BLAIR, LESLIE K TRUSTEE	8823 TRAILING CEDAR DR
GAMBLE, JANET P	C/O JANET PEEBLES MCLIN
MICHAELS, WILLIAM D MICHAELS, DEBORAH L	8817 TRAILING CEDAR DR
ALLISON, FRANK D ALLISON, AIXA CRISTINE	8700 TRAILING CEDAR DR
LEITHEAD, SHIRLEY ANN TRUSTEE	8824 TRAILING CEDAR DR
HENSLEY, BOBBY C JR HENSLEY, SHARON S	8820 TRAILING CEDAR DR
LEITHEAD, DAVID	8824 TRAILING CEDAR DR
NASLUND, PAUL NASLUND, MARY	8816 TRAILING CEDAR DR
SPRINGDALE ESTATES INC	8814 TRAILING CEDAR DR
THOMPSON, LAURA W	8812 TRAILING CEDAR DR
SMITH, CHRISTOPHER G. SMITH, KAREN E.	8829 WOODYHILL RD
PHASE, MILIND DEO, ANAMIKA	8833 WOODYHILL RD
GREENE, DWIGHT ALLEN GREENE, MARY D	8825 WOODYHILL RD
WEVER, JOHN P WEVER, KAREN G	8817 WOODYHILL RD
FINK, SCOTT A FINK, KAREN E	8821 WOODYHILL RD
LEINS, LARRY A LEINS, BETHANY	8828 WOODYHILL RD
GRINDSTAFF, CHRISTOPHER B GRINDSTAFF, JEMMA P	9408 DOES RUN CT
LUISANA, BRYAN LUISANA, KIMBERLY	9409 DOES RUN CT
<del>FRAHM, ANDREW DAVID FRAHM, LEIGH ANNE</del>	<del>9412 OWLS NEST DR</del>
TERREBON ESTATES LLC	4412 DELTA LAKE DR
<del>TERREBON ESTATES LLC</del>	<del>4412 DELTA LAKE DR</del>
STULL, KIRK ANDERSON STULL, DANA SERGY	8837 WOODYHILL RD
GAMBLE, JANET PEEBLES	C/O JANET PEEBLES MCLIN
O'BRIEN, WILLIAM M O'BRIEN, M MERCEDES	8841 WOODYHILL RD
ADDESSO, JUNE E TRUSTEE	8845 WOODYHILL RD
HENDERSON, JOHN O HENDERSON, CAROLYN B	12909 STRICKLAND RD
BARNES, BRIAN H	12817 STRICKLAND RD

duplicate

\* me

DR

Returned  
Family  
Cemetery

duplicate

duplicate

me

1 Return Cemetery  
3 Duplicate Names + Addresses

<del>X</del> HARDIN, TERRY D	8824 WOODYHILL RD
<del>X</del> CAIOLA, GARY J CAIOLA, YVETTE M	8917 WOODVINE CT
<del>X</del> MCINROY, ELIZABETH R	8916 WOODVINE CT
<del>X</del> MOSELEY, MARTIN ARTHUR III MOSELEY, AROLINE LOUISE	8836 WOODYHILL RD
<del>X</del> CONLEY, KEVIN J CONLEY, PATRICIA B	8849 WOODYHILL RD
<del>X</del> HAYES, CARL RICHARD HAYES, DENESE	12813 STRICKLAND RD
<del>X</del> AROSTEGUI, MICHAEL F AROSTEGUI, JENNIFER L	8853 WOODYHILL RD
<del>X</del> YOUNG, AARON YOUNG, KAREN	8840 WOODYHILL RD
<del>X</del> HEAD, PATRICIA R	8857 WOODYHILL RD
<del>X</del> THE DREES HOMES COMPANY	7701 SIX FORKS RD STE 132
<del>X</del> JONES, HUBERT REID JONES, VEDA R	8844 WOODYHILL RD
<del>X</del> HAYES, CARL RICHARD	12813 STRICKLAND RD

27815

Mail Address 2	Mail Address 3				
RALEIGH NC 27613-7534					
RALEIGH NC 27613-7534					
RALEIGH NC 27613-7534					
RALEIGH NC 27613-7533					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-7526					
RALEIGH NC 27613-5335					
RALEIGH NC 27613-7534					
RALEIGH NC 27613-7533					
RALEIGH NC 27613-1126					
RALEIGH NC 27613-1126					
RALEIGH NC 27613-1126					
119 LINCOLN CT	RALEIGH NC 27610-2636				
RALEIGH NC 27613-1126					
RALEIGH NC 27613-1136					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
RALEIGH NC 27613-1125					
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RALEIGH NC 27613-1134					
RALEIGH NC 27613-1134					
RALEIGH NC 27613-1134					
RALEIGH NC 27613-1134					
RALEIGH NC 27613-1133					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7502					
RALEIGH NC 27613-7526					
RALEIGH NC 27612-7006	J 276 12				
RALEIGH NC 27612-7006	J 276 12				
RALEIGH NC 27613-1134					
119 LINCOLN CT	RALEIGH NC 27610-2636				
RALEIGH NC 27613-1134					
RALEIGH NC 27613-1134					
RALEIGH NC 27613-5333					
RALEIGH NC 27613-5331					

RALEIGH NC 27613-1133						
RALEIGH NC 27613-1132						
RALEIGH NC 27613-1143						
RALEIGH NC 27613-1133						
RALEIGH NC 27613-1134						
RALEIGH NC 27613-5331						
RALEIGH NC 27613-1134						
RALEIGH NC 27613-1133						
RALEIGH NC 27613-1134						
RALEIGH NC 27615-5050						
RALEIGH NC 27613-1133						
RALEIGH NC 27613-5331						

black coffee and vinegar

OBJECTID	PIN	PIN Ext	Real Estat Map Nam
316707	78823482	0	117692 0788 13
377219	78823662	0	140432 0788 14
143179	78823842	0	140431 0788 14
69838	78823895	0	117694 0788 14
64940	78824538	0	117230 0788 14
257377	78824625	0	117231 0788 14
357590	78824658	0	117229 0788 14
175740	78824702	0	117693 0788 14
64939	78824789	0	117224 0788 14
325957	78824833	0	117232 0788 14
154060	78824856	0	117228 0788 14
69839	78824902	0	117695 0788 14
305312	78824960	0	117227 0788 14
305311	78824974	0	117186 0788 14
163197	78824989	0	117225 0788 14
40115	78833025	0	140430 0788 14
378018	78833085	0	140429 0788 14
114190	78833169	0	197642 0788 14
208109	78833236	0	104422 0788 14
371293	78833250	0	91591 0788 14
105213	78833288	0	91588 0788 14
26171	78833322	0	101630 0788 14
26170	78833413	0	101629 0788 14
115630	78833469	0	104423 0788 14
26172	78833544	0	101631 0788 14
132584	78833581	0	177714 0788 14
206822	78833633	0	101632 0788 14
57974	78833637	0	107276 0788 14
219129	78833721	0	101633 0788 14
212155	78833766	0	98352 0788 14
281310	78833781	0	113628 0788 14
57447	78833853	0	98351 0788 14
57445	78833937	0	98349 0788 14
57446	78833940	0	98350 0788 14
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66548	78835511	0	76119 0788 01
273518	78835812	0	9004 0788 01

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222231	78843491	0	98374	0788	14
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7499	78844044	0	113640	0788	14
65406	78844186	0	218982	0788	14
7501	78844247	0	113643	0788	14
263832	78844317	0	113652	0788	14
7608	78844535	0	113646	0788	14
370774	78844573	0	76691	0788	14
179401	78844628	0	113649	0788	14
74167	78845115	0	48528	0788	01

# Janet Peebles McLin DVM

119 Lincoln Court  
Raleigh, NC 27610  
vicsdaughter@nc.rr.com  
919-522-2328 *Mobile*    919-833-3725 *Home*

July 10, 2019

**Subject: Rezoning application R-2 to R-10 with conditions**

**Dear Council**

I will be coming before you soon to seek a rezoning of two parcels of land I own totaling 6.5 acres located at 13055 and 13051 Strickland Road. The property is the last of approximately 100 acres purchased in 1879 by my great-great grand father, Claiborn Fletcher who was an emancipated slave . The property was deeded to him and was willed to his wife and children. Developers acquired the rights to the rest of the land from each of the living descendants over several years. My mother and her brother were the only descendants who resisted selling the rights to their inherited portion despite much pressure by the developers and the court . I am the last descendant to inherit that portion of the land.

Their resistance to sell came with a price. The property was recombined and they were assign the parcels that were the most difficult to develop . They were left with two irregular size parcels adjacent to power lines with a stream encroachment. As if that was not enough punishment, the court denied my mother's request to allow her to have a parcel where the family cemetery was located . They refused and later during construction, the cemetery was desecrated by pushing over my grandmother head stone covering it with dirt and straw. The incident was reported by News and Observer and an attempt to restore it was done.

Alan Head a prominent attorney in Raleigh purchased some of the land adjacent to our property to develop a subdivision. Because we refused to sell, he managed to obtain an approved plan from the Wake County Planning Department that allowed him to landlock both parcels. As if that was not enough punishment for refusing to sell, he down zoned the property from R4 to R2 through his Neighborhood Association without the legal notification to me. Documentation of this deliberate and illegal act can be found in the archives at the Planning Department. After pressure at the County Planning department , we obtained an easement. The developmental restrictions for access easement did very little to improve the value .

Since 1978 my property has served the Springdale Estates Community as an amenity where they built tree houses, walking trails and harvested wood for their fireplaces while I paid the property taxes. Today, I have the opportunity to fully develop my property thanks to an approved plan for a subdivision North that will provide full road access to Strickland Road. The developers of that property plan to annex to the city and I will follow. My property has many challenges for development. My request for rezoning is to allow me to build high quality town homes. I am willing to work with the neighbors and city council to provide zoning conditions that will eliminate visual intrusions from the site. Because my property is land locked, there will be no traffic from my development into the Springdale Estates neighborhood.

I have completed the required Pre-Application Conference, Sketch Review, Neighborhood Meeting, and will submit the application for Rezoning from R2 to R 10 with conditions. Members of the staff at the Planning Department have been very helpful. I have been very pleased with their service.

Neighborhood resistance was expected because the neighbors have a history objecting to anything relating to my property. I have previously attempted to rezone hiring a lawyer to handle the process. The lawyer was intimidated and came back empty handed and \$5000.00 richer.

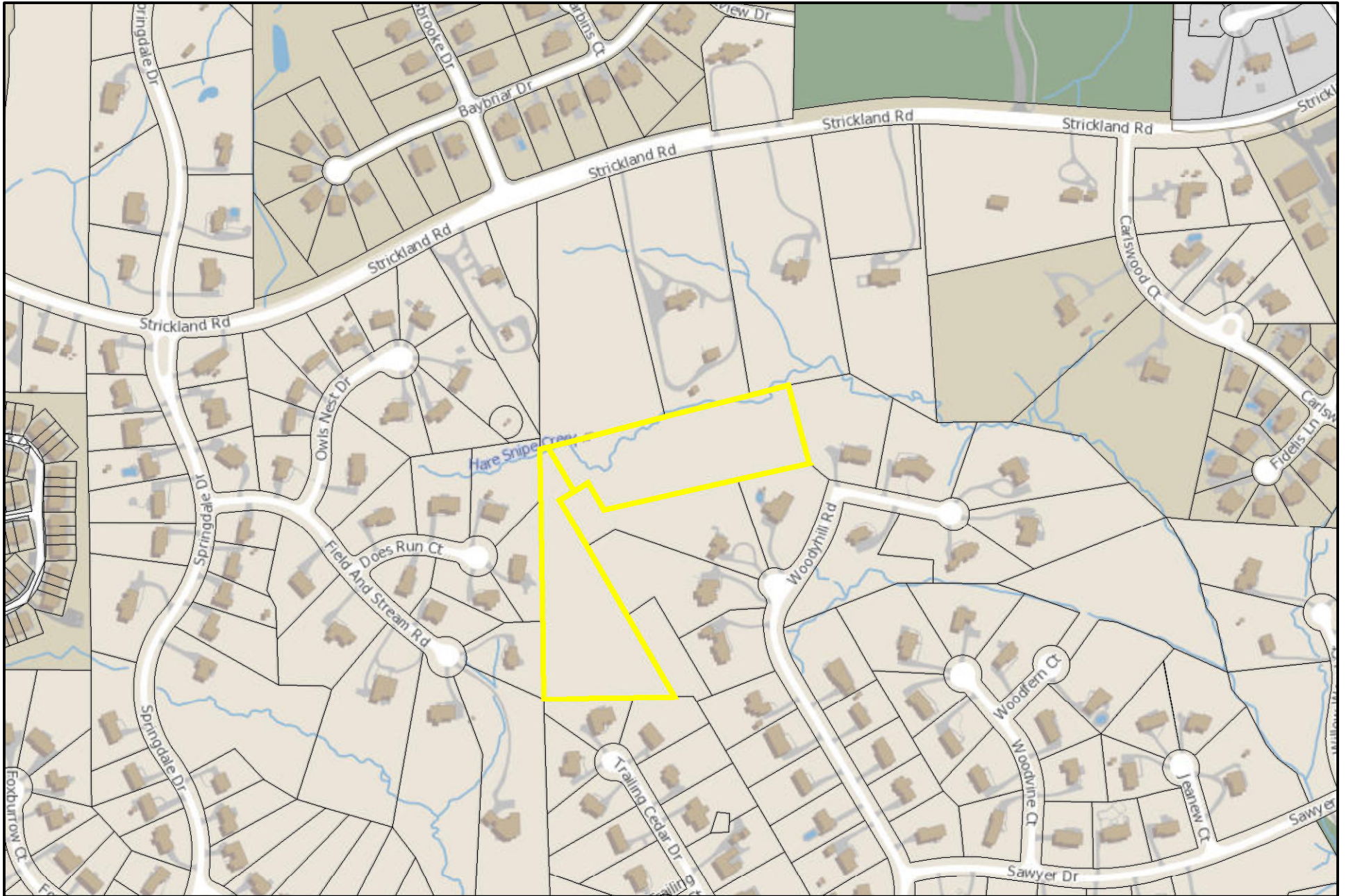
At the neighborhood meeting, I offered to sell the property to them to do what they want with it. They have made no offer and will make no offer because they believe they can succeed in blocking me so they can continue to use my property at my expense.

It has been a very unfair ordeal my family has endured over the years just because we exercised our right to refuse to sell. The developer, Alan Head , a prominent Raleigh attorney knew well what he did was illegal and with the help of the County Planning Department he got away with it. It was this neighborhood where he developed and built his home. In doing so he made some very racist assumptions ( I have a witness) about my family that drove him to illegal acts. In the past I made attempts to take legal action but Alan Head was too prominent and influential for lawyers in Raleigh to take my case. It was a case of the powerless against the powerful that I failed to overcome. I am very weary of being victimized and I hope that you will do what is right in this case by voting in my favor.

If you have questions, I am available to meet with you for answers.

Sincerely,

Janet McLin



**13051 & 13055 Strickland Road**



0 215 430 860 ft  
1 inch = 400 feet

**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.*

**From:** Kirk Stull <[kstull2510@gmail.com](mailto:kstull2510@gmail.com)>  
**Sent:** Wednesday, May 15, 2019 2:12 PM  
**To:** Reckhow, Hannah <[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)>  
**Cc:** Gene <[gene@gaddesso.net](mailto:gene@gaddesso.net)>; Bill O'Brian <[human1801@gmail.com](mailto:human1801@gmail.com)>  
**Subject:** Rezoning Question

Hi Hannah I left you a voicemail just a few minutes ago but I thought it would be beneficial to get this conversation in writing.

I received the attached letter in the mail on May 13. It is from the owner of an adjacent property who will be seeking rezoning and apparently they are required by the City Zoning Ordinance to hold a neighborhood meeting for property owners w/in 500 feet of the property being considered for rezoning.

Three initial thoughts /questions.

- 1) Is a Friday night the appropriate to hold such a meeting? And more specifically the Friday of a holiday weekend? If the intent of the zoning regulation is to engage the adjacent owners, is that an appropriate time to hold such a meeting? I am certain the City would not hold a meeting on a Friday, and I know first hand the State would not hold one within one week before or after a holiday. I think the ordinance includes the neighborhood meeting requirement for a reason, and that reason is being circumvented by making it difficult, or impossible, for the intended audience to participate.
- 2) If this rezoning request continues through the process, when is the opportunity for adjacent property owners to make comments for the record and have our comments heard by the Zoning Commission and/or the City Council? How will we be notified? How much notice will we be given? More than 10 calendar days I hope.
- 3) Will the City staff comment on the reasonableness of the proposed rezoning request, and make a recommendation on a more appropriate classification, if applicable? For instance, the request is for R 10, will the City staff comment on the suitability of R 10 for that site and suggest a zoning classification that matches up with the surrounding area (which is R 2) and other recently rezoned properties in the vicinity (which are R 4)? Will we have a contact at the City that is familiar with the particular zoning case should this move beyond this initial meeting?

Thanks Hannah I will look forward to hearing from you.

Kirk Stull  
8837 Woodyhill Road  
Raleigh, NC 27613

Hello Ms. Sara Ellis:

My name is Michael Arostegui. My wife's name is Jennifer Arostegui. We live at 8853 Woodyhill Road, Raleigh, NC 27613. We live two houses down from Gene Addesso. My wife and I completely agree with everything that Kirk Stull, Gene Addesso and Bill O'Brien have commented on in the attached letter. My wife and I unfortunately will not be able to attend the meeting next week because of work commitments, but, again, we completely agree with the comments in the attached letter.

Thank you very much.

Michael and Jennifer Arostegui

919-608-2423 (Michael's cell)

Sent from my iPad

Begin forwarded message:

From: Gene Addesso <gene@gaddesso.net>

Date: September 6, 2019 at 9:12:10 AM EDT

To: Michael Arostegui <michael.arostegui@pfizer.com>

Subject: [EXTERNAL] FW: Z-23-19

Letter attached.

Gene

From: Kirk Stull

Sent: Thursday, September 5, 2019 1:04 PM

To: sara.ellis@raleighnc.gov; Hannah.Reckhow@raleighnc.gov

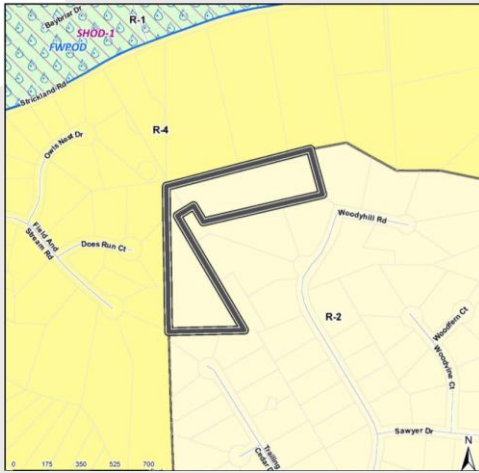
Cc: Gene <gene@gaddesso.net>; Bill O'Brien <human1801@gmail.com>

Subject: Z-23-19

Hello Sara, thanks for returning my call this morning. You were in a meeting when I arrived so I left our letter at the front desk. Please confirm that you received it. I have also attached a scan.

See you Tuesday!

Kirk Stull



## SUMMARY

Land adjacent to Springdale Estates and Springdale Gardens and across from Wynbrooke is up for Rezoning, attempting to bring high density housing, traffic, habitat destruction, and annexation to our area.

A developer has purchased the 2 parcels connecting it to Strickland, R-4 with 19 proposed homes. There is coordination between the developer and the owner. The developer could wait 24 months from his last approval date apply for rezoning his property for R-10\* if this rezoning is approved.

The developer will provide the primary road access to the property up for rezoning. It is unclear if they will provide the bridge over Hare Snipe Creek.

\*homes per acre, R-2 at present

## EMAIL YOUR COMMENTS

Planning Commission  
[Planning.Commission@raleighnc.gov](mailto:Planning.Commission@raleighnc.gov)  
 Raleigh City Council  
[CityCouncilMembers@raleighnc.gov](mailto:CityCouncilMembers@raleighnc.gov)

## PLANNING COMMISSION

Staff Coordinator  
 Sara Ellis  
 919-996-2234  
[Sara.Ellis@raleighnc.gov](mailto:Sara.Ellis@raleighnc.gov)

# SAVE OUR NEIGHBORHOODS

## STOP STICKLAND REZONING TO R-10

## MEETINGS

### Planning Commission City Meeting - Completed

Tuesday, September 10<sup>th</sup> at 9 AM

Room 201, 222 West Hargett Street, Raleigh

- **COME** to show we care about preserving our community
- If you are unable to attend please **EMAIL** your comments to the Planning Commission: [Planning.Commission@raleighnc.gov](mailto:Planning.Commission@raleighnc.gov) and Raleigh City Council: [CityCouncilMembers@raleighnc.gov](mailto:CityCouncilMembers@raleighnc.gov)

### NW Citizen's Advisory Council Meeting

Tuesday, September 10<sup>th</sup> at 7 PM

Pine Hollow Middle School, 5365 BARTRAM PLACE, RALEIGH NC 27617

- Come to **REPRESENT** how the proposed change would affect you, your neighbors, and the local area.

### Planning Commission City Meeting

Tuesday, September 24<sup>th</sup> at 9 AM

Room 201, 222 West Hargett Street, Raleigh

- To review NW CAC meeting discussion, additional issues raised by neighbors regarding R-10 rezoning application.
- To review owner discussions with planning staff to address issues raised at the preceding Raleigh Planning and NW CAC meetings.
- May defer to the Committee of the Whole meeting.

### Committee of the Whole Planning Commission City Meeting - TBD

Tuesday, September 24<sup>th</sup> at 4 PM (check with City of Raleigh website)

Room 305, 222 West Hargett Street, Raleigh

### NW Citizen's Advisory Council Meeting

Wednesday, October 9<sup>th</sup> – 7 PM (check <https://bit.ly/2qs0kO>)

- Come to **VOTE** on this proposed rezoning.
- The CAC's vote helps determine the final rezoning decision!

### Planning Commission City Meeting

Tuesday, October 22<sup>nd</sup> – 9 AM (<https://bit.ly/2k7R6Vn> check agenda)

- Discussion, potential **FINAL VOTE**. (Final vote could be pushed to December.

## RELEVANT LINKS

Zoning Report Z-23-19 <https://bit.ly/1PM8p4e> Zoning Cases drop down Highlights

- Inconsistent Policies

Policy LU 5.1 Reinforcing the Urban Pattern

Policy LU 5.4 Density Transitions

Policy LU 8.3 Conserving, Enhancing and Revitalizing Neighborhoods

## NWCAC

Website <https://bit.ly/2kqs0kO>

Christina Jones, Chairperson

Michelle Andras, Vice-Chair

Suzette Harrington, Secretary

Aracelys Torrez, Community Relations

## NOTES FROM MEETINGS

Planning – Sept 10<sup>th</sup>

Owner offered evergreen wall to reduce visibility. *(This will not address noise and additional traffic on Strickland or using Springdale Drive as a cut through.)*

City Planning encouraged owner to utilize R-2 and R-4 setbacks to ease concerns.

Owner's calculation of 39 townhouse units may have miscalculated and not included the required easements and setbacks required for her property *(road, parking, drainage, waterway, and R-10CU setbacks)*. Owner provided a sketch to the committee. Check the posted minutes for possible inclusion of sketch.

Owner blamed neighboring subdivision for property destruction and illegal trespassing for personal use. Examples included cutting wood, campfires, and a treehouse. It was noted the powerline easement provides ample access to her property allowing anyone to come through.

Supporter, owner's attorney, suggested elderly would live in the multi-story townhouses they intend to build. *(Do elderly purchase multistory homes? Elderly communities are centered on single story units; their customers are predisposed to age related knee, hip, back, balance, or cataracts issues.)*

Supporter, owner's attorney, likened the propose townhomes to those bordering the west side of Springdale Gardens but they are profoundly different:

- Draymoor is an intermediary between low density and light commercial
- Draymoor has walkable access to 3 grocery anchored shopping, dining and service complexes.
- Draymoor has exits onto 3 primary roads (Leesville, Strickland, and Westgate.)

## CONTINUED

Policy LU 8.12 Infill Compatibility

- Brings Raleigh City Annexation closer – Additional taxes and Sewer expense to neighboring subdivisions

The site is located outside of the ETJ, and an annexation would be required to connect the site to City services including sewer and water.

- The Zoning Staff Report suggests delaying the rezoning vote until after the local Northwest CAC vote.
- This area is considered a high priority for park land acquisition or park development.
- Land drains into the Crabtree Creek Hare Snipe Creek corridor

## YOUR NOTES

**From:** Janet Peebles McLin <[vicsdaughter119@gmail.com](mailto:vicsdaughter119@gmail.com)>  
**Sent:** Friday, August 23, 2019 7:46 PM  
**To:** Commissioners, Planning <[Planning.Commission@raleighnc.gov](mailto:Planning.Commission@raleighnc.gov)>  
**Subject:** Rezoning case #

Dear members of the City of Raleigh Planning Commission,

I will come before you at a hearing scheduled for September 10, 2019, to seek approval to rezone 2 parcels of land that I own from R2 to R10 at 13055 & 13051 Strickland Road. The purpose of the rezone is to build high quality townhomes on 6.5 acres of land. Neighbors in the Springdale Estates Community have voiced objections to the rezoning that have no basis for their concerns.

*They object to the density of attached homes near their community.*

There is a large gated community of 112 townhouses that was approved and developed in 2002 located West with an entrance and exit on Leesville Rd adjacent to their community

*They say they do not want to see (visualize) townhomes in their community.*

The R10 rezone I request will include a condition that will eliminate sight of the buildings by the use of trees that provide a visual buffer for the perimeter of the site.

*They object to traffic from the site that will impact their community.*

The developer of their community illegally landlocked my property 40 years ago. Traffic from my development will not enter or leave their community. The Planning Department has provided full road access from the property to Strickland Road through a recent approved development plan that is adjacent and North of my property.

*They objected to the road access because it will require crossing a small stream called Hare Snipe Creek.*

A road crossing the stream has been approved by State Environmental Department. Hare Snipe Creek runs throughout Springdale Estates and is crossed by streets at more than four (4) locations within their community.

*They were concerned about the impact to their community water if my development used it.*

The new and approved development North that gives me road access, plans to annex to city just as many surrounding communities have done. My plan is to also obtain city annexation to obtain for my community city utilities and services. There will be no need for their water.

At the neighborhood meeting of May 2019, I encountered much opposition to my rezoning request. To alleviate their heightened concerns, I offered to withdraw from the rezoning process and sell the property to their property owners association at a fair market price. To date, I have not heard from them of my proposal.

I am the last descendant who owns a part of a 100 acre plot of land purchased in 1878 by my great great grandfather. The 100 acres, with the exception of 6.5 acres that I own, is now Springdale Estates. I have attached a copy of the letter that I sent to the City Council and a map of the property that I

want to share with you of the history of what my family has endured from the hostile developers of that community.

Regards,  
Janet Peebles McLin

Ken A. Bowers  
Planning Director  
Wake County Planning Commission

Mr. Bowers:

In reference Z-23-19: 13055 & 13051 rezoning from R-2 to R-10. Pin # 0788345432 & 0788332888.

A new development should add to, or provide new services needed in the surrounding communities.

It should improve the esthetics of the neighborhood while maintaining serenity and having minimal environmental impact.

By allowing rezoning this provides none of these.

This land has steep gradients. Sealing seven acres of land would severely contaminate not one but two streams that feed directly into three lakes risking the death of wildlife.

All surrounding properties are a minimum of one half acre or greater even with R-4 zoning the adjacent neighborhood.

It is clear that the only improvement that this rezoning would provide is in the developer's purse.

I ask that this petition be denied and maintain the existing R-2.

Mr. Maurice Begin  
8813 Woodyhill Rd  
Raleigh, N.C. 27613

City of Raleigh  
Planning Commission  
Attn: Sara Ellis

RE: Z-23-19 13055-13051 Strickland Road

Hand Delivered Sept 5, 2019

**To: City of Raleigh Planning Commission**  
**Attn: Sara Ellis, City of Raleigh Planning Department.**

**September 5, 2019**

From: Kirk Stull, 8837 Woodyhill Road  
William O'Brien, 8841 Woodyhill Road  
June Addesso, 8847 Woodyhill Road

**RE: Case Number Z-23-19: 13055 & 13051 Strickland Road**

The undersigned are the owners of three properties directly abutting the subject parcels under consideration for rezoning. Our single family residences adjoin the southern and eastern boundary of the parcels known as 13055 & 13051 Strickland Road, City of Raleigh Case Number Z-23-19.

We believe a property owner deserves the right to develop their property, however the development must be compatible with the surrounding land uses and conform to the overall plan for the community. Compatibility with surrounding land uses is a basic tenant of every zoning regulation.

In this case, the properties under consideration in Case Number Z-23-19 are almost entirely surrounded by R2 zoning, with the northern boundary being R4.

R2 zoning would match the existing bordering subdivisions to the west, south and east. R4 would match what is planned along the northern boundary to Strickland Road. Furthermore, the City of Raleigh Future Land Use element of the Comprehensive Plan show the subject parcels within a larger area designated "Low Density Residential".

We can't envision a situation where the radically higher density/multifamily development is dropped in the center of low density development. The higher density multifamily development might be appropriate along a border between single family and commercial, acting as a buffer or transition area between single family homes and commercial, institutional land uses or an arterial highway. Dropping multifamily development in the center of an established single family community where it would be surrounded on every side by single family residential development does not respect the surrounding neighborhoods, the local community or commonly accepted practices for responsible development.

An additional consideration is access to transit and services: Higher density multifamily housing would normally be placed near a transit line and services such as shopping & dining. None of those are planned for the around these parcels, the nearest such services being over 0.5 miles away.

In the case of these properties, an additional consideration is their developability.

- 1) Access to public roadways: The properties currently do not have access to any public roadway. While there have been conversations about future access being provided through planned development on Strickland Road, as far as we can determine, there is

no platted development that gives anyone legal assurance that such access will be provided.

- 2) Feasibility of development: Besides being "landlocked", there are significant constraints to developing these parcels. Hare Snipe Creek will require a costly and difficult-to-permit culvert or bridge over a waterway and surrounding floodplain.
- 3) Even if a bridge or culvert were built, there is a "pinch point" at the northeastern corner of the property, the only place where access could be provided, that measures approximately 40 feet in width, insufficient to build standard City roadways or driveways into the property. The terrain of these parcels drains to this exact same pinch point (or directly into Hare Snipe Creek). There is no reasonable opportunity to capture and treat the stormwater from the development near the low point of the property because the space to do so does not exist.
- 4) The shape of the parcels suggests that were buffers around the perimeter provided, little or no developable land would remain.


We ask that the City seriously consider how the parcels would be developed as part of the rezoning request. The property owner should be required to submit a site plan prepared by a qualified site planner showing their intended layout of roads, lots, buildings, stormwater facilities, buffers, etc.

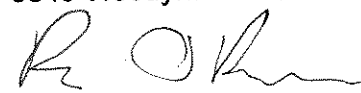
In summary;


The proposed R10 zoning is incompatible with surrounding land uses and does not meet the intent of the City of Raleigh Zoning Ordinance or the Future Land Use Plan.

Physical conditions limit the properties suitability for development. Low density single family residential development is the only potential land use that is physically possible.

Neighbors are not opposed to compatible R2 zoning, or possibly R-4 zoning. But we ask that impacts to the directly adjacent neighborhoods and the Leesville community be considered.

  
June Addesso  
8845 Woodyhill Road

  
William M. O'Brien  
8841 Woodyhill Road

  
Kirk A. Stull  
8837 Woodyhill Road

Comments on Rezoning Application document:

page 3 of 13 Incorrect information was provided. This rezoning request is not consistent with the Future Land Use Plan. Regarding benefits, tax value will increase with suitable single family residential development.

Page 5 of 13 Item 2 "buildings adjacent to lower density neighborhoods should transition...". Shape of these parcels known as **13055 & 13051 Strickland Road** will not permit a transition or buffer area between proposed development and the existing neighborhoods.

Page 7 of 13 "Higher building densities should be within walking distance of transit stops". The properties under consideration are not within 3000 feet of any existing or planned transit lines.

"Development should respect the natural environment". Environmental permitting will likely also address this topic. A significant portion of this property lies within the floodplain of Hare Snipe Creek and therefore greatly limits the developable area.

Throughout the 26 points pertaining to Urban Design Guidelines there are references to street design and provision of pedestrian-friendly sidewalks. As previously stated, the property configuration has "pinch points" that will not permit standard City streets with sidewalks to be constructed.

Attendance Roster: The sign-in sheet is incomplete. Numerous people, including this author, were in attendance but are not shown here. There are most likely multiple additional pages of sign-in sheet that were not included in this scan.

Hi Sara,

I wish I could make it downtown this morning, but I just cannot.

Please accept my vote of NO for the rezoning of Strickland Road.

This area is already filled to the brim and traffic along these once rural roads is already too much!! I wish we could hold off on any more new construction. The wildlife around here is running out of places to go. I grew up here, right in this area and now live on Ray Road with family along Leesville Rd. and we just do not need another concentrated area of dwellings.

Please do NOT re-zone this residential area for townhomes, condos, and especially please not apartments. Please! Enough is enough. It used to be beautiful here, quiet and peaceful, but now that is gone.

Laura Van den Troost

919-272-5588

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----- Forwarded Message -----

**From:** Carlos and Lorraine Pineda <[candlmusic2005@yahoo.com](mailto:candlmusic2005@yahoo.com)>

**To:** [planning.commission@raleighnc.gov](mailto:planning.commission@raleighnc.gov) <[planning.commission@raleighnc.gov](mailto:planning.commission@raleighnc.gov)>;  
[sara.ellis@raleighnc.gov](mailto:sara.ellis@raleighnc.gov) <[sara.ellis@raleighnc.gov](mailto:sara.ellis@raleighnc.gov)>

**Sent:** Tuesday, September 10, 2019, 06:44:34 AM EDT

**Subject:** R-10 rezoning of Strickland Road

We are absolutely against this re-zoning of Strickland Road. We are not interested in high density because we lose our quality of life. Please put it on record that our family vehemently is against this re-zoning.

Lorraine and Carlos Pineda

Ken A. Bowers  
Planning Director  
Wake County Planning Commission

Mr. Bowers:

In reference Z-23-19: 13055 & 13051 rezoning from R-2 to R-10. Pin # 0788345432 & 0788332888.

A new development should add to, or provide new services needed in the surrounding communities.

It should improve the esthetics of the neighborhood while maintaining serenity and having minimal environmental impact.

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This land has steep gradients. Sealing seven acres of land would severely contaminate not one but two streams that feed directly into three lakes risking the death of wildlife.

All surrounding properties are a minimum of one half acre or greater even with R-4 zoning the adjacent neighborhood.

It is clear that the only improvement that this rezoning would provide is in the developer's purse.

I ask that this petition be denied and maintain the existing R-2.

Mr. Maurice Begin  
8813 Woodyhill Rd  
Raleigh, N.C. 27613