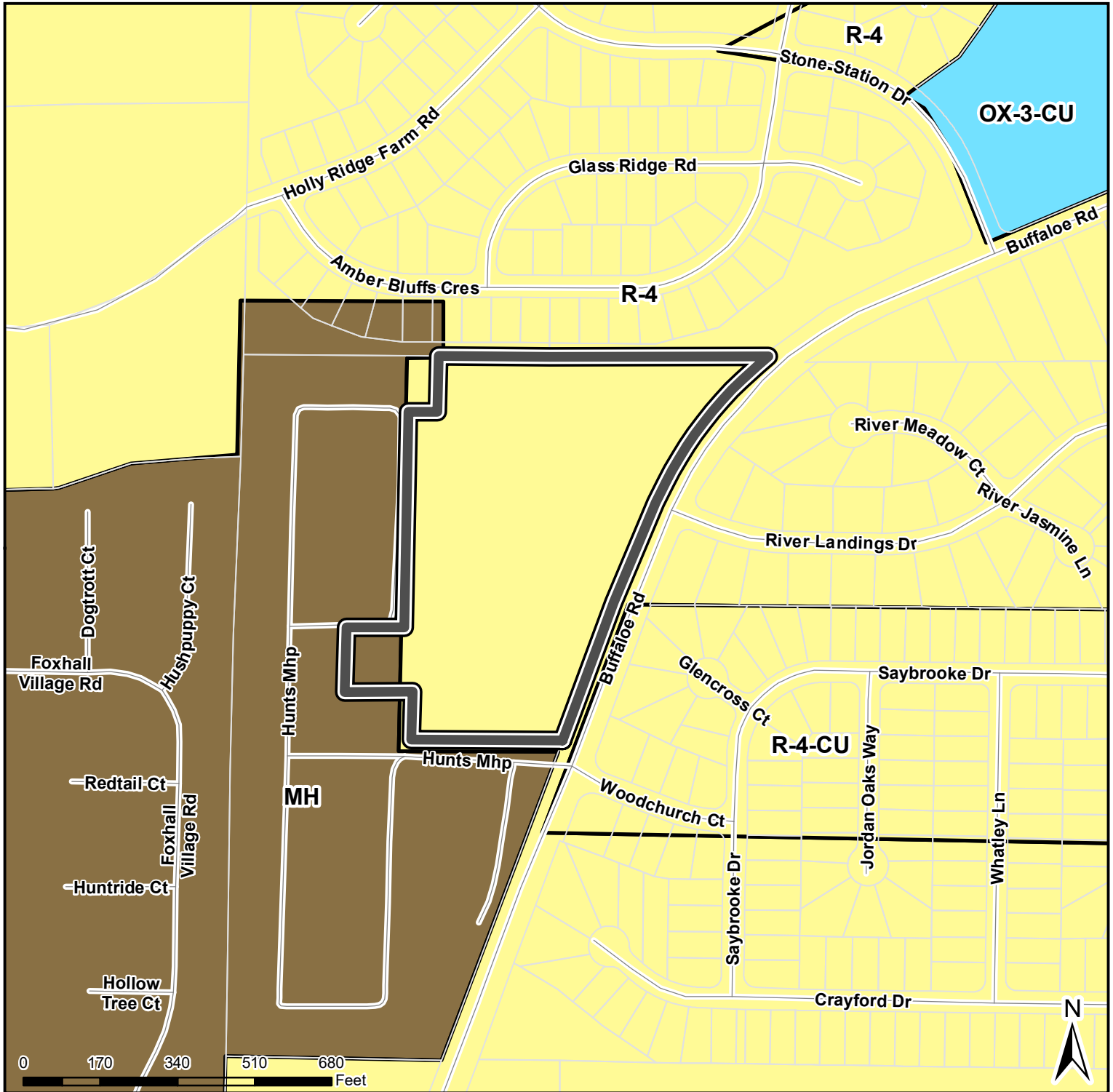
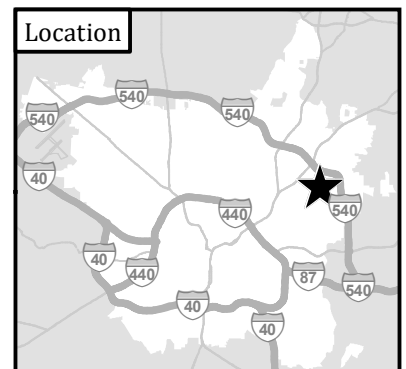


# Existing Zoning

# Z-24-2020



<b>Property</b>	6125 Buffalo Rd
<b>Size</b>	10.53 acres
<b>Existing Zoning</b>	R-4 & MH
<b>Requested Zoning</b>	R-10-CU





Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

THRU: Ken Bowers AICP, Deputy Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: November 5, 2020

SUBJECT: City Council agenda item for November 17, 2020 – Z-24-20

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On November 4, 2020, the City Council opened a public hearing for the following item and held the hearing open until its meeting on November 17, 2020:

**Z-24-20 6125 Buffaloe Road**, on its north side, one mile west of I-540, being Wake County PIN 1736529687. Approximately 10.53 acres is requested to be rezoned by Stackhouse Development LLC from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Conditions submitted October 14 limit allowed principal uses to Single-unit Living, Two-unit Living, and Multi-unit Living and prohibit the Apartment building type.

**Current zoning:** Residential-4 (R-4)

**Requested zoning:** Residential-10-Conditional Use (R-10-CU)

The request is **consistent** with the 2030 Comprehensive Plan.  
The request is **consistent** with the Future Land Use Map.

The **Planning Commission** voted 7-3 to recommend approval of the request. The dissenting votes were related to impacts on safety from growth in aggregate, traffic volume on Buffaloe Road as a result of multiple developments and uncertainty about timing of improvements to Buffaloe Road. The City Council opened the public hearing on this case at their meeting on November 4. The hearing was held open to allow time to receive additional information from the Stormwater division about stormwater control strategies for the surrounding area.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, Neighborhood Meeting Report, and a memo describing current traffic conditions and pending development is included in the agenda materials.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12041

## CASE INFORMATION: Z-24-20 6125 BUFFALOE ROAD

Location	Buffaloe Road, on its north side, approximately one mile west of I-540 Address: 6125 Buffaloe Road PINs: 1736529687 <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Residential-4 (R-4) and Manufactured Housing (MH)
Requested Zoning	Residential-10-Conditional Use (R-10-CU)
Area of Request	10.53 acres
Corporate Limits	The site is outside the City's corporate limits. It is within the ETJ and contiguous with the corporate limits on its north and east sides.
Property Owner	Jones Estates Group LLC PO Box 14466 Durham, NC 27709
Applicant	Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601
Council District	B
PC Recommendation Deadline	November 23, 2020

## SUMMARY OF PROPOSED CONDITIONS

1. Limits principal uses to Single-unit Living, Two-unit Living, and Multi-unit Living.
2. Prohibits the Apartment building type.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential (MoDR)
Urban Form	None
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.10—Infill Development Policy H 1.8—Zoning for Housing

<b>Inconsistent Policies</b>	Policy LU 1.3—Conditional Use District Consistency Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 8.1—Housing Variety Policy LU 8.5—Conservation of Single-Family Neighborhoods Policy LU 8.12—Infill Compatibility
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## 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

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
6/1/20 (7+ attendees)	8/6/2020 (32 attendees)	8/25/2020; 9/8/2020; 9/22/2020; 10/13/2020	10/20/2020

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

<b>Reasonableness and Public Interest</b>	The request is consistent with Comprehensive Plan policies related to compact development, infill compatibility, and housing supply.
<b>Recommendation</b>	Approve. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion. A second recommendation is included which calls for the City Council to consider prioritizing a street improvement project for Buffalo Road to be concurrent with new development.
<b>Motion and Vote</b>	Motion: Fox Second: Lampman In Favor: Fox, Hicks, Lampman, Mann, Miller, O'Haver and Tomasulo

	Opposed: Bennett, McIntosh and Winters
Reason for Opposed Vote(s)	Impact on safety of growth in aggregate traffic volume on Buffaloe Road as a result of multiple developments and uncertainty about timing of improvements to Buffaloe Road.

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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.



Ken A. Bowers, AICP

Date: 10/13/2020

Planning and Development Deputy Director

Staff Coordinator: John Anagnost: (919) 996-2638; [John.Anagnost@raleighnc.gov](mailto:John.Anagnost@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-24-20

## Conditional Use District

### OVERVIEW

This zoning case is a proposal to rezone 10.53 acres on the north side of Buffaloe Road from Residential-4 (R-4) and Manufactured Housing (MH) to Residential-10-Conditional Use. The site is a single parcel containing one single-family house. The house lies slightly northwest of the center of the sight. The majority of the parcel is occupied by a grass lawn. Some trees are present in the northwest corner. An amenity area for the Hunts Mobile Home Park is located along the southern boundary. The amenity area includes a solid waste collection area, a basketball court, and a children's playset. A well pumphouse sits along the western boundary toward the southern end of the site.

The rezoning parcel is gently sloped. The elevation passes downward fairly uniformly from west to east with slopes of 3-6%. A slight rise is present in the southwest corner. This rise forms part of the divide between two drainage basins. The east side of the site drains directly toward the Neuse River, which runs 3,000 feet to the east. The west side of the parcel drains to Beaverdam Creek, which reaches the Neuse River about 5,000 feet south of the site.

The area around the rezoning site is developed with low density neighborhoods as well as some larger home lots with a more rural character. The Buffaloe Road Athletic Park is located on the south side of Buffaloe Road about 1,000 feet south of the subject parcel. Beaverdam Creek passes through the center of the park. The Neuse River forms the eastern boundary of the park. The Neuse River Greenway Trail runs in a north-south direction through the western edge of Buffaloe Road Athletic Park.

The rezoning property is surrounded by low density residential zoning districts. R-4 districts are mapped to the north and east. Immediately to the west and south is a Manufactured Housing (MH) district. Farther to the west is R-4 zoning. Some mixed-use districts are located on the north side of Buffaloe Road closer to the Neuse River and I-540, starting 600 feet to the northeast of the site. The Future Land Use Map category for the rezoning site is Moderate Density Residential. This designation is also applied to the south and west. Low Density Residential has been designated to the north and east. The designation for the north side of Buffaloe Road just west of the Neuse River is Office/Research & Development.

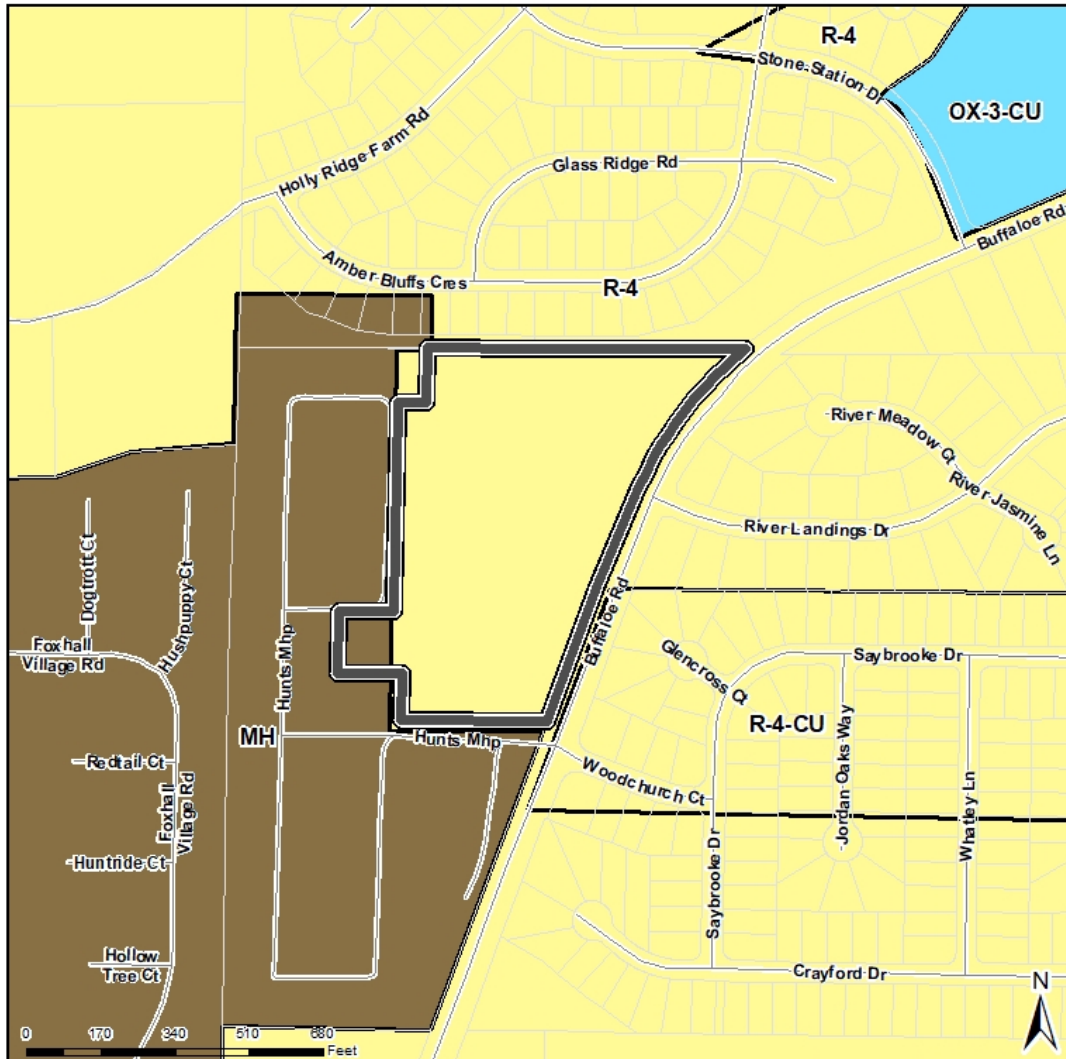
The impact of the rezoning request would be to allow approximately 60 additional dwelling units. These new units may be developed in the attached and townhouse building types, neither of which are permitted by the existing zoning.

### OUTSTANDING ISSUES

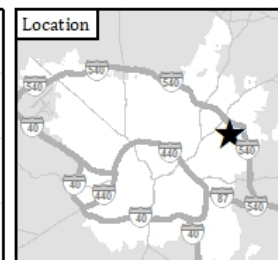
Outstanding Issues	1.	Suggested Mitigation	1.
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# Existing Zoning

Z-24-2020



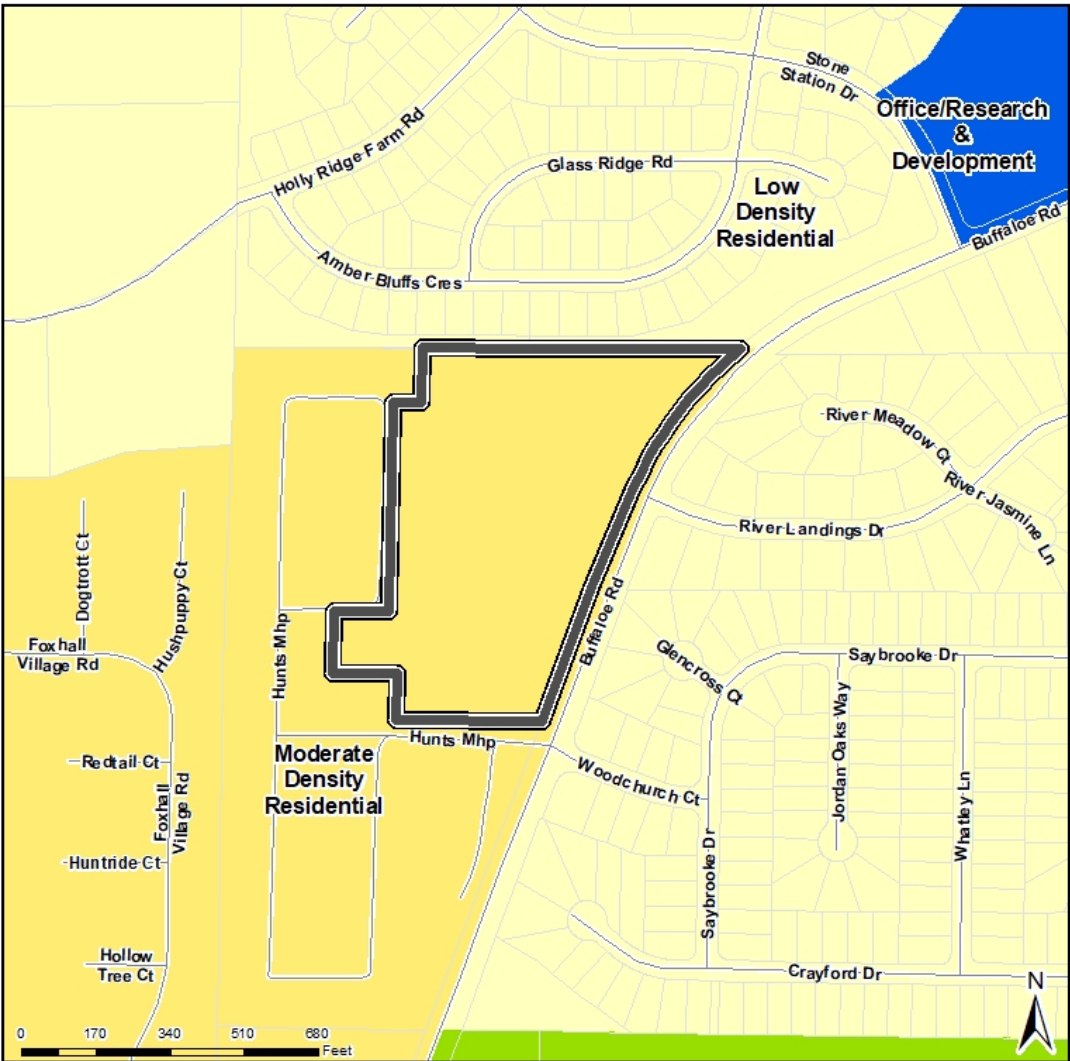
<b>Property</b>	6125 Buffalo Rd
<b>Size</b>	10.53 acres
<b>Existing Zoning</b>	R-4 & MH
<b>Requested Zoning</b>	R-10-CU



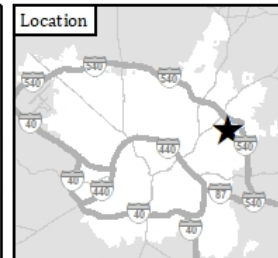
Map by Raleigh Department of City Planning (mansaf); 6/25/2020

<b>Future Land Use</b>	<b>Z-24-2020</b>
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<b>Future Land Use</b>	<b>Z-24-2020</b>
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<b>Property</b>	6125 Buffaloe Rd
<b>Size</b>	10.53 acres
<b>Existing Zoning</b>	R-4 & MH
<b>Requested Zoning</b>	R-10-CU



Map by Raleigh Department of City Planning (mansolf): 6/25/2020





# 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 proposal is consistent with the Expanding Housing Choices Vision Theme because it would enable additional housing units and a greater variety of housing types on the subject property. The increase in potential housing options supports the Vision Theme's goal of housing for "all segments of our population". The Managing Our Growth Vision Theme is also consistent with the request. The rezoning site is in an area served by existing public parks, streets, and utilities.

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

Yes, the Future Land Use Map recommends Moderate Density Residential development for the rezoning site. The description of Moderate Density Residential is a range of density between six and 14 dwelling units per acre and all residential building types. The request would allow up to ten dwelling units per acre in detached, attached, or townhouse units.

- 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?

Not applicable. The proposed use is specifically designated for the rezoning area.

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

Yes, the rezoning property is currently served by public streets and has access to public utilities.

## Future Land Use

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

**The rezoning request is**

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

☐ **Inconsistent**

The proposed zoning would allow residential density of up to ten units per acre. The allowed building types under the requested zoning district and conditions would be detached, attached, and townhouse. The Moderate Density Residential designation indicates that densities ranging from six to 14 units per acre are appropriate, and all

residential building types are encouraged. The development enabled by the request matches the recommendation of the Future Land Use Map.

## Urban Form

**Urban Form designation:** None

**The rezoning request is**

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other**

*There is no Urban Form guidance for the rezoning site.*

## Compatibility

**The proposed rezoning is**

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The rezoning request would permit townhouse buildings with heights of up to three stories and 40 feet. The density of development that is possible in the proposed zoning is a maximum of ten dwelling units per acre. The character of the surrounding area is residential development in detached houses with heights of one and two stories and densities ranging from less than one unit per acre to six units per acre. The proposed density and building types are somewhat different from the prevailing character but are compatible. Townhouse development of ten units per acre does not present significant negative impacts to adjacent detached homes.

## Public Benefits of the Proposed Rezoning

- The proposal would allow more housing units in a wider range of building types.

## Detriments of the Proposed Rezoning

- The request may create additional vehicle trips on nearby roads.

## Policy Guidance

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

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### **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 proposed zoning would allow residential density of up to ten dwelling units per acre. The Detached, Attached, and Townhouse building types would also be permitted by the requested zoning. The Future Land Use designation for the site is Moderate Density Residential, which encourages residential uses in all building types with allowed densities of six to 14 units per acre. The development enabled by the requested zoning is recommended by the Future Land Use Map*

### **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 allow increased density in an area currently served by City services. The site is contiguous with existing development.*

### **Policy LU 8.3 - 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.

*The proposed district would enable a greater number of housing units on the site, increasing the housing supply in the area. The density and building types proposed are compatible with the adjacent neighborhoods and not significantly different in density or height.*

### **Policy LU 8.10 - Infill Development**

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

*The request would encourage development of a vacant site in an area served by City infrastructure. Development made possible by the request would be at a density that does not create a sharp change from the surrounding developments.*

### **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 allow the attached and townhouse building types, which are not allowed in the existing zoning. The request would also allow for an increased number of housing units compared to the existing zoning.*

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

### **Policy LU 1.3 - Conditional Use District Consistency**

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

### **Policy LU 8.1 - Housing Variety**

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

*The offered zoning conditions prohibit the Apartment building type and limit the allowed uses to household living uses. The Comprehensive Plan supports a variety of housing types for people in all stages of life. By excluding apartments and senior housing, the request limits future development from serving a diverse range of households.*

### **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.

### **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.

### **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 character of the neighborhoods adjoining the rezoning site is detached houses with heights of one and two stories and pitched roofs. The rezoning would allow Townhouse buildings that may have larger footprints and taller heights than exemplified by existing nearby development. The request would be more consistent with this policy by offering conditions to limit the size of Townhouse buildings and require architectural features such as pitched roofs or horizontal articulation.*

### Area Plan Policy Guidance

*There is no area plan guidance for the rezoning site.*

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	0	Significantly lower than citywide average
Walk Score	30	0	Significantly lower than citywide average

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:** There is no transit service on Buffaloe Road. There are no shopping or employment destinations within walking distance of the site. Residents of the site will primarily use private vehicles for transportation. There is a continuous sidewalk on the south side of Buffaloe Road opposite the site to the Buffaloe Road Athletic Park. The park has access to the Neuse Greenway Trail.

## 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	No
Larger Apartment	34.0	No

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

**Summary:** The proposal would allow the Attached building type and the Townhouse building type, both of which are not allowed by the existing R-4 zoning. These additional housing types may have lower carbon footprints than the currently allowed Detached houses.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would allow as many as 63 additional housing units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Attached and Townhouse units would be newly allowed by the requested zoning.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The proposed zoning would allow lots as small as 0.14 acres, compared to the citywide average of 0.28 acres.
Is it within walking distance of transit?	No	There is no transit service for the site.

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

**Summary:** The proposal would allow additional housing supply in more building types and on smaller lots. The potential additional housing units would not have access to public transit service other than paratransit.



# 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. 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 Rd Athletic Park (0.2 miles) and Marsh Creek Park (2.6 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (0.2 miles).
4. 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)	Maximum Demand (proposed zoning)
Water	0	10,500	26,250
Waste Water	0	10,500	26,250

**Impact Identified:**

1. The proposed rezoning would add approximately 15,750 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 & 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 Developed.

## Stormwater

Floodplain	none
Drainage Basin	Neuse and Beaverdam E
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

**Impact Identified:** None.

## Transit

No comments.

**Impact Identified:** None.

## Transportation

### **Location**

The Z-24-20 site is located in northeast Raleigh at the intersection of Buffaloe Road and Rivers Landing Drive.

### **Area Plans**

The Z-24-20 site is not located in an adopted area plan.

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

There are no City of Raleigh street improvement projects programmed within one mile of the Z-24-20 site.

### **Existing and Planned Infrastructure**

#### *Street*

Buffaloe Road is designated as a four-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan) and is maintained by NCDOT.

In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an R-10 zoning district is 2,500 feet or a dead-end street length of 300 feet. The current block perimeter cannot be measured; it includes a number of large undeveloped tracts of land. There are new streets planned on Map T-1 that would improve block perimeter. These improvements include a proposed street extending north from Buffaloe Road where it currently turns eastward and connecting to Perry Creek Road north of I-540. Additional, an east-west street is planned to connect Spring Forest Road to Buffaloe Road where it crosses the Neuse River. Both of these streets are planned to be 4-lane divided avenues. There are also streets stubbed to undeveloped areas that would improve block perimeter.

### *Pedestrian Facilities*

There is approximately 1,250 feet of existing sidewalk on the eastern side of Buffalo Road south of the site. There are no sidewalks on the western side of Buffalo Road, including along the site frontage. Site plan or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

### *Bicycle Facilities*

There are no existing bicycle facilities surrounding the Z-24-20 site. There is access to the Neuss River Greenway 0.75 miles east of the site. Buffalo Road is designated for a separated bicycle facility in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan). Street cross section standards in the Raleigh Street Design Manual do not currently require provision of separated bikeways. Increasing the sidewalk width along Buffalo Road from the standard six feet to ten feet, in order to be a multi-purpose path, would provide a separated bikeway, and be consistent with map T-3 as well as Comprehensive Plan policies T 5.1, T 5.2, T 5.3, and T 5.4. This type of facility would also improve access to the Neuse River Trail and the Buffalo Road Athletic park.

### *Transit*

There is no existing or planned transit routes within one mile of the Z-24-20 site.

### *Access*

Access to the Z-14-20 site is from Buffalo Road.

### **Traffic Impact Analysis (TIA) Determination**

Based on the Envision results, approval of case Z-24-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-4 and MH to R-10-CU is projected to have 47 new trips in the AM peak hour and 62 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-24-20 Existing Land Use Vacant	Daily	AM	PM
	9	1	1
Z-24-20 Current Zoning Entitlements R-4 and MH	Daily	AM	PM
	396	31	42
Z-24-20 Proposed Zoning Maximums R-10-CU	Daily	AM	PM
	991	78	104
Z-24-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>595</b>	<b>47</b>	<b>62</b>

**Impact Identified:** The request may lead to a larger number of vehicle trips on nearby roads.

### Urban Forestry

No comments.

**Impact Identified:** None.

### Impacts Summary

The proposal may increase the number of vehicle trips on nearby roads.

### Mitigation of Impacts

No mitigation is recommended at the rezoning stage. Traffic improvements will be required as warranted by a submitted development plan.

## CONCLUSION

The subject of this rezoning cases is a 10.53 acre parcel on the north side of Buffaloe Road one mile west of I-540. The site is currently zoned R-4. The requested zoning of R-10-CU would allow an additional 60 dwelling units. The Attached and Townhouse building types would also be allowed by the rezoning request.

The Future Land Use Map supports the request because the site's designation is Moderate Density Residential. The density and building types enabled by the request fall within the development types recommended in this designation. Other policies related to housing supply and options are also aligned with the proposed zoning.

The offered conditions limit the ability to provide housing for a variety of household types, which conflicts with policies calling for housing to fit a range of needs. The allowed building size also creates inconsistency with policies that recommend new development match existing neighborhoods.

The requested zoning is generally supported by the 2030 Comprehensive Plan but would be more consistent if additional housing types were allowed and conditions were offered to relate building design to the surrounding developments.

## CASE TIMELINE

Date	Action	Notes
6/1/20	First neighborhood meeting	
7/15/20	Application complete	
8/6/20	Second neighborhood meeting	
8/25/20	Placed on Planning Commission consent agenda but not discussed	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	MH	R-4	MH
Additional Overlay	None	None	None	None	None
Future Land Use	Moderate Density Residential	Low Density Residential	Moderate Density Residential	Low Density Residential	Moderate Density Residential
Current Land Use	Rural Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Urban Form	None	None	None	None	None

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	10.53	10.53
Setbacks:		
Front	10'	10'
Side	10'	5'
Rear	20'	10'
Residential Density:	3.99	9.97
Max. # of Residential Units	42	105
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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

#### **AGENDA ITEM (E) 4: Z-24-20 – 6125 Buffalo Road**

This case is located 6125 Buffalo Road, on its north side, one mile west of I-540 (District B).

Approximately 10.53 acres is requested to be rezoned by Stackhouse Development LLC from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Conditions limit allowed principal uses to Single-unit Living, Two-unit Living, and Multi-unit Living and prohibit the Apartment building type.

**Chair Tomasulo, without objection is granting 5 minutes each to applicant and the public to speak.**

Planner Anagnost gave a brief overview of the case.

Jamie Schwedler representing the applicant gave a brief overview of the case. She spoke regarding the traffic improvements to be made on Buffalo Road, specifically the 1000 feet of frontage on Buffalo to including the 50 feet of pavement in addition to sidewalks, curb and gutter. This will allow a likely left lane to be added at site plan.

Rynal Stephenson also representing the applicant spoke regarding looking at the site being townhomes and the net traffic impact this would create, an additional 1 to 1.5 percentage of added trips. He spoke on 4 foot of frontage for every unit that would be added.

Without of objection another minute was added to each side to speak for a total of 6 minutes each.

Ms. Schwedler went to speak on the obstacles of added turn lanes.

Jennifer Dewey spoke regarding concern of safety in the area along River Landing with no plan to widen the road. In 2018 a school bus overturned, just this weekend there was an accident with driver running off road near River Landing and hitting a tree. The neighbors want to be safe when walking, driving and want some guarantees of safety and traffic calming measures before approving this rezoning.

Ms. Lampman asked why the right-hand turn lane turn cannot be installed.

Ms. Schwedler gave a brief overview regarding this needing to be studied at site plan review and there being no survey information for at this time.

Ms. Lampman asked if the utilities and drainage ditch would be moved and asked if on the side of the applicants project the right- hand turn lane could be offered.

Ms. Schwedler responded.

Transportation Planner Myers responded regarding frontage improvement requirements and site plan requirement being offered.

There was further discussion regarding the amount of accidents that occur on Buffalo Road and consistency in which they happen. There is a need for safety measures to be offered.

Ms. Bennett responded she didn't want to unfairly burden the applicant with solving the problems of Buffalo Road but still recognizes that the road has significant problems and is at a loss on how to proceed.

There was discussion regarding the prioritization of the Capital Projects on Buffalo Road.

Transportation Planner Myers responded that he cannot predict when there will be an opportunity for another transportation bond.

Ms. Schwedler spoke regarding construction starting around 2021 if approved.

**Ms. Fox made a motion to approve the case. Ms. Lampman seconded the motion.**

**Commissioners how do you vote?**

**Bennett (Nay) Fox (Aye) Hicks (Aye) Lampman (Aye) Mann (Aye) McIntosh (Nay) Miller (Aye) O'Haver (Aye) Chair Tomasulo (Aye) Winters (Nay). The vote was not unanimous 7-3. Opposed were Bennett, McIntosh and Winters.**



# 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-4** Height Frontage Overlay(s) \_\_\_\_\_ and MH

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

Rezoning Case #

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

## GENERAL INFORMATION

Date **June 30, 2020** Date Amended (1) Date Amended (2)

Property Address **6125 Buffalo Road**

Property PIN **1736529687**

Deed Reference (book/page) **017714/01269**

Nearest Intersection **Buffalo Road and Stone Station Drive**

Property Size (acres) **10.53**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address  
Stackhouse Development LLC, *on behalf of*  
Jones Estates Group LLC  
PO Box 14466  
Durham, NC 27709

Phone **(919) 408-7150** Fax

Email **jonesestatesgroup@gmail.com**

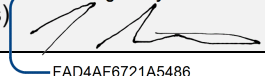
Applicant Name/Address  
Jamie Schwedler  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Phone **919-835-4529** Fax **919-834-4564**

Email **jamieschwedler@parkerpoe.com**

Applicant\* Signature(s)

DocuSigned by:

  
FAD4AF6721A5486...

Email **jonesestatesgroup@gmail.com**

\*Please see Page 11 for information about who may submit rezoning applications. 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 **Z-24-20**

OFFICE USE ONLY

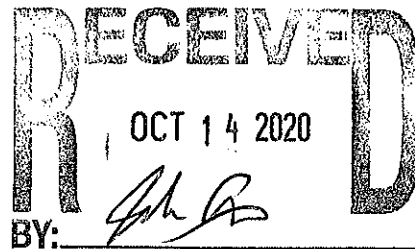
Date Submitted **6/19/2020**

Rezoning Case #

Existing Zoning **R-4 and MH** Proposed Zoning **R-10**

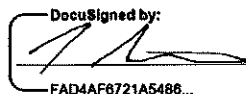
Narrative of Zoning Conditions Offered

1. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, and Multi-Unit Living. All other uses shall be prohibited.
2. Apartment building types shall be prohibited.



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

Property Owner(s) Signature

DocuSigned by:  
  
FAD4AF6721A5486...

Print Name

Jonathan Gindes, as Director of Jones Estates Group LLC

REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>  The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached addendum.	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY  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.	
N/A	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

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

- |           |   |
|-----------|---|
| <b>1.</b> | <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><br/>N/A</p>   |
| <b>2.</b> | <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><br/>N/A</p>  |
| <b>3.</b> | <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><br/>N/A</p>  |
| <b>4.</b> | <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><br/>N/A</p> |
| <b>5.</b> | <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><br/>N/A</p>   |
| <b>6.</b> | <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><br/>N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</p>

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

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> <p>N/A</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> <p>N/A</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> <p>N/A</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> <p>N/A</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> <p>N/A</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> <p>N/A</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> <p>N/A</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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" 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 <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



May 18, 2020

Re: 6125 Buffaloe Road

Dear Neighboring Property Owners:

Prior to the submittal of any rezoning application the City of Raleigh requires a neighborhood meeting that includes the property owners within 500 feet of the area requested for rezoning.

You are invited to attend a neighborhood meeting on Monday, June 1<sup>st</sup>. This meeting will be held virtually from 6pm-8pm and you can call in anytime in that two-hour window. To participate, visit:

<https://join.freeconferencecall.com/pam6093>

(you will be asked to input your name and email address before joining the call)

Or call:

(978) 990-5111

Access Code: 2550763

The purpose of this meeting is to discuss a rezoning of the property located at 6125 Buffaloe Road. The property is located near the intersection of Buffaloe Road and Stone Station Drive. This site is currently zoned R-4 and MH. Our proposal is to rezone the site to R-10. The purpose of the new zoning designation will allow the site to be developed into one or more of the following: single-unit living, two-unit living, and multi-unit living (i.e. townhomes and apartments). We also need to annex the property into the City of Raleigh to allow for future utility connection. Only the property shown as outlined in red on the map is being annexed.

If you have concerns or questions, or are unable to attend the meeting, I can be reached at:  
919-484-8880

[pam@tmtla.com](mailto:pam@tmtla.com)

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

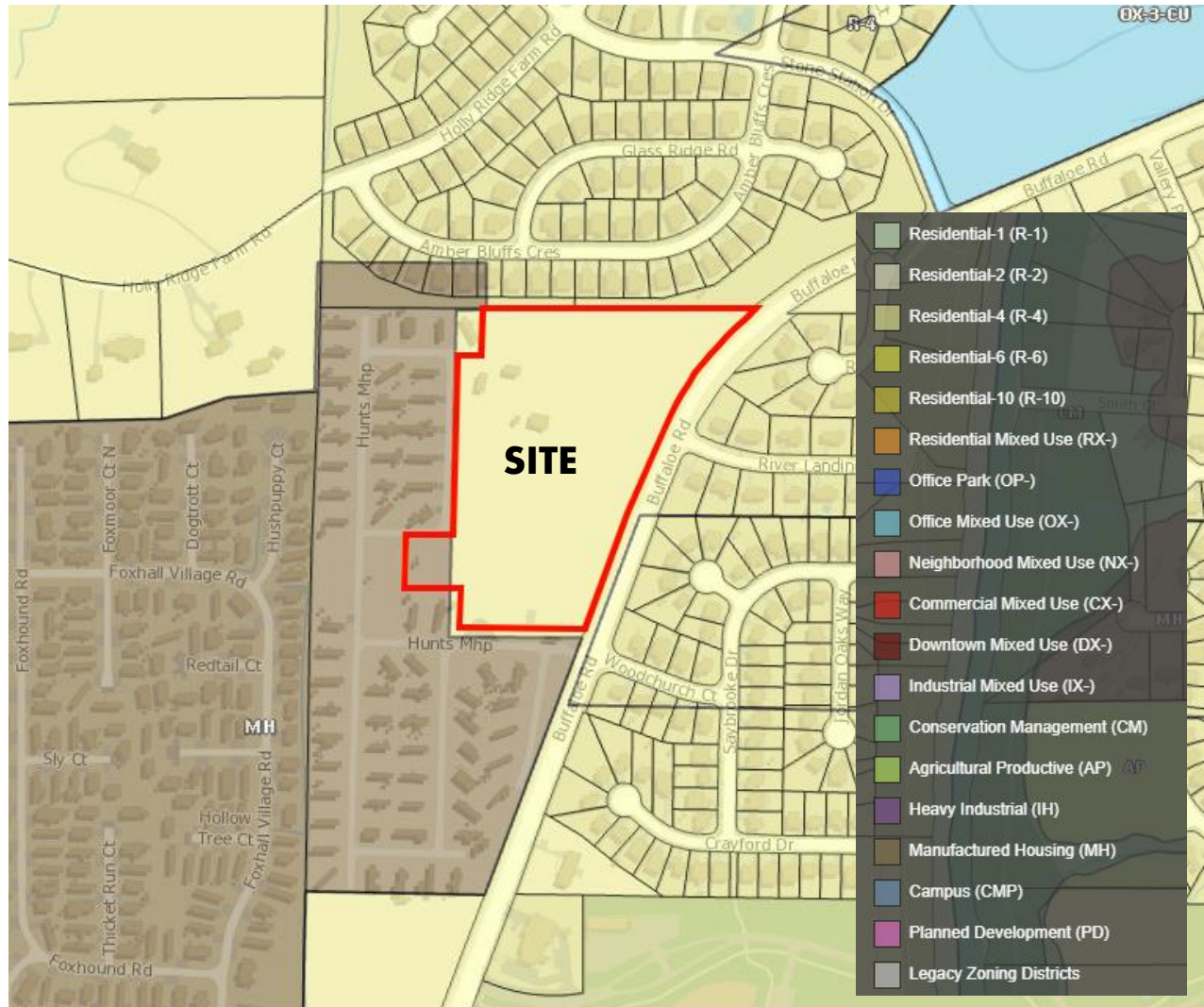
(919) 996-2180

[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

We look forward to speaking with you on June 1<sup>st</sup>.

Thank you,  
Pamela Porter, PLA, LEED AP  
TMTLA Associates

# Current Zoning Map Showing Property to be Rezoned (outlined in red)



## Aerial Photograph Showing Property to be Rezoned (outlined in red)



# 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-4** Height Frontage Overlay(s) \_\_\_\_\_ and MH

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

Rezoning Case #

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

## GENERAL INFORMATION

Date 5-7-2020

Date Amended (1)

Date Amended (2)

Property Address **6125 Buffalo Road**

Property PIN **1736-52-9687**

Deed Reference (book/page) **DB17714 PG1269**

Nearest Intersection **Buffalo Road and Stone Station Drive**

Property Size (acres) **10.53**

For Planned  
Development  
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Jones Estates Group LLC  
PO Box 14466  
Durham, NC 27709

Phone **(919) 408-7150** Fax

Email **jonesestatesgroup@gmail.com**

Applicant Name/Address

TMTLA Associates (ATTN: Pam Porter)  
5011 Southpark Drive, Ste. 200  
Durham, NC 27713

Phone **919-484-8880** Fax **n/a**

Email **pam@tmtla.com**

Applicant\* Signature(s)

Email

\*Please see Page 11 for information about who may submit rezoning applications. 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  Rezoning Case #
Date Submitted <b>5-6-2020</b>	
Existing Zoning <b>R-4 and MH</b> Proposed Zoning <b>R-10</b>	
Narrative of Zoning Conditions Offered	
<p>1. The following uses per Sec. 6.1 of the City of Raleigh UDO, Allowed Principle Uses, shall be permitted on the property: Household Living: Single-Unit Living, Two-Unit Living, and Multi-unit living. All other uses shall be prohibited.</p> <p>2. Density shall be limited to 6 to 14 dwelling units per acre.</p>	

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

Property Owner(s) Signature \_\_\_\_\_ Print Name Melissa Solomon

## SUMMARY OF ISSUES

A neighborhood meeting was held on June 1, 2020 (date) to discuss a potential rezoning located at 6125 Buffaloe Road (property address).  
The neighborhood meeting was held at Virtual Meeting via Zoom (location).  
There were approximately 11 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors have concerns about traffic congestion on Buffaloe Road and discussed timeline for potential increase to 4 lanes.

Neighbors asked about the proposed uses that will be allowed and what conditions will be part of the application.

Neighbors asked how stormwater will be managed for the development.

Neighbors asked about tree conservation areas and how this calculated if there is little existing vegetation.

Neighbors asked about mitigation of lighting, especially lighting for parking lots for apartments.

Neighbors asked about the potential impact of the development to their property values.

Neighbors asked how they could be involved in the rezoning process following the change in CAC policy.

## ATTENDANCE ROSTER

[illegible]



**Rezoning Application Addendum #1**  
**6125 Buffaloe Rd, Raleigh, NC 27616**  
**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 request will make productive use of a large underdeveloped property while adding to the housing supply to meet Raleigh's increasing housing demand. The subject property, is a 10.53 acre parcel, PIN # 7136529687 (the "Site"). The majority of the Site is currently zoned R-4, a residential district with a maximum density of 4 dwelling units/acre, with a small southwestern portion zoned MH, for manufactured housing with a maximum density of 6 dwelling units/acre. The Site is designated as Moderate Density Residential ("MDR") in the Future Land Use Map ("FLUM") of the 2030 Comprehensive Plan ("Comp Plan"). The adjacent residential parcels to the south and west are designated as MDR, and the adjacent residential parcels to the northwest, north, and east are designated Low Density Residential ("LDR"). LDR allows developments with 1-6 units per acre, and encompasses mostly single family detached homes zoned R-2, R-4 and R-6. (Comp Plan p. 36). MDR, just one intensity level above LDR, allows for townhouses and multifamily dwellings in addition to single-family detached, with a density ranging between 6 and 14 units per acre. (Comp Plan p. 37) Recommended corresponding zoning districts for MDR are R-6 and R-10, or RX conditioned to limit density. (Comp Plan p. 37).

The proposed development is anticipated to have about 9.3 units/acre, which is consistent with the MDR FLUM designation and the R-10 zoning district maximum of 10 units per acre. The R-10 zoning designation is also appropriate as it is a corresponding zoning district contemplated for MDR in the Comp Plan. Residential townhouse building types at the proposed density are consistent with the existing land use pattern, which includes single-family detached homes and manufactured homes, and will provide an additional housing type that is not currently available in this location.

The proposed development is also consistent with the following policies in the 2030 Comprehensive Plan:

**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.* (Comp Plan p. 41). This rezoning request from R-4 and MH to R-10 is consistent with the MDR FLUM designation, which contemplates single family detached, townhouse and multifamily building types at a density range between 6 and 14 dwelling units per acre with corresponding zoning districts of R-6 and R-10, or RX conditioned to limit density. This R-10 rezoning request is one of the corresponding zoning districts for the MDR FLUM designation, and with an approximate proposed density of no more than 10 dwelling units per acre, this request is squarely within the contemplated density for the MDR FLUM designation and the R-10 zoning district which limits density to 10 units per acre.

**Policy LU 2.1 Placemaking.** *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* (Comp Plan p. 45) The applicant intends to develop a quality townhouse development that will bring housing variety to this area, which is made up mostly of single family homes. The units will provide homes for Raleigh’s growing population in a format available to owners at all stages of life.

**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.* (Comp Plan p. 45). The redevelopment of this large parcel will result in infill development in a contiguous pattern as the properties to the south, west, north and east are all developed with residential uses and will be able to utilize the sewer service already available on adjacent parcels to the north, east and south. The requested R-10 zoning district will allow townhouse uses at a higher density to allow for a more compact land use pattern.

**Policy LU 2.6 Zoning and Infrastructure Impacts.** *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to the infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* (Comp Plan p. 46). The applicant will take measures to mitigate adverse impacts resulting from increased density. The applicant will comply with traffic impact analysis requirements and will commit to any required transportation improvements at site plan.

**Policy LU 3.1 Zoning of Annexed Lands.** *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.* (Comp Plan p. 47). This rezoning request is accompanied by a concurrent annexation petition. The Site is currently within the City’s Extraterritorial Jurisdiction (“ETJ”), and is surrounded by adjacent properties to the north, east and west within the City’s corporate limits, thus the annexation will fill a hole in the City’s corporate limits. The proposed R-10 zoning designation will be consistent with the MDR FLUM designation, which contemplates single family detached, townhouse and multifamily building types at a density range between 6 and 14 dwelling units per acre with corresponding zoning districts of R-6 and R-10, or RX conditioned to limit density. This R-10 rezoning request is one of the corresponding zoning districts for the MDR FLUM designation, and is squarely within the contemplated density for the MDR FLUM designation and the R-10 zoning district which limits density to 10 units per acre.

**Policy LU 5.1 Reinforcing 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.* (Comp Plan p. 53). While the Site is not in an urban center, the applicant will implement the benefits intended of this policy. The applicant has limited the permitted building types to single family

and townhouse, with plans to focus on townhouse development. The proposed townhouse development will be visually integrated with the existing single family residential uses on the adjacent properties and will provide for a natural transition between the manufactured housing to the south and west of the Site and the single-family detached homes to the north and east to ensure no adverse impacts on local character and appearance.

**Policy LU 5.5** Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* (Comp Plan p. 54). The proposed R-10 zoning district to allow for townhouse building types will serve as a natural transition between the MH zoned properties to the south and west with manufactured housing and the R-4 zoned properties to the north and east with single-family detached housing. The limitation of use and building type will protect the neighborhood character.

**Policy LU 8.1 Housing Variety,** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* (Comp Plan p. 58). The proposed townhouse development will provide an additional housing type for the area, which is predominantly single-family detached.

**Policy LU 8.10** Infill Development. *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* (Comp Plan p. 59). While the current Site is not vacant, the proposed development will be an infill redevelopment of an approximately 10 acre parcel that currently has only one dwelling unit. This proposed redevelopment will fill a gap as it will provide a townhouse development at a similar density to the surrounding parcels that are developed with manufactured homes and single-family detached homes such that the development will complement the area and not create a sharp edge in the general development pattern.

**Policy H 1.8** Zoning For Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed development will provide for townhouse residential building types, which will add an additional housing type to the area which is predominantly single-family detached. The nature of townhouse building type will provide greater opportunities for smaller building footprints to promote affordability.

## **PUBLIC BENEFITS**

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

This development will allow for multi-unit living (specifically townhouses) in an area of Raleigh that has predominantly single-family detached residential home types. There is a demand for different housing types as people are continuing to relocate to the area and development continues to occur near the I-540 interchange. Additionally, the proposed R-10 zoning classification allowing for townhouses will provide a natural transition between the MH zoned properties to the south and west with manufactured housing and the R-4 zoned properties to the north and east with single-family detached housing, maintaining the character of the neighborhood.

NORTH CAROLINA

OWNER'S AFFIDAVIT

WAKE COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, Jonathan Gindes, as a Director of **Jones Estates Group LLC**, a North Carolina limited liability company, who after being duly sworn, deposes and says upon oath:

That **Jones Estates Group LLC**, a North Carolina limited liability company ("**Jones Estates Group LLC**"), is the legal owner of the property located at 6125 Buffaloe Road, Raleigh, North Carolina, with a Wake County PIN of 1736529687, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 17714, Page 1269 in the Wake County Register of Deeds Office.

Further, **Jones Estates Group LLC**, as the legal owner of the above-described property, hereby grants **Stackhouse Development LLC**, a North Carolina limited liability company ("**Stackhouse Development LLC**"), the authorization and permission to submit to the City of Raleigh the application to rezone the described property. **Stackhouse Development LLC**, is hereby authorized to act on behalf of the **Jones Estates Group LLC** as the applicant. Further, **Jones Estates Group LLC**, as the legal owner of the described property, understands and acknowledges that it must sign, approve and consent to any zoning conditions.

[SIGNATURE PAGE TO FOLLOW]

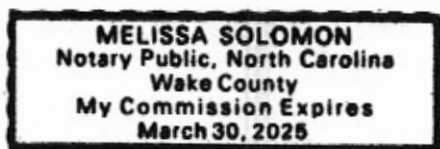
This the 29 day of June, 2020.

**Jones Estates Group LLC,**  
a North Carolina limited liability company

By: [Signature] (Seal)  
Print: Jonathan Gindes  
Title: Director

STATE OF NC  
COUNTY OF Durham

Signed and sworn to before me this the 29<sup>th</sup> day of June,  
2020, by Jonathan Gindes, as a Director of Jones Estates Group LLC, a North Carolina  
limited liability company.



[Signature]  
Notary Public  
Print Name: Melissa Solomon  
[Note: Notary Public must sign exactly as on  
notary seal]  
My Commission Expires: 3-30-2025  
[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

## SUMMARY OF ISSUES

A neighborhood meeting was held on August 6, 2020 (date) to discuss a potential rezoning located at 6125 Buffaloe Road (property address).  
The neighborhood meeting was held at Virtual meeting via Zoom (location).  
There were approximately 31 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors have concerns about traffic congestion on Buffaloe Rd

Neighbors asked how stormwater will be managed for the development how it would impact stormwater runoff on other properties

Neighbors asked about the potential impact of the development on their property values

Neighbors shared concerns about crime and trespassing associated with the proposed development

Neighbors asked about the number of townhouse units for the development

Neighbors asked about the prices for the proposed townhouses and whether they would be affordable housing units

Neighbors asked whether bus stops are planned for the development

Neighbors asked about the developer and its other completed projects

## 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:

Neighbors asked about proposed access points to the development

Neighbors asked about the types of buildings allowed in the R10 district and the proposed building types

Neighbors asked how to contact the Planning Commission and the City Planning Department

Neighbors asked where utility lines would connect and be located

Neighbors asked about planned amenities for the development

Neighbors asked if there are plans to purchase the adjacent mobile home park

Neighbors asked about potential rock blasting and its effects on adjacent properties and wells

Neighbors asked about the anticipated completion date for the development



ATTENDANCE ROSTER	
NAME	ADDRESS
Heather & Jay Santiago	6209 Amber Bluffs Cres.
Marilyn Thomas-Houston	5320 Stone Station Dr.
Barbara Faison-Ndyalvan	6117 River Landings Dr.
Paul Brant	4911 Shallowbrook Tr.
Vanessa Hickman	5408 Glass Ridge Rd.
Arnold Hamm	None given
Alison and Andrew George	5000 Holly Ridge Farm
Matt Hamann	5404 Onyx Mill Ct
Melanie Witherell	4436 Whatley Lane
April C	none given
Mark Hite	6325 Saybrooke Dr.
Terri Townsend	5136 Holly Ridge Farm Rd
Paul Reynolds	5332 Glass Ridge
John Anagnost	City of Raleigh
Leslie Hardy	6201 Amber Bluffs Cres.
Peyton Anderson	none given
Janet	none given
Hoa.la	none given
CMB	none given
Deyber Aleman	6408 Buffaloe Rd
314-560-2512	none given
828-713-3128	none given
860-705-0724	none given

[illegible]