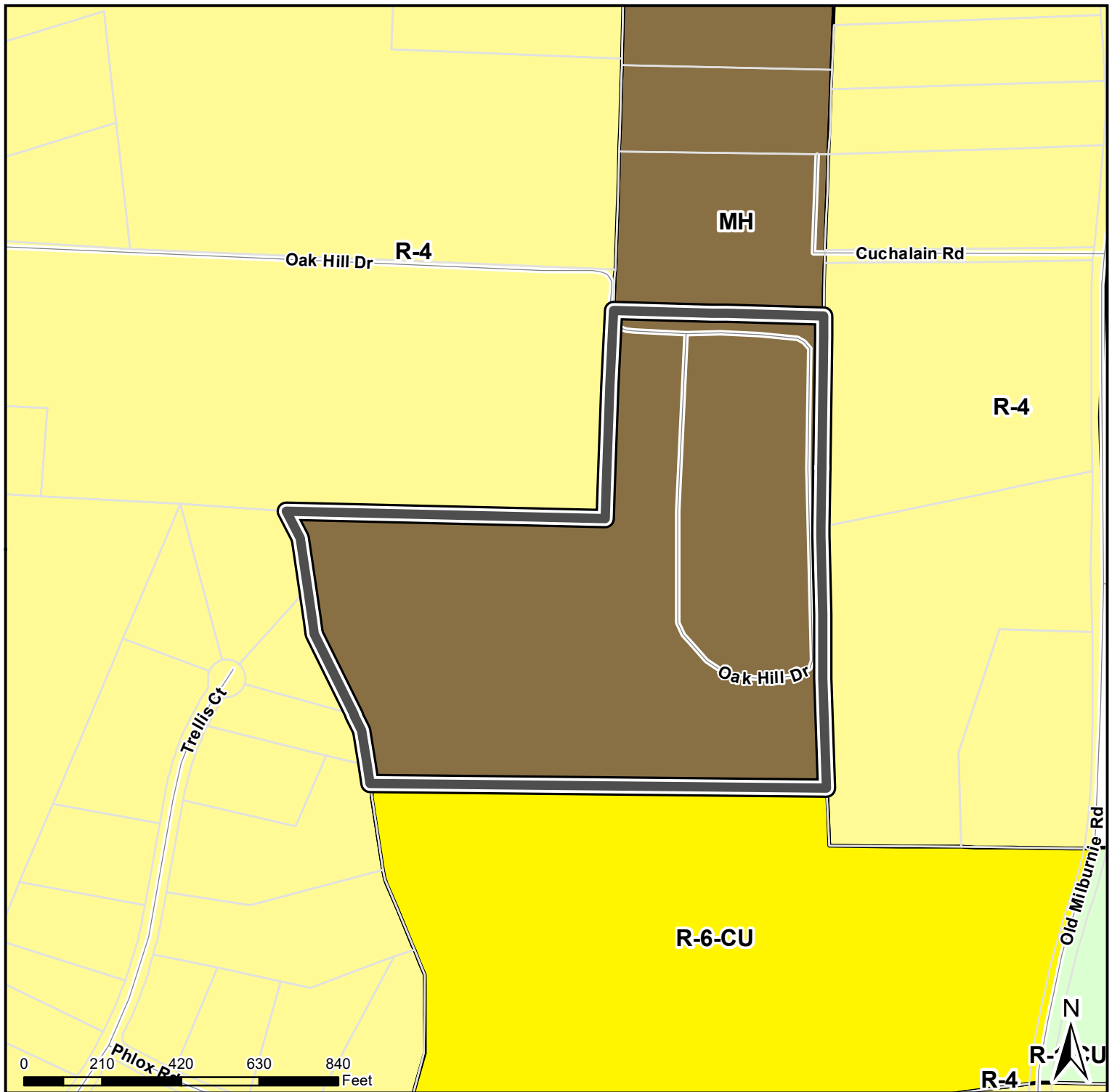
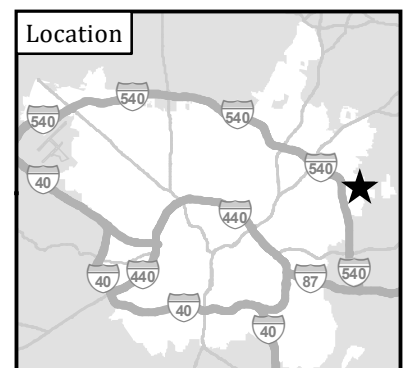


Existing Zoning

Z-24-2018



Property	7640 Oak Hill Dr
Size	26.22 acres
Existing Zoning	MH
Requested Zoning	R-6





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

Z-24-18, 7640 OAK HILL DRIVE

Location	Oak Hill Drive, east of Forestville Road, north of Buffaloe Road Address: 7640 Oak Hill Drive, west of Old Milburnie Road. Approximately 1.30 miles east of I-540. PIN: 1746635571
Request	Rezone property from MH to R-6
Area of Request	26.22 acres
Corporate Limits	The site is located contiguous to Corporate City limits and inside the ETJ. An annexation will be required for City services to be provided to the site.
Property Owner	Pippin Properties, LLC PO Box 788 Wendell, NC 27591-0788
Applicant	Mike Roselli, PE Bohler Engineering NC, PLLC 4130 Parklake Ave Suite 130, Raleigh, NC 27612
Citizens Advisory Council (CAC)	Forestville CAC, meets the second Tuesday of each month. Dan Bagley, Community Relations Analyst 919.996.5718, dan.bagley@raleighnc.gov
PC Recommendation Deadline	January 7, 2019

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 1.2 Future Land Use Map and Zoning Consistency Policy LU 2.2 Compact Development Policy LU 2.6 Zoning and Infrastructure Impacts Policy LU 3.4 Infrastructure Concurrency Policy LU 8.5 Conservation of Single Family Neighborhoods Policy H 1.8 Zoning for Housing
<i>INCONSISTENT Policies</i>	None.

SUMMARY OF PROPOSED CONDITIONS

None, this is a general use rezoning case.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
08/08/2018			

PLANNING COMMISSION RECOMMENDATION

[Select one of the following and fill in details specific to the case.]

☐ 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.

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	

<i>Motion and Vote</i>	
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ATTACHMENTS

1. Staff report

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.

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Planning Director Date	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Planning Commission Chairperson Date
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Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



ZONING STAFF REPORT – CASE Z-24-18

GENERAL USE DISTRICT

OVERVIEW

The rezoning site is a single, 26.22-acre parcel located to the west of Forestville Road, east of Old Milburnie Road, north of Buffaloe Road and south of Brookdale Road. There is not currently public road frontage along the site; it is land locked between privately owned parcels. Access to the site, is gained from an unpaved private road, Oak Hill Drive, which terminates on the site. The I-540 and Buffaloe Road interchange is located just under one-mile northeast of the site.

The site is vacant, with heavy forestation that includes a number of mature hardwood trees and some newer growth. The topography of the site slopes downward from east to west, with a blueline stream crossing the southern portion of the property traveling south towards Buffaloe Road.

The site has an irregular shape, with five property lines, and shares two common boundaries with a parcel owned by the City of Raleigh that is planned to be developed as a future park, however there is not currently a master plan or timeline for park development. The Parks, Recreation and Cultural Resources Department noted in their review that this adjacent property contains historically significant features that are potentially eligible for listing in the National Register of Historic Places.

The remaining three sides of the parcel border single family, detached residential properties. The parcel to the south contains a single residential property, to the east there are single family residential properties at a density of roughly one unit per ten acres, and the Grace Baptist Church. The subdivision to the west of the site is developed to a density of about one unit per acre, which is less dense than what is allowed by the current Residential-4 (R-4) zoning designation of the area.

This rezoning site was included in a 2001 annexation of 3,427 acres. State law requires zoning be placed on properties within 60 days of approval of a planning jurisdiction transfer (or annexation). At that time, the subject site was rezoned from Mobile Home to Manufactured Housing, as part of rezoning Z-35-2001, which resulted in site's current zoning designation of Manufactured Housing (MH), as well as rezoning of the surrounding area.

The property to the south of the rezoning site is zoned Residential-6 (R-6) with conditions (case Z-16-07), which generally restricts residential density to five units per acre and building type to single family detached dwellings. Further zoning conditions associated with this case also establish a minimum lot size of 9,000 square feet for the any parcels abutting Old Milburnie Road, and the Ivy Ridge subdivision to the west, which would yield about five dwelling units per acres. Additional restrictions on parcels adjacent to Ivy Ridge subdivision require a minimum gross floor area of 2,500 per dwelling unit and limit building height to three stories.

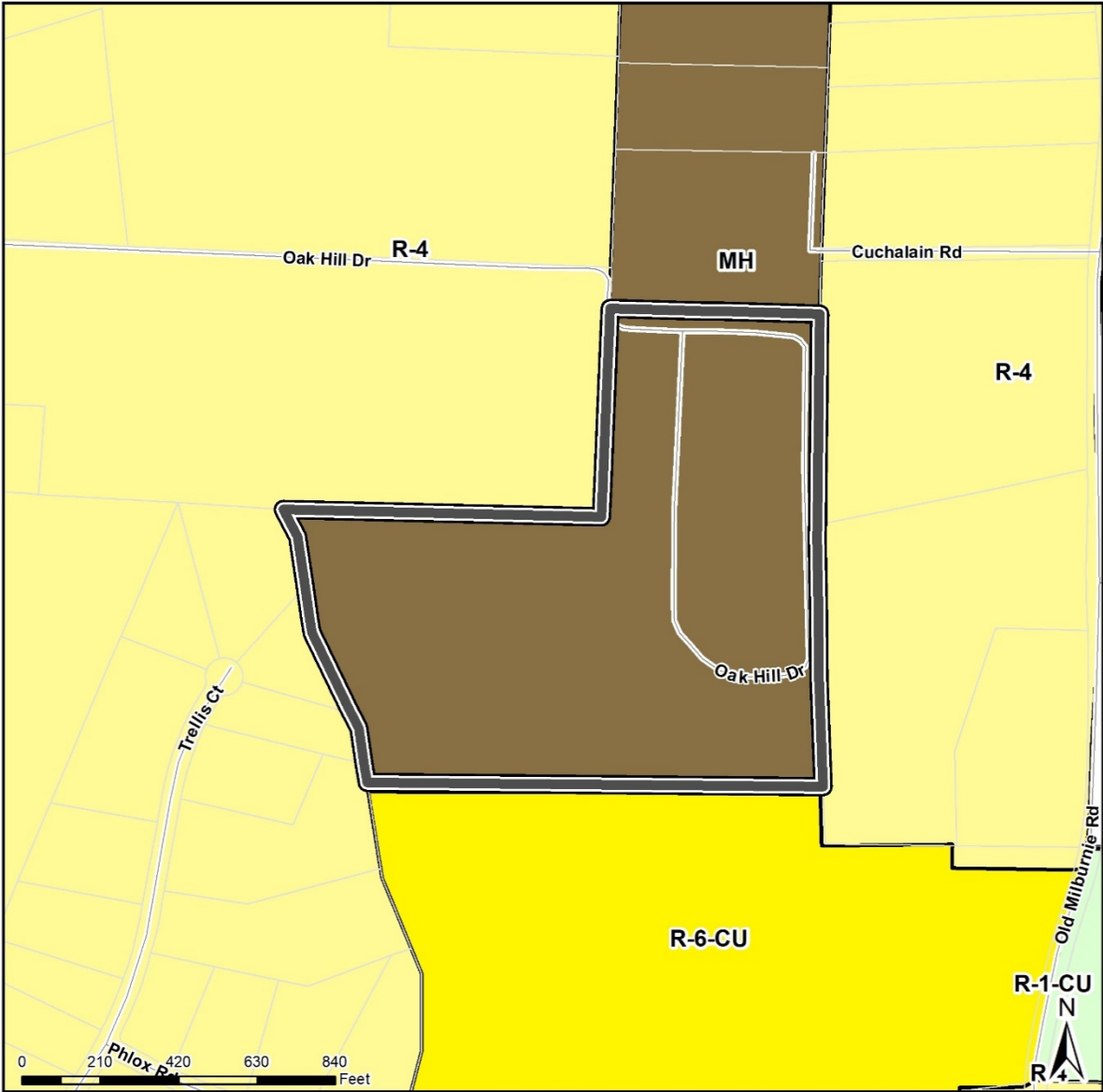
The Future Land Use Map designates the rezoning site for Low Density Residential, which recommends a density of one to six units per acre. There is no urban form guidance for the site. The majority of properties within a mile of the site are zoned for residential uses, with the exception of an area zoned for commercial mixed use approximately three quarters of a mile south of the site. The request would allow for up to six units per acre, an increase from the current Manufactured Housing entitlement, which requires extensive buffering be placed on the borders of the property, leaving less available developable land area. The request would also allow for additional types of buildings including detached houses, attached houses, civic buildings; townhomes and apartments would only be allowed in an approved conservation development.

OUTSTANDING ISSUES

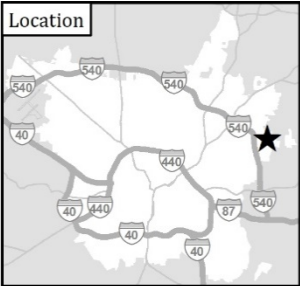
Outstanding Issues	1. No CAC Vote.	Suggested Mitigation	1. Attend the Forestville CAC meeting to present the case, and request a vote.
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Existing Zoning

Z-24-2018



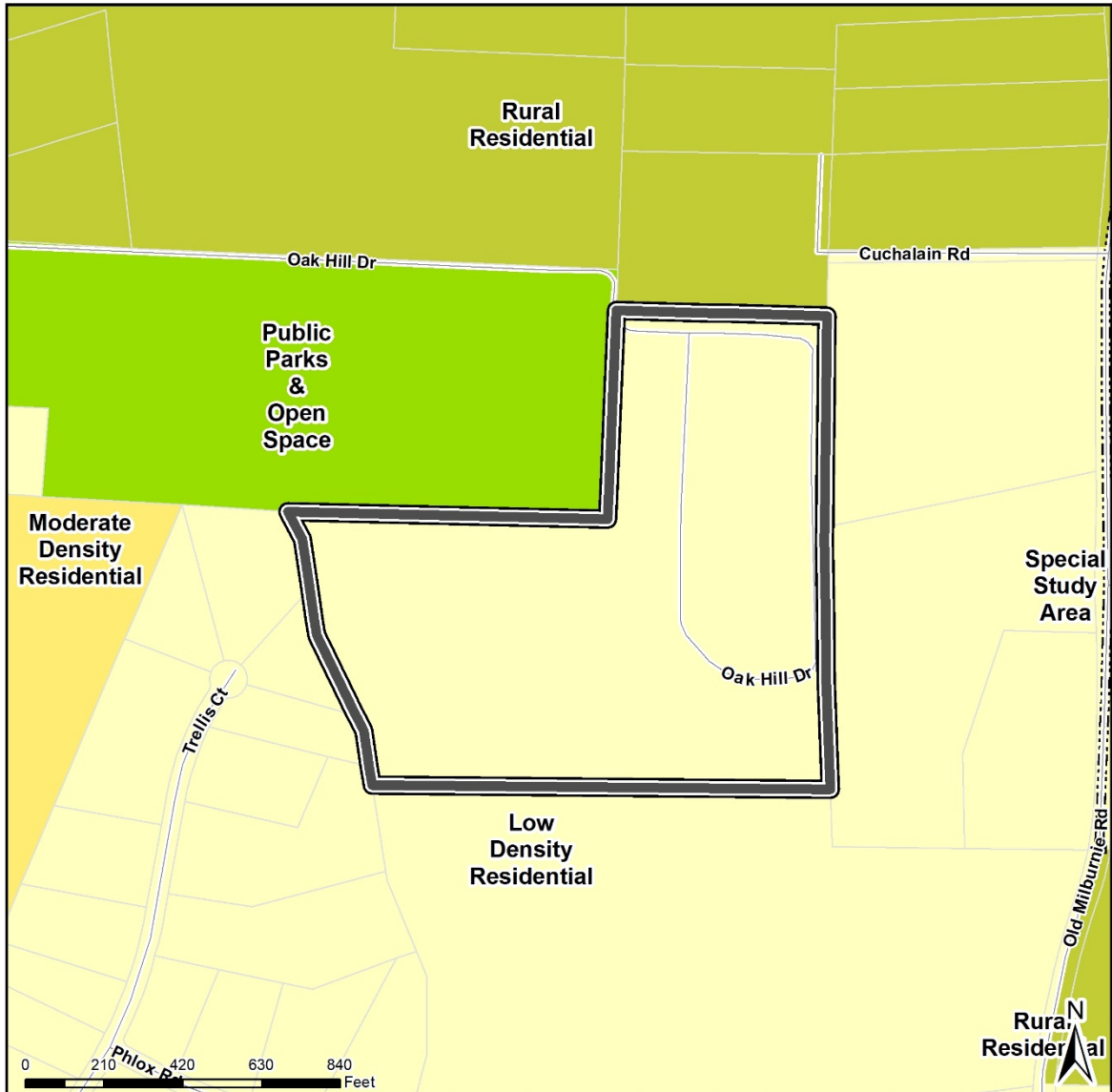
Property	7640 Oak Hill Dr
Size	26.22 acres
Existing Zoning	MH
Requested Zoning	R-6



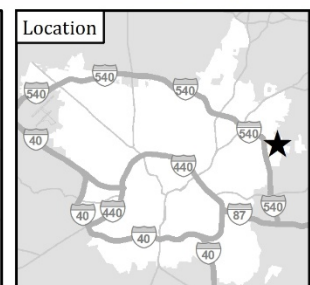
Map by Raleigh Department of City Planning (reckhowh): 8/27/2018

Future Land Use

Z-24-2018



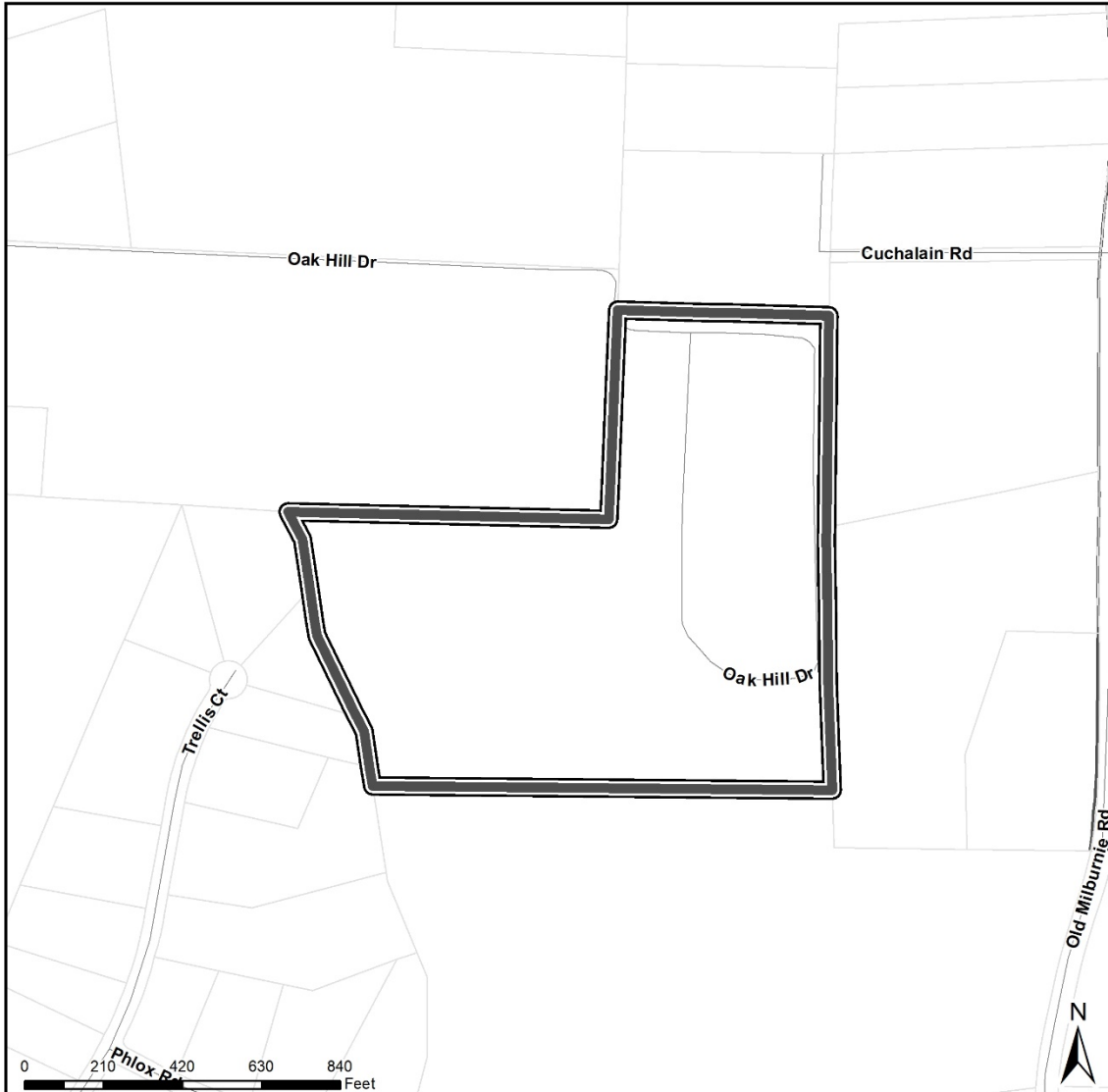
Property	7640 Oak Hill Dr
Size	26.22 acres
Existing Zoning	MH
Requested Zoning	R-6



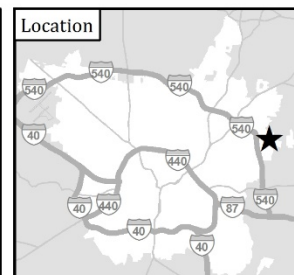
Map by Raleigh Department of City Planning (reckhowh): 8/27/2018

Urban Form

Z-24-2018



Property	7640 Oak Hill Dr
Size	26.22 acres
Existing Zoning	MH
Requested Zoning	R-6



Map by Raleigh Department of City Planning (reckhowh): 8/27/2018

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?

Yes, the request is consistent with the vision, themes and policies in the Comprehensive Plan.

*The proposal 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 Manufactured Housing (MH) zoning designation detached homes are permitted on pre-existing lots. If approved detached homes will be permitted through the subdivision review process, as well as attached homes; townhomes and apartments will also be permitted as part of a conversation development option.*

The request is not inconsistent with any of the other vision theme statements.

- 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) suggests a density of one to six units per acre. The corresponding zoning districts for the FLUM designation include R-6, which is the requested zoning.

- 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 development allowed by the proposed zoning.

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:

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

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

☐ **Inconsistent**

Not Applicable: There is no Urban Form Map designation for this site.

Compatibility

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Compatibility: The density and building types allowed by the requested zoning are compatible with the surrounding development pattern. Overall density of the site could be up to six units per acre and allow for attached and detached homes, as well as townhomes and apartments in an approved conversation development. This is compatible with the similar density of surrounding residential developments.

Public Benefits of the Proposed Rezoning

The request would increase the number and range of housing types allowed on the site.

Detriments of the Proposed Rezoning

Traffic may increase in the area surrounding the rezoning site, and some open space area may be lost.

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 Future Land Use Map (FLUM) designates areas identified for Low Density Residential to have a density of one to six units per acre, the request will allow for up to six units per acre, which is consistent with the FLUM designation.

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.

If approved, the permitted development may be more compact. The current minimum lot area for Manufactured Housing (MH) is 7,260 square feet, whereas the minimum lot area in Residential-6 (R-6) zoning is 6,000 square feet. This request will increase the permitted density on the site from a currently allowed 3.09 units per acre to a possible 4.31 units per acre.

Total required open space on the site will decrease, as the buffering requirements for MH zoning districts require a minimum 20' transition yard along the perimeter of the property, and minimum 10-foot street protective yard abutting all public right of way. The R-6 zoning district does not require a transition or buffer yard along the perimeter of the property, which may decrease the total open space required on the site.

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.

If approved, the proposed increase in entitlement will not pose a significant impact on surrounding infrastructure.

Policy LU 3.4 Infrastructure Concurrency

The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.

The site is located contiguous to Corporate City limits and inside the ETJ. Staff review determined there is sufficient transportation, water, stormwater and watershed infrastructure in place to support the increased density the rezoning will allow.

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 subdivision to the west of the site has a density that is slightly lower than the requested rezoning at Residential-4 (R-4), however the character of the proposed rezoning is similar to existing, surrounding entitlements. Per staff analysis the request can yield up to 4.31 units per acre, which is similar to the character of surrounding development. The proposal would allow for detached and attached homes, which mirror development in the area more closely than development permitted on the current manufactured housing entitlement.

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 proposal would increase the permitted residential density of the site and allow for a greater range of housing types than is permitted under the current zoning entitlement. In the Manufactured Housing (MH) zoning district, only manufactured homes and detached homes are permitted. The requested Residential-6 (R-6) zoning would allow for detached homes, attached homes (and townhomes as part of a conservation development).

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

None.

Area Plan Policy Guidance

There is no area plan guidance for this site.

IMPACT ANALYSIS

Transportation

Streets

Existing access to the site is via a private road called Oak Hill Drive, which intersects with Forestville Road at the City of Raleigh owned Forestville Road property. Forestville Road is classified as a four lane, divided avenue. It is maintained by NCDOT. Buffaloe Road and Old Milburnie Road near the site are also maintained by NCDOT. Buffaloe Road is classified as a six-lane, divided avenue until the Old Milburnie intersection, at which point the classification switches to a four-lane, divided avenue. Old Milburnie Road is classified as a two-lane, divided avenue in this area.

The Raleigh Street Plan (Map T-1 in the Comprehensive Plan) includes a proposed neighborhood street running north / south through the parcel and another neighborhood street running east / west just north of the parcel. Development of the site will trigger construction of the north / south street.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts varies from 3,000 feet to 8,000 feet depending on the average lot size within the block. The existing block perimeter for Z-24-2018 is approximately 24,000 feet between Buffaloe Road, Forestville Road, Old Watkins Road, Watkins Town Road, and Old Milburnie Road.

Pedestrian Facilities

There are no existing sidewalks on Forestville Road, Buffaloe Road, nor Old Milburnie Road near the site. Standard sidewalks will be required on the new neighborhood streets. There was an evident injury pedestrian crash on Buffaloe Road in 2012 just past the intersection with Old Milburnie Road intersection.

Bicycle Facilities

Forestville Road, Buffaloe Road, and Old Milburnie Road are all designated as having separated bikeway facilities in the Long-Term Bikeway Plan. There is also a proposed greenway trail north of the site.

Access

Access to the subject site may depend on development of the surrounding parcels. It is anticipated that the property to the south will also be developed and thus access will be made available via the new north / south neighborhood street. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D.

Other Projects in the Area

The Z-24-2018 site is not located near any existing NCDOT or City projects.

TIA Determination

Approval of case Z-24-2018 would marginally increase peak hour and daily vehicle trips. The trip generation does not trigger the requirement for a TIA. There are no other site contextual conflicts that would trigger the TIA requirement at rezoning. A traffic study is not required for case Z-24-2018.

Z-24-18 Existing Land Use Undeveloped	Daily	AM	PM
	0	0	0
Z-24-18 Current Zoning Entitlements Residential – Manufactured Housing	Daily	AM	PM
	765	60	80
Z-24-18 Proposed Zoning Maximums Residential	Daily	AM	PM
	1,067	84	112
Z-24-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	302	24	32

Impact Identified: None

Transit

The rezoning site is not located on an existing or planned transit route.

Impact Identified: None.

Hydrology

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

Impact Identified: Possible blue-line stream with buffers along western edge of property, this may require additional restrictions during the site plan and development phases of the project.

Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	50,625 gpd	70,625 gpd
<i>Waste Water</i>	50,625 gpd	70,625 gpd

Impact Identified:

1. The proposed rezoning would add approximately 70,625 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. 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 and 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.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Buffaloe Road Athletic Park (3.2 miles) and Horseshoe Farms Nature Preserve (4.6 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (1.9 miles).
4. Current existing park access level of service in this area is very low. However, the site is adjacent to a future park property (Forestville Road Property). There is currently no timeline for master planning or development of the future park site.
5. The future Forestville Road Park site contains historically significant features that are potentially eligible for listing in the National Register of Historic Places.
6. Further coordination with city staff would be necessary for any proposed improvement to the segment of Oak Hill Drive which is on the future park property.

Impact Identified: None.

Urban Forestry

1. The rezoning is subject to UDO section 9.1.3 Tree Conservation Required.

Impact Identified: None

Designated Historic Resources

1. 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.
2. The City of Raleigh Department of Parks, Recreation and Cultural Resources identified that the future Forestville Road park property, adjacent to the site, contains historically significant features that are potentially eligible for listing in the National Register of Historic Places.

Impact Identified: None.

Impacts Summary

The increase in density has a minimal impact on the infrastructure in the area and may increase traffic and stormwater runoff.

The Department of Parks, Recreation and Cultural Resources identified historically significant features on the undeveloped, future park property adjacent to the rezoning site. The Department provided a 78-page archeological survey prepared by Environmental Services, Inc to assess the features of the site, and determined the potential impact may be minimal due to the location of known features at this time.

The map attached in the backup shows the location of the known historic resources, all of which are located south of the area where any land disturbing activity may occur, should a transit easement along Oak Hill Drive be sought. Further study may be required to determine if a transportation easement would have an impact.

Mitigation of Impacts

No mitigation is needed at this time.

Conclusion

The request is to rezone approximately 26.22 acres from Manufactured Housing (MH) to Residential-6 (R-6).

The request is **consistent** with the Future Land Use Map and **consistent** with the Comprehensive Plan overall. The type of development proposed exists in the area and can be established without adversely affecting the community. It would provide a benefit of increased housing stock and type in an undeveloped area contiguous to City limits and similar development.

The request is **consistent** with the Comprehensive Plan policies regarding compact development, conservation of single family neighborhoods and zoning for housing. The request would support the vision theme of *Expanding Housing Choices*.

CASE TIMELINE

<i>Date</i>	<i>Revision</i>	<i>Notes</i>
08/01/2018	General use rezoning case application submitted.	

APPENDIX

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	MH	MH	R-6-CU	R-4	R-4
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Rural Residential	Low Density Residential	Low Density Residential	Public Parks & Open Space/ Low Density Residential
Current Land Use	Vacant	Single Family	Vacant	Church & Single Family Home	Vacant & Single Family Home
Urban Form	None	None	None	None	None

The Manufactured Housing (MH) zoning designation allows for the construction of a manufactured home development on a lot with a minimum size of ten acres, and detached dwelling on pre-existing lots. The maximum density for manufactured homes in this district is six units per acre, with a minimum lot area of 7,260 square feet, a maximum building height of 40 feet and a minimum structure separation of 20 feet.

The MH zoning district also permits single unit, detached homes on pre-existing lots, provided they conform to the site and design characteristics for single unit living in an Residential-6 (R-6) zoning district.

Similar to residential zoning district requirements, the MH district requires all manufactured home spaces, and lots front a street meeting basic city standards, and the development include sidewalks, public streets and greenway access points.

The UDO requires buffering that is more restrictive than the requirements for residential zoning districts; including a minimum 20-foot protective yard along all property boundaries, and a 10-foot minimum street protective yard must along all property lines abutting public right of way. A minimum of 10% open space is required, or a 435.7 square foot per unit, which does not include parking spaces and must be contiguous to the manufactured home development.

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	MH	R-6
Total Acreage	26.22	26.22
Setbacks:		
Front:	20'	10'
Side:	5'	10'
Rear:	20'	5'
Residential Density:	3.09	4.31
Max. # of Residential Units	81	113
Max. Gross Building SF (if applicable)	105,300	226,000
Max. Gross Office SF	--	--
Max. Gross Retail SF	--	--
Max. Gross Industrial SF	--	--
Potential F.A.R	0.09	.20

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



Rezoning Application



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

REZONING REQUEST								
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				OFFICE USE ONLY Transaction # Rezoning Case #				
Existing Zoning Base District	MH	Height	Frontage		Overlay(s) _____			
Proposed Zoning Base District	R-6	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.								
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001								
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:								
<table border="1"><tr><td>558023</td><td></td><td></td><td></td></tr></table>					558023			
558023								

GENERAL INFORMATION		
Date	08/01/18	Date Amended (1) _____ Date Amended (2) _____
Property Address 7640 Oak Hill Drive		
Property PIN	174-663-5571	Deed Reference (book/page) 008818/00671
Nearest Intersection Oak Hill and Forestville		
Property Size (acres)	26.22	(For PD Applications Only) Total Units _____ Total Square Feet _____
Property Owner/Address Pippin Properties, LLC PO Box 788 Wendell, NC 27591-0788		Phone 919-427-9555 Fax _____ Email lespippin@gmail.com
Project Contact Person/Address Mike Roselli, PE Bohler Engineering NC, PLLC		Phone 919-578-9000 Fax _____ Email mroselli@bohlereng.com
Owner/Agent Signature 		Email _____

(Les Pippin - Manager)

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		OFFICE USE ONLY 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/Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis 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.	OFFICE USE ONLY Transaction # Rezoning Case #
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.	
1.	
2.	
3.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	
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.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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>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>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Date:

Re: 7640 Oak Hill Drive, Raleigh, NC

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **August 8, 2018**. The meeting will be held at **Knightdale United Methodist Church (7071 Forestville Road, Knightdale NC 27545)** and will begin at **6:00 PM**. The purpose of this meeting is to discuss a potential rezoning of the property located at 7640 Oak Hill Drive, Raleigh, NC. This site is currently zoned MH (manufactured housing) within the City of Raleigh ETJ and is proposed to be rezoned to R-6 (residential).

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting is held involving the property owners within 500 feet of the area requested for rezoning. If you have any concerns or questions I (we) can be reached at:

984.200.5540 or zach@shenandoahhomes.us

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

(919) 996-2682

rezoning@raleighnc.gov

Thank you

Zach Daugherty

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address).
The neighborhood meeting was held at _____ (location).
There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Q - Concerns about offsite pond A - Changes to offsite pond are not within scope of development.
Q - Are there plans to purchase more parcels so property is not landlocked. A - Applicant holds rights to parcel to the South. Property will be accessed through southern property.
Q- Which Parcels? A - Parcel identified on map.
Q - How many acres is the parcel? A - +/- 26
Q - Utilities A - Explained location of utilities available. Project would be required to have City sewer and water.
Q - What size houses? A - Home product has not been chosen.
Q - Will this be developed along with parcel to the south? A - Development will be developed separately.
Q - Were geotechnical tests performed? A - Tests came back with some rock, etc.

SUMMARY OF ISSUES

A neighborhood meeting was held on 8/8/18 (date) to discuss a potential rezoning located at 7640 Oak Hill Drive (property address).
The neighborhood meeting was held at Knightdale United Methodist Church (location).
There were approximately 6 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Q - Buffer along tributary A - All federal, state, and local regulations will be adhered to as required for development.
Q - What is currently on property A - Vacant
Q - Where is sewer now? A - Site does not have sanitary sewer connection.

ATTENDANCE ROSTER	
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[illegible]

Pre-Application Conference

Meeting Record



Transaction #: 558023 Meeting Date & Time: 6/8/18 10:00 AM

Location: OEP 3rd floor Nash Conference Room

Attendees: Kyle Little, Matt Klem, Sara Ellis, Don Bell,
Andrew Moriarty, Mike Roselli, John Sorrell, Jeff Palmer

Parcels discussed (address and/or PIN): 7640 Oak Hill Dr

Current Zoning: MH

Potential Re-Zoning: R-10, R-6

CAC Chair/Contact Information: Forestville Dan Bagley Dan.bagley@raleighnc.gov

General Notes: seeking to rezone to R-10 from MH to
construct single family homes. The site is designated as low
density residential, would be inconsistent with R-10 zoning. Low
density residential supports up to 2 units per acre. If a case is
deemed overall inconsistent with the comprehensive plan the plan
must be amended as part of approval. Could Amend the Future Land
Use Map to mitigate possibility of inconsistency. The site is located

Department & Staff	Notes
Development Services ____Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ____Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ____Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	<u>in the city's ETJ. Nearest downstream</u> <u>sewer would require easements and infrastructure</u> <u>improvements to extend line. Must have a neighborhood</u> <u>meeting with all property owners within 500 ft before</u> <u>submitting application, would attend the CAC to</u> UDO Sections: <u>get a vote for the case.</u>