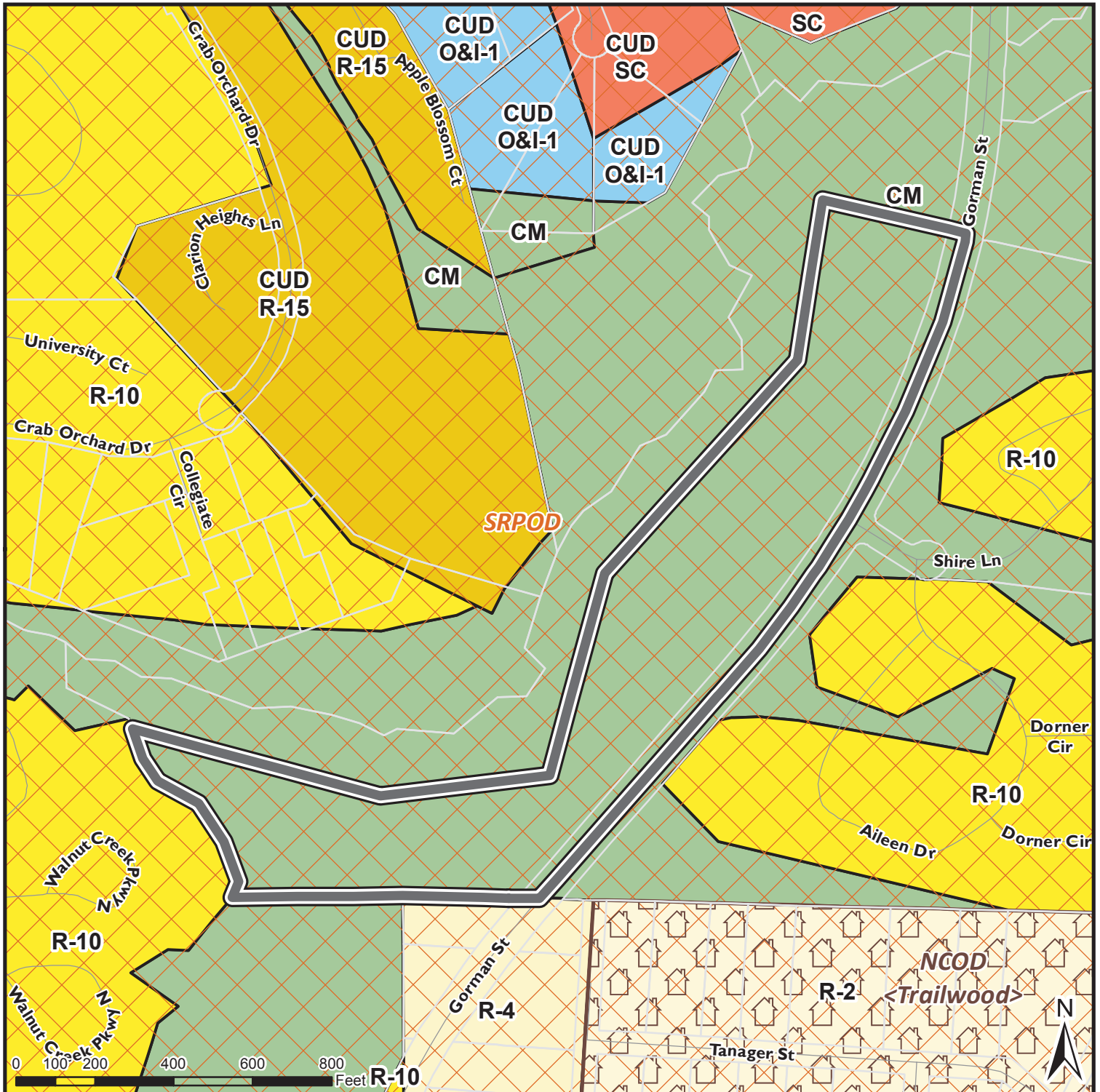


Existing Zoning Map

Z-25-2015



**Submittal
Date**

6/30/2015

Request:

**17.88 acres from
CM w/SRPOD to
R-10-CU
w/ SRPOD**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-25-15 – Gorman Street

<i>Location</i>	Gorman Street, west side, at its intersection with Shire Lane Address: 0 Gorman Street PIN: 0793023945
<i>Request</i>	Rezone property from Conservation Management with Special Residential Parking Overlay District (CM w/SRPOD) to R-10 Conditional Use with Special Residential Parking Overlay District (R-10 CU w/ SRPOD)
<i>Area of Request</i>	17.88 acres
<i>Property Owner</i>	Sarah Laroco/ Larry Williams PO Box 550815 Jacksonville, FL 32255-0815
<i>Applicant</i>	Jason Stegall 1020 Highway 70W Garner, NC 27529
<i>Citizens Advisory Council (CAC)</i>	West CAC – Co-Chairs: Benson Kirkman: 919-859-1187; benson.kirkman@att.net , & Jim Paumier: 919-859-1753; jopaumier@earthlink.net
<i>PC Recommendation Deadline</i>	January 11, 2016

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 USES</i>	Private Open Space; Public Parks & Open Space
<i>URBAN FORM</i>	Center: <i>(None designated.)</i> Corridor: Transit Emphasis
<i>CONSISTENT Policies</i>	Policy LU 1.3 - Conditional Use District Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 6.4 - Bus Stop Dedication Policy EP 2.6 - Greenway System
<i>INCONSISTENT Policies</i>	Policy EP 2.2 - Environmentally Sensitive Development Policy EP 2.3 - Open Space Preservation Policy EP 2.5 - Protection of Water Features Policy EP 4.2 - Floodplain Conservation

Summary of Proposed Conditions

1. Native tree and shrub species required in protective yard plantings.
2. Transit easement and shelter offered.
3. Access to greenway offered.
4. Maximum number of bedrooms per unit specified.
5. Maximum number of units specified.
6. Minimum percentage of site dedicated to tree conservation specified.

Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
6/6/15	8/25/15; 9/22/15: Y- 0 ; N- 33	10/13/15		

☐ **Valid Statutory Protest Petition**

Attachments

1. Staff report
2. Staff comments: Z-25-15 Conditions (as amended 9/28/15)
3. Traffic Study Worksheet

Planning Commission Recommendation

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

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

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator: Doug Hill: (919) 996- 2622; doug.hill@raleighnc.gov



Zoning Staff Report – Case Z-25-15

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to permit residential development, which is not permitted under the existing zoning.

The current zoning, in place since 1974, is Conservation Management (originally titled Conservation/ Buffer). The site is part of a much larger area zoned CM; since the original zoning occurred, development has occurred on the edges of the CM area, but the CM boundaries have changed little.

Only very limited uses are allowed in CM, most of which are associated with retaining open space (e.g., restricted agriculture, outdoor sports facility, cemetery, parks). The Future Land Use designations for the subject site—Private Open Space, and Public Parks & Open Space—foresee that status continuing.

The site is completely wooded. Steep slopes characterize much of the northern half of the site, which is crossed opposite Shire Lane by a small tributary of Walnut Creek, leading down to floodplain areas along Walnut Creek. Terrain is less steep on the south/western half of the property, but it is crossed in two places by other small tributaries of Walnut Creek.

A City greenway parallels the creek on the south/ east side, extending westward to Lake Johnson Park. The rezoning proposes providing pedestrian access to the greenway. Acreage on either side of the creek, from Lake Dam Road to Gorman Street and eastward, is owned by the City of Raleigh, and all is zoned CM. A City greenway easement also follows the westernmost tributary crossing the site.

East of the site, across Gorman Street, stands the Shire garden apartment complex, consisting of 302 units within 37 buildings, on a total of 19 acres. Zoning of that development is split between R-10 and CM, with CM portions chiefly relegated to steep wooded slopes. Buildings within the apartment complex are two stories in height, with pitched roofs.

To the west, the site abuts another residential complex—Walnut Creek Apartments, consisting of 288 units housed in 33 buildings, on 43 acres. That property is also split-zoned between R-10 and CM, with the later applying to steep slopes and low ground along the tributary of Walnut Creek and associated City greenway easement that crosses into the subject site. Buildings are two stories. Bordering the south side of the subject site, just east of the apartment tract, is a wooded property owned by the City of Raleigh. Three other City properties, on either side of that section of Gorman Street, add to the open space; all four City-owned tracts are zoned CM.

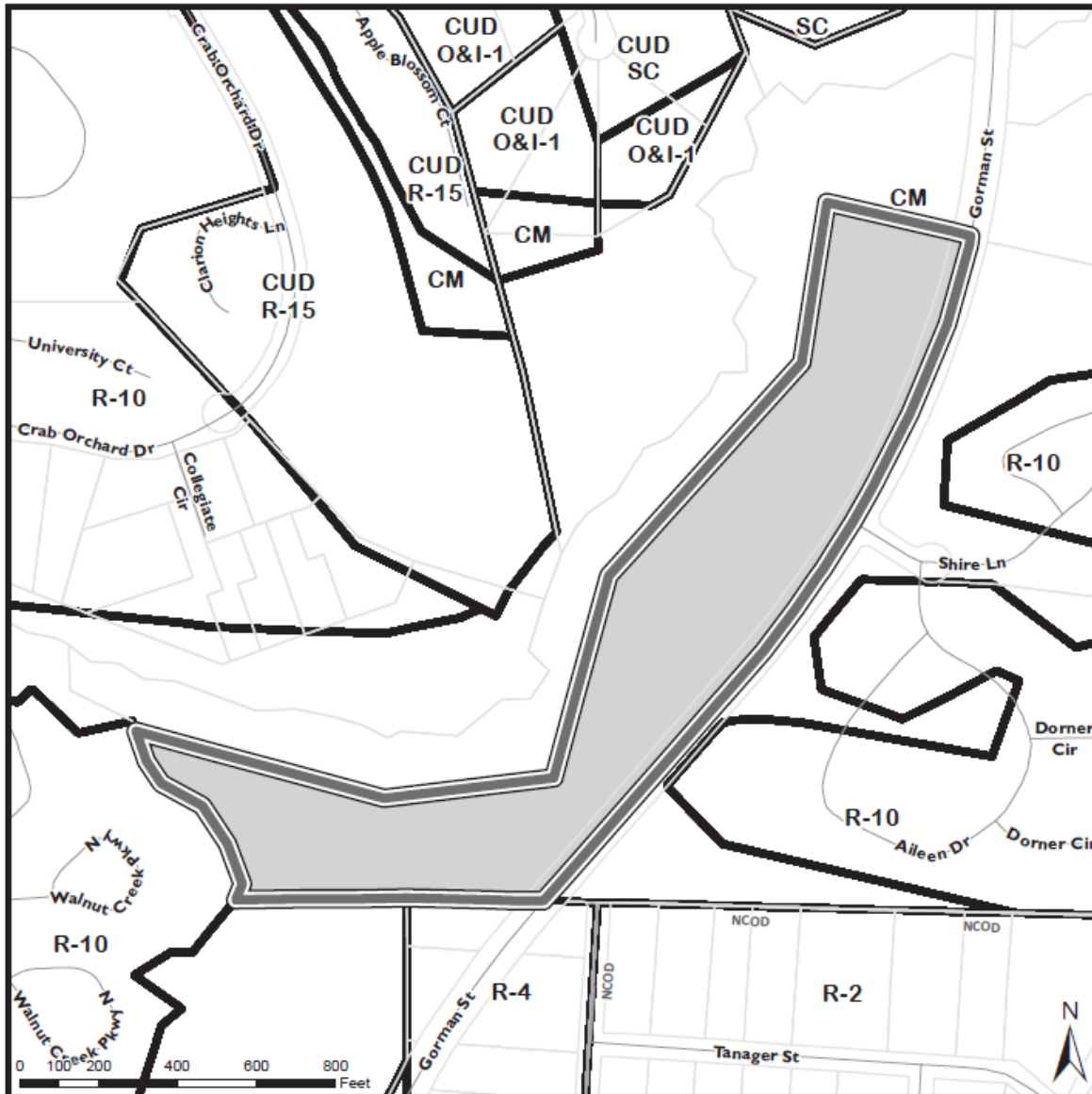
The rezoning request would allow development of up to 140 dwelling units. Buildings would be limited to 3 stories/ 45 feet in height. Conditions include provision of the transit easement and shelter, and retaining the CM requirement of a minimum 30% dedicated to tree conservation.

Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Staff comments on amended conditions. 2. Sewer and fire flow matters may need to be addressed upon redevelopment. 3. Hydrologically sensitive areas are present. 4. Additional greenway dedication required. 5. Potential loss/ damage to forested land in an environmentally-sensitive location. 	<i>Suggested Mitigation</i>	<ol style="list-style-type: none"> 1. Address staff comments. 2. Address sewer and fire flow capacities at the site plan stage. 3. Address hydrologically sensitive areas. 4. Provide additional greenway dedication as required. 5. Minimize ground-disturbing activity across entire site.
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Existing Zoning Map

Z-25-2015

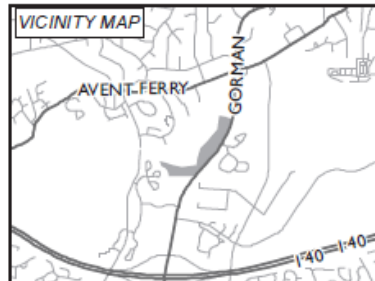


**Submittal
Date**

6/30/2015

Request:

**17.88 acres from
CM w/SRPOD to
R-10 CU
w/SRPOD**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Conservation Management	Conservation Management	Conservation Management	Conservation Management	Residential-10
<i>Additional Overlay</i>	Special Residential Parking	Special Residential Parking	Special Residential Parking	Special Residential Parking	Special Residential Parking
<i>Future Land Use</i>	Private Open Space; Public Parks & Open Space	Public Parks & Open Space	Private Open Space; Public Parks & Open Space	Private Open Space; Public Parks & Open Space; Moderate Density Residential	Moderate Density Residential
<i>Current Land Use</i>	Vacant, wooded	Vacant (with greenway), wooded	Vacant, wooded	Apartment complex; vacant	Apartment complex
<i>Urban Form (if applicable)</i>	Transit Emphasis Corridor	(n/a)	(n/a)	Transit Emphasis Corridor	(n/a)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	-0-	8.13 DUs/ acre (140 total, max.)
<i>Setbacks:</i>	<i>For General Building:</i>	<i>If Townhouse or Apt.:</i>
<i>Front:</i>	150'	10'
<i>Side:</i>	150'	0' or 6'
<i>Rear:</i>	150'	20'
<i>Retail Intensity Permitted:</i>	-0-	-0-
<i>Office Intensity Permitted:</i>	-0-	-0-

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	17.22	17.22
<i>Zoning</i>	CM w/ SRPOD	R-10-PL-CU w/ SRPOD
<i>Max. Gross Building SF (if applicable)</i>	-0-	147,000
<i>Max. # of Residential Units</i>	-0-	140

Max. Gross Office SF	-0-	-0-
Max. Gross Retail SF	-0-	-0-
Max. Gross Industrial SF	-0-	-0-
Potential F.A.R.	-0-	0.20

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

The proposed rezoning is:

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

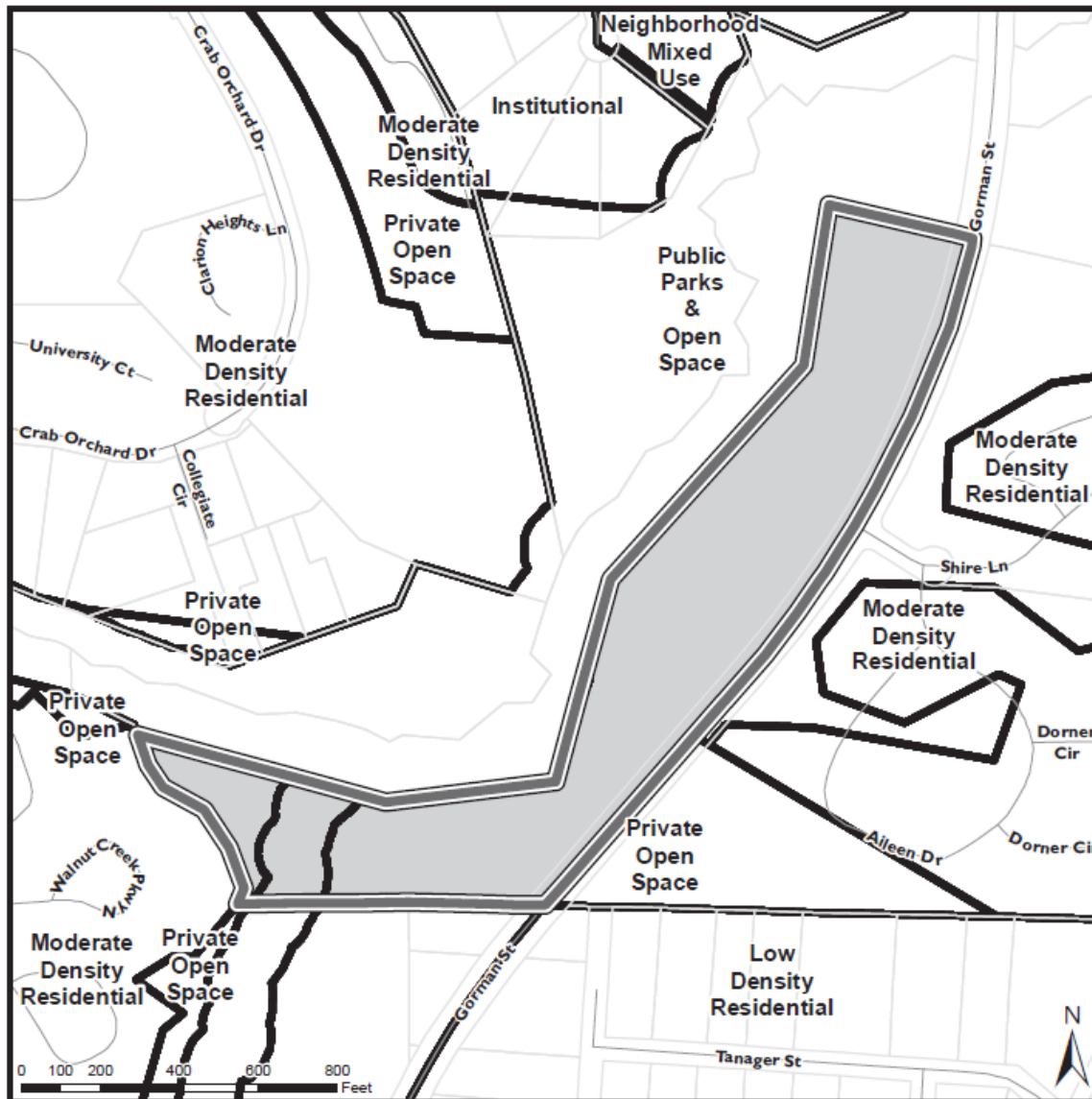
☒ **Incompatible.**

Analysis of Incompatibility:

While the proposed zoning designation could be considered compatible with the built form of existing multi-unit development nearby, and offers connections to transit and greenway access, it would depart from a 40-year history of site natural resource protection. With the exception of the site's far western boundary, the parcel is completely surrounded by Conservation Management-zoned land.

Future Land Map

Z-25-2015

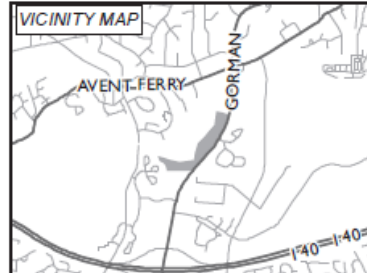


Submittal
Date

6/30/2015

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17.88 acres from
CM w/SRPOD to
R-10 CU
w/SRPOD



Urban Form Map

Z-25-2015



Submittal
Date

6/30/2015

Request:

17.88 acres from
CM w/SRPOD to
R-10 CU
w/SRPOD



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal calls for residential development in an area in which such development is currently prohibited; the Future Land Use map designations (Private Open Space; Public Parks & Open Space) suggest that the site remain undeveloped. The proposal in the main is thereby inconsistent with the Comprehensive Plan. Under the Urban Form map, though, Gorman Street is designated a Transit Emphasis corridor; case conditions support that guidance through provision of a transit easement and bus shelter.

While the proposal can be considered consistent with Vision Themes "Expanding Housing Choices," and "Coordinating Land Use and Transportation," it is inconsistent with the theme "Greenprint Raleigh—Sustainable Development," which supports conservation of "sensitive lands." The proposal could result in development of 140 dwelling units, parking, and associated structures (e.g., retaining walls) on ground currently designated to remain open space.

Community infrastructure and facilities would appear to be sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation: Private Open Space; Public Parks & Open Space

The rezoning request is:

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

☒ **Inconsistent**

Analysis of Inconsistency:

The Future Land Use map, in light of existing steep slopes, floodplain and riparian areas, envisions the site remaining undeveloped open space.

2.3 Urban Form

Urban Form designation: Transit Emphasis Corridor; no Center designation

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

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

(N/ A)

2.4 Policy Guidance

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

Policy EP 2.2 - Environmentally Sensitive Development

Ensure Raleigh's growth and land development practices are compatible with the City's natural form, vegetation, topography, and water bodies and streams. This will decrease erosion, reduce stormwater run-off and flooding, improve water quality, protect wildlife habitat, and provide buffers and transitions between land uses.

Policy EP 2.3 - Open Space Preservation

Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.

Policy EP 2.5 - Protection of Water Features

Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management and ecological, visual, and recreational benefits.

Significant floodplain and steeply sloped areas exist on site. The subject site is currently zoned CM; the proposal is rezone it to R-10 in its entirety. Nearby multi-unit developments have retained Conservation Management (CM) zoning on the environmentally-sensitive portions of their respective sites. While conditions require the same percentage area dedicated to tree conservation as CM zoning (30%), beyond minimum UDO tree conservation requirements (e.g., on grades of 45% or more, Zone 2 riparian buffers) conservation area locations are not prescribed. Consistency might be better achieved through restricting development to specified site areas (e.g., within a set distance from Gorman Street), and/ or retaining the existing CM zoning in flood-prone, riparian, and steeply sloped areas.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Adding to availability of housing near NC State, and an existing retail center.

- Provision for multiple modes of access (e.g., transit stop, greenway connection).

3.2 Detriments of the Proposed Rezoning

- Potential loss of tree canopy and disturbance to other natural resources.

4. Impact Analysis

4.1 Transportation

This site is bounded by Gorman Street, the Walnut Creek Apartments and the Walnut Creek Trail. Flood prone soils constitute approximately half of the area of the parcel. This segment of Gorman Street is maintained by the NCDOT (designated as SR 1571). There are no CIP projects planned for this segment of Gorman Street; neither are there any state STIP projects. Due to existing patterns of development, there is no opportunity for cross access to adjacent parcels.

This parcel's only public street access will be to Gorman Street (SR 1571). The block perimeter bounded by the rights-of-way for Gorman Street, I-40, Lake Dam Road and Avent Ferry Road is ~15,000 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning is 3,000 feet. A loop road, within public right-of-way, will be needed when the property is developed.

A traffic impact analysis report is technically required for Z-25-2015 because access is from a major street. However, there are no alternative access options. Given the cap on development (145 dwellings), Transportation Planning staff waives the traffic study requirement for Z-25-2015 as amended.

Impact Identified: None.

4.2 Transit

This area is currently served by GoRaleigh Route 11 Avent Ferry. Both the City of Raleigh Short Range Transit Plan and the Wake County 2040 Transit Study envision continued service along Gorman St. Increased density will increase demand for transit service. The offer of a transit easement and shelter will help mitigate this impact.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain present on site
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

Impact Identified: FEMA floodplain, alluvial soils, and Neuse River Buffer are present. Disturbance and construction within any of these sensitive features must comply with FEMA, Department of Water Quality, or City of Raleigh regulations, whichever is applicable.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	11,800 gpd	87,500 gpd
<i>Waste Water</i>	11,800 gpd	87,500 gpd

The proposed rezoning would add approximately 75,700 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

Impact Identified: The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

Site is adjacent to existing greenway, approximately 300' distance to Walnut Creek Trail. Greenway easement dedication will be required along the two greenway corridors located within/adjacent to the site. The Walnut Creek corridor requires a 100' dedication width from stream top of bank. The southern greenway corridor requires a 75' width dedication from stream top of bank. Additional land dedication, beyond the required greenway corridor dedication, is not desired by PRCR.

Impact Identified: Additional greenway dedication required.

4.6 Urban Forestry

This site is greater than 2 acres and wooded, and so is subject to UDO 9.1 Tree Conservation. UDO 4.2.1.A. requires CM zoned land to set aside a minimum 30% of CM-zoned land as primary tree conservation area. While the rezoning has similar condition, the entire parcel is currently zoned Conservation Management indicating this is a very sensitive area.

Impact Identified: Potential loss/ disturbance to forested land in an environmentally-sensitive area.

4.7 Designated Historic Resources

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

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

- Sewer and fire flow matters may need to be addressed upon redevelopment.
- Hydrologically sensitive areas are present.
- Additional greenway dedication required.
- Potential loss/ damage to forested land in an environmentally-sensitive location.

4.10 Mitigation of Impacts

- Address sewer and fire flow capacities at the site plan stage.
- Address hydrologically sensitive areas at site plan stage.
- Provide additional greenway dedication as required.
- Minimize ground-disturbing activity across entire site.

5. Conclusions

The proposal seeks to allow residential construction on a parcel currently zoned Conservation Management, which prohibits residential construction. Much of the site is characterized by steep slopes and low ground partially within floodplain areas, and is crossed by several tributaries of Walnut Creek. While conditioned transit provisions are consistent with the Transit Emphasis designation of Gorman Street under the Urban Form map, the proposed zoning is inconsistent with Future Land Use map, which provides that the tract remain Open Space. Pertinent policies of the Comprehensive Plan likewise support site natural resource conservation.

Staff Comments: Z-25-15 Conditions *(as amended 9/28/15)*

Condition 3

- Specify whether greenway access is intended as a private path (for site residents only), or a public access point/ easement.

If the latter, the zoning condition should describe the land area that is being dedicated to the City as greenway easement and when that dedication is to be made; i.e., “prior to issuance of any grading or building permit and in conjunction with the recording of a subdivision plat, whichever event first occurs.”

The zoning condition should also state: “At the same time the greenway dedication is being made to the city, the property owners will execute a greenway easement deed approved by the City Attorney and will record the same with the local county Register of Deeds Office contemporaneous with the greenway dedication. This greenway easement deed will provide for a trail inside the greenway with rights of use by the general public.”

The zoning condition should make clear whether the pedestrian access is to be constructed inside or outside the existing City greenway boundaries. If the pedestrian access construction is outside of the greenway no permission is needed, in that the person doing the construction owns the property or was hired by the owner to do the construction. In both cases, the zoning condition still needs to state when the construction is to take place. The only time a legal instrument will be needed for the pedestrian access constructed on private property is if the rezoned property is being subdivided or if persons other than the lot owners and their family members and their guests use the pedestrian access way to get to the City greenway.



Planning & Development

Development Services Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification CM Proposed Zoning Classification Base District: R-10 , w/SRPOD, CU If the property has been previously rezoned, provide the rezoning case number. N/A Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. Z-25-15	Transaction Number

GENERAL INFORMATION		
Property Address 0 Gorman St	Date Originally Submitted: 6/30/15, Dates Amended: Revision 1: 8/18/15 Revision 2: 9/12/15 Revision 3: 9/21/15 Revision 4: 9/28/15	
Pin# 0793023945	Deed Book/Page No. : 10676/2450	
Nearest Intersection Gorman St & Shire Ln	Property size (in acres) 17.88Ac	
Property Owner/Address PO Box 550815 Jacksonville, FL 32255-0815	Phone	Fax
	Email	
Project Contact Person/Address Jason Stegall 1020 Highway 70 W Garner, NC 27529	Phone 919-291-3286	Fax
	Email jstegall@hartwellrealty.net	
Owner/Agent Signature	Email	

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



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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number	Z-25-15	Transaction Number
Date Submitted	Date Originally Submitted: 6/30/15, Dates Amended: Revision 1: 8/18/15 Revision 2: 9/12/15 Revision 3: 9/21/15 Revision 4: 9/28/15	
Existing Zoning	CM	
Proposed Zoning	R-10, w/SRPOD, CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	If the site is developed with a use that requires a transition protective yard or street protective yard as listed in Chapter 6 of the Unified Development Ordinance, only native tree and shrub species will be installed in the required protective yards
2.	Prior to the issuance of a building permit for new development or the recordation of a subdivision plat or the sale of any lot, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Gorman Street shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. Prior to the issuance of a certificate of occupancy for new development, the property owner shall construct an ADA-accessible bus shelter.
3.	The developer project will install have at least one (1) pedestrian access to the greenway access. This access will be shown on the preliminary subdivision plan or preliminary site plan, whichever is submitted first, and it shall be installed prior to either the recording of the first subdivision plat or issuance of the first certificate of occupancy on the rezoned land, whichever event first occurs. A legal instrument for this access shall be prepared and reviewed by the City Attorney or his staff prior to either subdivision plat recordation or building permit issuance, whichever event first occurs, and this legal instrument shall be recorded with the local register of deeds office prior to either subdivision plat recordation or building permit issuance, whichever event first occurs.
4.	No more than three (3) bedrooms will be permitted per dwelling unit.
5.	Total number of dwelling units will not exceed 140.
6.	At least 30% of the site shall be recorded as for "primary tree conservation area" as defined in section 9.1 of the Unified Development Ordinance. and area will be undisturbed. This tree conservation area designation shall be made prior to any tree disturbing activity, subdivision of the property or issuance of a building permit, whichever event first occurs.

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
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Planning & Development

Development Services Customer Service Center

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1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
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.	Transaction Number Zoning Case Number

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.	The property is adjacent to existing multifamily property.
2.	The Rezoning Request is consistent with the Comprehensive Plan Future Land Use map which recommends Public Parks and Open Space. A major portion of property will be donated to City of Raleigh during the site plan approval phase for greenway and public open space along with public access to the property.
3.	With regard to the Urban Form Map the property is located along a Transit Emphasis Corridor offering public transit which is best utilized by multi-family housing.
4.	On the Urban Form Map the property is located less than 250' and along a public walking path connecting to a Mixed Use Center on the Urban Form Map.
<p>The proposed rezoning and development are also consistent with many of the policies of the Comprehensive Plan as follows:</p> <p>LU 1.3 Conditional Use District Consistency-All conditions proposed are consistent with the Comprehensive Plan.</p> <p>LU2.2 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. Development at the proposed density would result In a more compact land use pattern on the parcels than currently exists. The rezoning would permit Increased densities In the area. The Increase In residential density would capitalize on the adjacent services without a major Impact on Infrastructure.</p> <p>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. The current infrastructure around site is adequate to support the new density proposed.</p> <p>LU 6.4 Bus Stop Dedication- The City shall coordinate the dedication of land for the construction of bus stop facilities within mixed-use centers on bus lines as part of the development review and zoning process. The proposed condition #2 above allows for a future transit easement to be located on the property.</p> <p>EP 2.3 Open Space Preservation- Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition. The proposed plan will "exceed" the "primary tree conservation area" rule required under CM zoning</p>	

	<p>allowing for a higher conservation than currently is in place under the existing zoning.</p> <p>EP 2.5 Protection of Water Features-Lakes, ponds, rivers, streams and wetlands should be protected and preserved. These water bodies provide valuable storm water management and ecological, visual, and recreational benefits. The proposed project will exceed the</p> <p>EP 2.6 Greenway System- Continue to build a park and greenway system that is: interconnected; protects native landscapes, water quality, and areas of ecological significance, such as priority wildlife habitats, and serves the broad and diverse outdoor recreation needs or community residents. The proposed condition #3 provides a pedestrian connection to the greenway system connecting more of the public to outdoor recreation opportunities.</p> <p>EP 4.2 Floodplain Conservation- Development should be directed away from the 100 yr floodplain. The proposed project does not impact the 100 yr floodplain in any way.</p> <p>EP 8.1 Light Pollution- Reduce light pollution and promote dark skies by limiting the brightness of exterior fixtures and shielding adjacent uses from light sources, provided safety is not compromised. Minimize flood lighting and maximize low level illumination. Promote the use of efficient, full cut-off lighting fixtures wherever practical. Full cut-off fixtures emit no light above the horizontal plane. The proposed project will meet the standards of UDO Article 7.4. If lighting is needed in the public right of way, it will not be directed to the interior of the property.</p> <p>EP 8.2 Light Screening- Prohibit unshielded exterior lamps and limit the lighting of trees and other vegetation through the use of shielded fixtures and foot candle limits. The proposed project will meet the standards of UDO Article 7.4 and not allow for unshielded exterior lamps.</p> <p>UD 1.10 Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form. The proposed zoning will include a frontage of ""</p>

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The rezoning will allow for multi-family housing to be developed on the subject property, which will serve the growing population of Raleigh.
2.	The rezoning will allow dense development along a Transit Emphasis Corridor.
3.	The site is located along a Transit Emphasis Corridor offering public transit. By clustering multi-family development along these corridors, public transit will be available to more of the public and more accessible to residents in this project.
4.	During the site plan approval phase, the property owner will work with the parks and recreation and greenway division to grant permanent public access via deeded access or easement for use of property as part of greenway system or parks and recreation.
5.	The project will provide much needed housing in close proximity to ever growing NC State University that is along a Transit Emphasis Corridor allowing residents access to public transit.
6.	Location of Project- On the Urban Form Map, the project is located within 250' from a mixed use center providing neighborhood amenities to project residents.
7.	The project will be located adjacent to a public greenway trail and will offer residents direct access to the trail.

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a “mixed use center” or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

1.	<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. The project is located along Transit Emphasis Corridor and is not a “mixed use center”.</i>
2.	<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. The project is NOT located within a mixed use center.</i>
3.	<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. The project will be adjacent to a mixed use center and will have access to mixed use center via greenway trail and sidewalk.</i>
4.	<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. This will be addressed during site plan approval process.</i>
5.	<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. This will be addressed during site plan approval process.</i>
6.	<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. This will be addressed during site plan approval process.</i>
7.	<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. This will be addressed during site plan approval process.</i>
8.	<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. This will be addressed during site plan approval process.</i>
9.	<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. This will be addressed during site plan approval process.</i>
10.	<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. This will be addressed during site plan approval process.</i>
11.	<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. This will be addressed during site plan approval process.</i>
12.	<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. This will be addressed during site plan approval process.</i>
13.	<i>New public spaces should provide seating opportunities. This will be addressed during site plan approval process and included in the transit stop area.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. This will be addressed during site plan approval process.</i>
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. This will be addressed during site plan approval process.</i>

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. No parking structures will be constructed, all parking will be surface parking.</i>
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. The project is consistent with this guideline.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. The project will be consistent with this guideline.</i>
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. This will be addressed during site plan approval process.</i>
20.	<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. This will be addressed during site plan approval process.</i>
21.	<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. This will be addressed during site plan approval process.</i>
22.	<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. This will be addressed during site plan approval process.</i>
23.	<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. This will be addressed during site plan approval process.</i>
24.	<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. This will be addressed during site plan approval process.</i>
25.	<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. The project will have surface parking only.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. This will be addressed during site plan approval process.</i>

SUMMARY OF ISSUES

A neighborhood meeting was held on June 16th, 2015 to discuss a potential rezoning located at 0 Gorman Street, Raleigh, NC. The neighborhood meeting was held at Lonnie Poole Golf Course Grill. There were approximately (0) zero neighbors in attendance. There were no issues discussed since no one was there.



HARTWELL REALTY
INCORPORATED

BROKERAGE | INVESTMENT | CONSULTING

6/2/15

Re: 0 Gorman St-Rezoning of 17.88 Acres

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on 6/15/15. The meeting will be held at The Lonnie Poole Golf Club Grill and will begin at 6:00pm. (Located at 1509 Main Campus Dr, Raleigh, NC 27606 (919) 833-3338)

The purpose of this meeting is to discuss a potential rezoning of the property located at 0 Gorman St (17.88 Acres). The site is currently zoned CM and is proposed to be rezoned to RX-3 CUD. As part of the rezoning there will also be a permanent dedication of land to the parks and greenway system for a significant portion of the property to further enhance the Raleigh greenway and park system.

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

If you have any concerns or questions I (we) can be reached at: 919-291-3286 (Jason)

Thank You,

Jason Stegall
Hartwell Realty, Inc
919-291-3286
jstegall@hartwellrealty.net

✓ (DA) ok 6/5

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✓ LSREF3 BRAVO (RALEIGH) LLC
2711 N HASKELL AVE STE 1700
DALLAS TX 75204-2922

✓ RALEIGH CITY OF
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RALEIGH NC 27602-0590

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RALEIGH CITY OF
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