

**Submittal
Date**

9/29/2017

Request:

**0.54 acres from
R-4
to OX-3**

VICINITY MAP





To: Ruffin L. Hall, City Manager

From: Jason Hardin AICP, Planner II
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: January 24, 2018

Re: City Council agenda item for February 6, 2018 – Rezoning Public Hearing for Z-26-17

The City Council has authorized the following case for public hearing at its meeting the evening of Tuesday, February 6, 2018:

Z-26-17 – Six Forks Road, at the southwest corner of its intersection with Shelley Road, being Wake County PIN 1706545842. Approximately .54 acres are requested by Darryl R. Hammill and Sharon M. Hammill to be rezoned from Residential-4 (R-4) to Office Mixed Use-Three Stories-Parking Limited-Conditional Use (OX-3-PL-CU). Conditions submitted on November 26, 2017 limit height to two stories; limit uses; limit hours of operation for office and retail uses to between 6 a.m. and 9 p.m.; limit lighting aimed at the building; and limit the location and collection hours for trash and recycling facilities.

(Staff Contact: Jason Hardin, Jason.Hardin@raleighnc.gov, 919-996-2657).

The Planning Commission recommends approval of this request (6-0 vote).

The Midtown CAC voted to support the request (36 in support, none opposed).

Attached are the Planning Commission Certified Recommendation (including Staff Report and Traffic Study Worksheet), the Petition for Rezoning, the Zoning Conditions, and the Neighborhood Meeting Report.



Certified Recommendation

Raleigh Planning Commission

CR# 11817

Case Information Z-26-17 Six Forks Road

<i>Location</i>	Six Forks Road, at the southwest corner of its intersection with Shelley Road Address: 5101 Six Forks Road PIN: 1706545842
<i>Request</i>	Rezone property from Residential-4 to Office Mixed Use-Three Stories-Parking Limited-Conditional Use
<i>Area of Request</i>	.54 acres
<i>Property Owner</i>	Darryl R. Hammill, Sharon M. Hammill
<i>Applicant</i>	Sharon M. Hammill
<i>Citizens Advisory Council (CAC)</i>	Midtown
<i>PC Recommendation Deadline</i>	February 12, 2018

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Office and Residential Mixed Use
<i>URBAN FORM</i>	Transit Emphasis Corridor
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 4.9—Corridor Development Policy LU 7.3—Single Family Lots on Major Streets Policy H 1.8—Zoning for Housing
<i>INCONSISTENT Policies</i>	None

Summary of Proposed Conditions

1. Trash and recycling collections restricted to between 7 a.m. and 7 p.m.
2. Trash and recycling containers must be 50' from adjacent properties
3. No ground-mounted flood lights aimed at the south or west sides of the building
4. Hours of operation for office and retail uses restricted to between 6 a.m. and 9 p.m.
5. Gaming and Telecommunications Towers uses prohibited
6. Height limited to two stories

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
8/28/2017	10/23/2017; 11/27/17 (Y-36, N-0)	11/14/2017; 12/12/17	

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	Approve
<i>Findings & Reasons</i>	The request is consistent with the Future Land Use Map and the Comprehensive Plan. The request has overwhelming support from neighbors, as shown by the unanimous CAC vote (36-0) in favor of the rezoning.
<i>Motion and Vote</i>	Motion: Jeffreys Second: Novak In Favor: Braun, Fluhrer, Jeffreys, Novak, Swink, Terando Opposed: None

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: Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



Zoning Staff Report – Z-26-17

Conditional Use

Case Summary

Overview

The proposal seeks to rezone a .54-acre site on the west side of Six Forks Road at its intersection with Shelley Road, approximately .7 miles north of the commercial area at North Hills. The request is to rezone the property from Residential-4 to Office Mixed Use-Three Stories-Parking Limited.

The site consists of one lot currently used as a live-work unit. Properties to the west and south are used residentially; several other nearby properties on the west side of Six Forks Road are used or zoned for office uses. A church sits on the property across Six Forks Road to the east.

In terms of current zoning, the property to the south of the subject property is zoned R-4, as is the property to the west and the church property to the east. The property across Shelley Road to the north is zoned OX-3-CU.

The Future Land Use Map designates the west side of this portion of Six Forks Road, including the subject site, as Office and Residential Mixed Use and the east side as Institutional. The area to the west is designated as Low Density Residential.

In terms of urban form, the site is adjacent to a Transit Emphasis Corridor. The requested zoning includes a frontage, Parking Limited, which is consistent with that designation.

The area is included within the Six Forks Corridor Study, which, like the Future Land Use Map, also recommends Office Mixed Use zoning and three stories in height. The study, which has not yet been adopted, recommends a Green Frontage, which specifies a narrower build-to range (20'-50') than Parking Limited (0'-100'). Green also prohibits parking between the building and the street. However, in conjunction with the fact that the lot is not deep (approximately 160'), the UDO requirement of a 50' transition to the residential property to the west, would, by requiring that the building be closer to the street, effectively lead to a build-to range similar to that of the Green Frontage.

Dec. 4, 2017 update: Conditions submitted on Nov. 26 limit height to two stories; specify the location of trash and recycling areas; limit lighting; limit hours of operation of any office and retail uses to between 6 a.m. and 9 p.m.; limit hours of trash and recycling collection to between 7 a.m. and 7 p.m.; and prohibit certain uses.

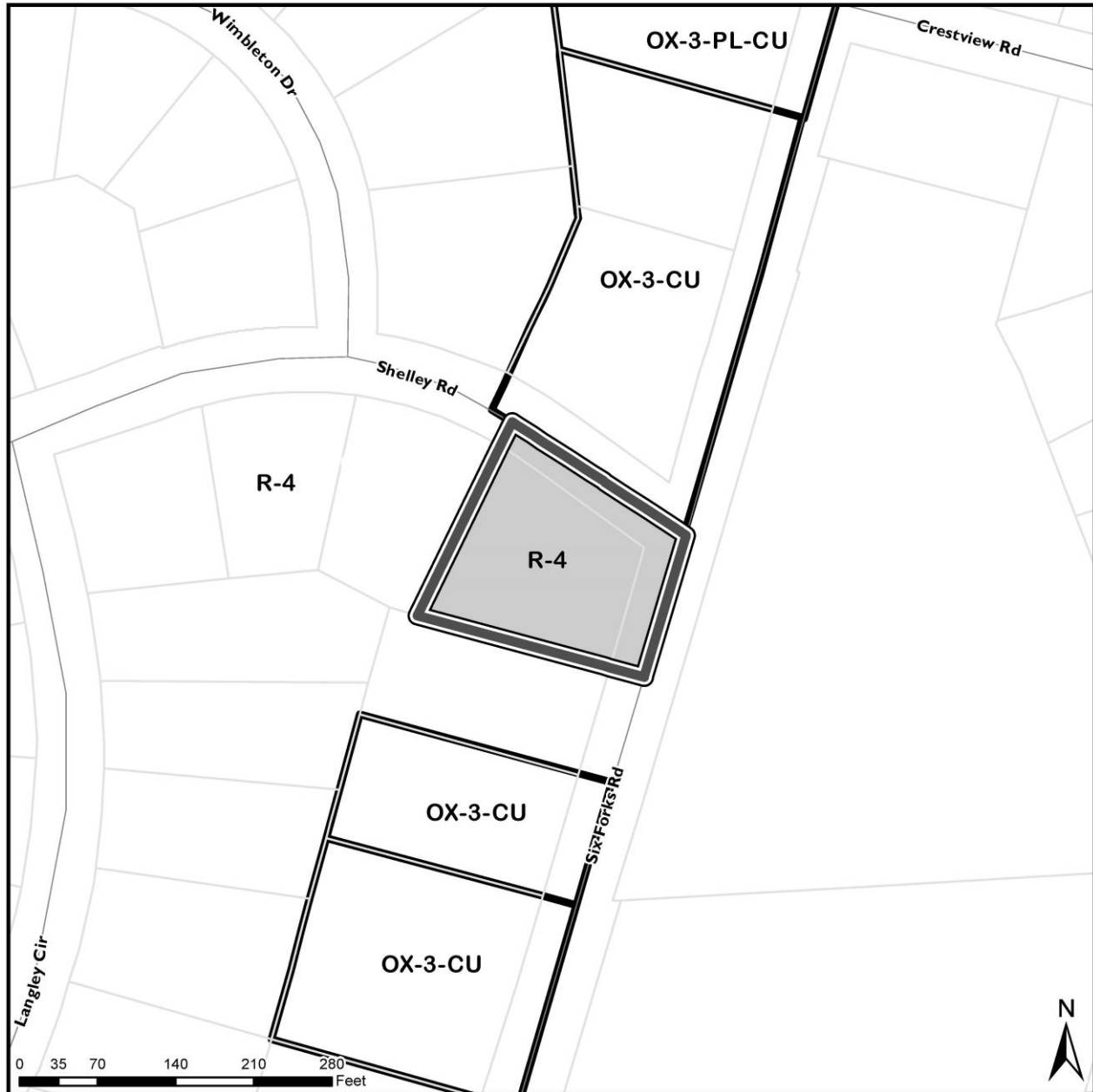
Additionally, the Midtown CAC voted in favor of supporting the rezoning request by a vote of 36-0.

Outstanding Issues

<i>Outstanding Issues</i>	1. None	<i>Suggested Mitigation</i>	1. N/A
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Existing Zoning

Z-26-2017

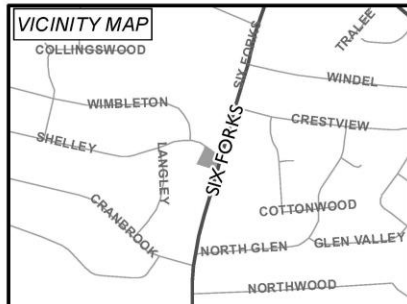


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**0.54 acres from
R-4
to OX-3-PL-CU**



Map Date: 9/29/2017

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-4	OX-3-CU	R-4	R-4	R-4
<i>Additional Overlay</i>	-	-	-	-	-
<i>Future Land Use</i>	Office/Residential Mixed Use	Office/Residential Mixed Use	Office/Residential Mixed Use	Institutional	Low Density Residential
<i>Current Land Use</i>	Residential	Animal Care	Residential	Church	Residential
<i>Urban Form</i> (if applicable)	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	-

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Total Acreage</i>	.54	.54
<i>Zoning</i>	R-4	OX-3
<i>Residential Density:</i>	4 units/acre (max 2)	19 units/acre (max 11)
<i>Setbacks:</i>		
<i>Front:</i>	20'	0'-100' (Parking Limited)
<i>Side Street:</i>	15'	0'-100' (Parking Limited)
<i>Side (to south):</i>	10'	50' (Neighborhood Transition)
<i>Rear:</i>	30'	50' (Neighborhood Transition)
<i>Retail Intensity Permitted:</i>	-	4,000 sf
<i>Office Intensity Permitted:</i>	-	10,649 sf
<i>Max. Gross Industrial SF</i>	-	-
<i>Max. Gross Building SF</i>	10,000	13,711
<i>Potential F.A.R</i>	.43	.58

*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.

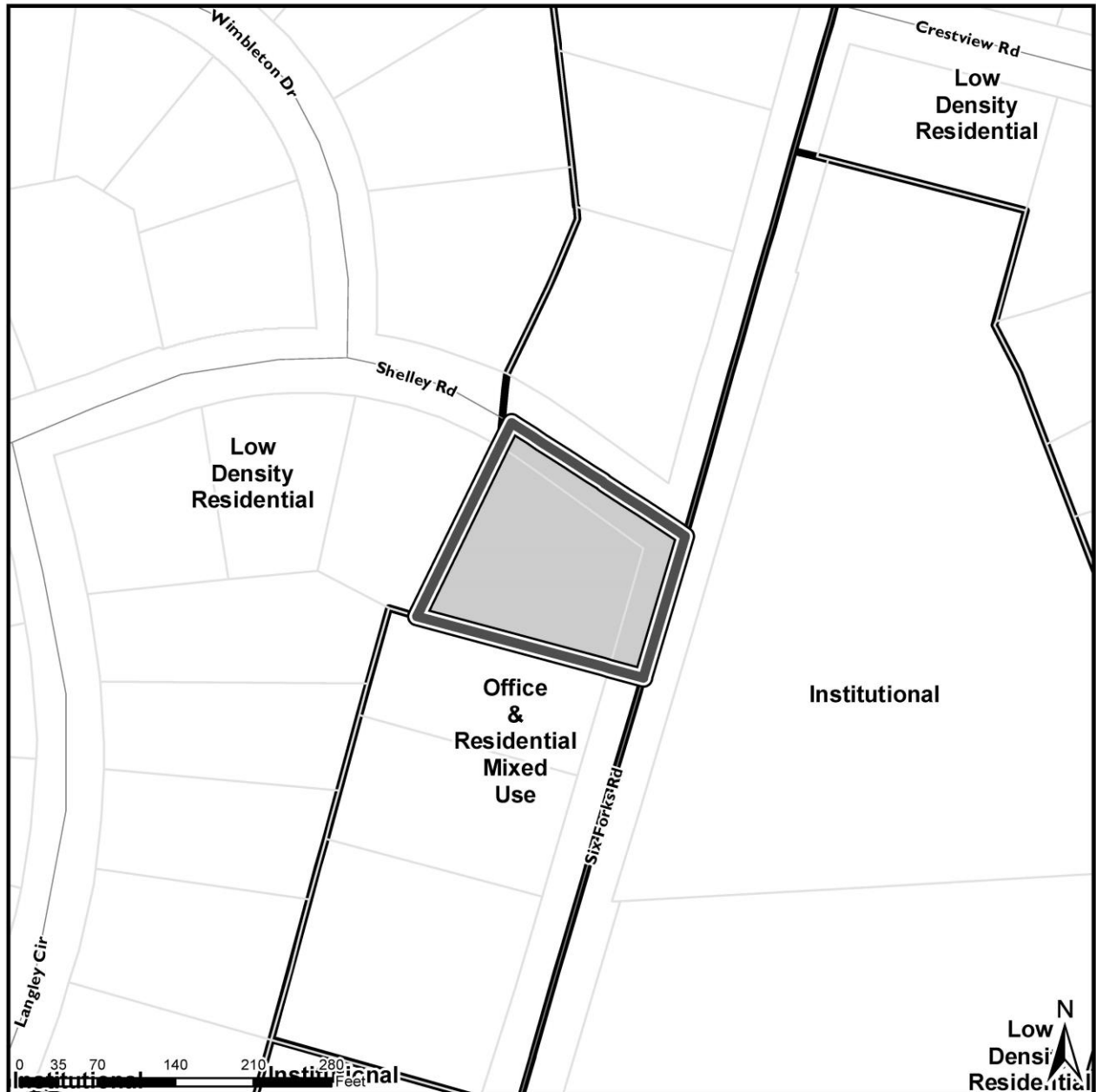
☐ **Incompatible.**

Analysis of Incompatibility:

This portion of Six Forks Road is characterized by formerly residential parcels that have been rezoned to accommodate office development. Several institutional uses are also present near the subject property. Some nearby parcels have zoning conditions that specify a pitched roof or other similar provisions intended to create a residential appearance or minimize impact from a commercial use on residential properties. Conditions provided on Nov. 26 address these impacts, including light and hours of operation, and limit height to two stories.

Future Land Use

Z-26-2017



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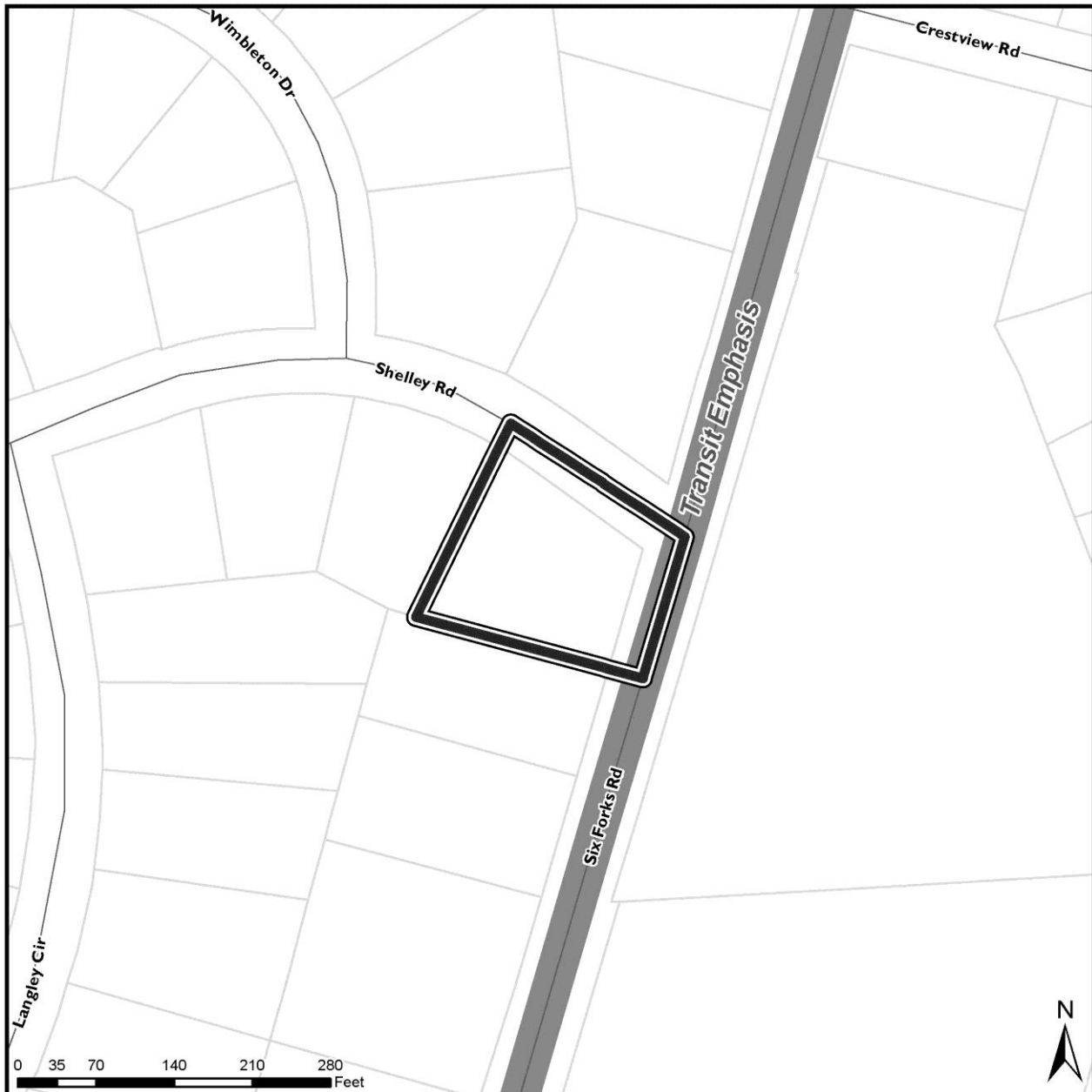
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VICINITY MAP



Map Date: 9/29/2017



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Map Date: 9/29/2017

2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

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

- A. The request is consistent with significant Plan policies, including those supporting additional density along transit-served corridors. It is consistent with themes of the Plan, including Expanding Housing Choices and Coordinating Land Use and Transportation, as well as several specific policies noted in section 2.4 on the following page.
- B. The use is designated by the Future Land Use Map.
- C. Uses allowed in the OX zoning category would not adversely affect the character of the area.
- D. Existing infrastructure and services are sufficient to serve the proposed use.

2.2 Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The requested zoning of Office Mixed Use is fully consistent with the Future Land Use Map designation.

2.3 Urban Form

Urban Form designation: Transit Emphasis Corridor

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The inclusion of the Parking Limited frontage is consistent with the Urban Form Map designation.

2.4 Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency. The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The requested zoning of Office Mixed Use is consistent with the Future Land Use Map designation.

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..

All conditions are consistent with Plan guidance.

Policy LU 4.9—Corridor Development. Promote pedestrian-friendly and transit-supportive development patterns along multi-modal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

The section of Six Forks Road on which the property is located is designated as a multi-modal corridor on the Growth Framework Map, making the policy of Corridor Development relevant to this request. The requested OX-3-PL zoning would represent a transit-supportive development pattern by allowing additional density on this corridor.

Policy LU 7.3—Single Family Lots on Major Streets. No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

The current R-4 zoning only allows detached houses, which runs counter to this policy. The requested zoning would allow office uses and other housing types.

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 requested zoning, by allowing housing types beyond what are currently allowed, is consistent with this policy.

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

None

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- The rezoning would allow for additional employment or housing opportunities on a corridor served by transit and near a major growth center.
- The rezoning, by including the Parking Limited frontage, would facilitate walkability on a major corridor.

3.2 Detriments of the Proposed Rezoning

- None (The report had previously noted that some commercial uses could have effects, such as light or noise, on nearby properties. However, conditions provided on Nov. 26 address these impacts, including light and hours of operation, and limit height to two stories.)

4. Impact Analysis

4.1 Transportation

The Z-26-2017 site is located in the southwest quadrant of Six Forks Road and Shelley Road. Six Forks Road (SR 1005) is maintained by NCDOT and currently has a five-lane cross section with curbs and sidewalks on both sides. This segment of Six Forks Road carries approximately 42,000 vehicles per day. Shelley Road is a two-lane street with curbing and sidewalks on both sides; it is maintained by the City of Raleigh. Six Forks Road is classified as a major street in the Raleigh Street Plan (Avenue, 6-Lane, Divided). Shelley Road is a mixed-use street (Avenue, 2-Lane, Undivided). There is an inbound transit stop for GoRaleigh Route 8 (Six Forks) in the northwest quadrant of the intersection. The intersection is signalized with pedestrian signals and crosswalks on all legs except the southern leg. The Z-26-2017 site is located 1/4 mile south of Green Elementary School.

The Z-26-2017 site lies within the Six Forks Corridor Study area. The draft Six Forks Corridor Study report recommended that Six Forks Road be widened to a 6-lane street, divided by a plantable median, from I-440 to Lynn Road. An alternative to this recommendation is to reconstruct Six Forks Road as a 4-lane street with a plantable median. Exclusive bike lanes along both sides would be provided in either option. A final decision on the Six Forks cross section has not been made as of September 2017.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The Z-26-2017 site is bounded by single-family residences on the west and south. A small office building is located on the opposite side of Shelley Road; a church lies across Six Forks Road from the Z-26-2017 site.

Currently, the Z-26-2017 site gains access from a driveway on Six Forks Road. Site access will be determined upon submittal of a site plan. Since redevelopment would involve a

change in land use, access will need to be re-permitted. NCDOT is responsible for permitting driveway access onto Six Forks Road.

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-4 zoning is 3,000 feet. The block perimeter for Z-26-2017, as defined by public rights-of-way for Shelley Road, Langley Circle, Cranbrook Road and Six Forks Road is 3,125 feet.

The existing land use is a single family residence which generates virtually no traffic. Approval of case Z-26-2017 would increase average peak hour trip volumes by 10 veh/hr in the AM peak and by 14 veh/hr in the PM peak; daily trip volume will increase by 107 veh/day. A traffic study is technically required for this case due to the existing access on Six Forks Road. Because of the small change in expected trip volumes, Transportation Planning staff waives the traffic study requirement for Z-26-2017.

Z-26-2017 Existing Land Use (One Single Family Residence)	Daily	AM	PM
	10	1	1
Z-26-2017 Current Zoning Entitlements (Two Single Family Residences)	Daily	AM	PM
	20	2	2
Z-26-2017 Proposed Zoning Maximums (6,445 sf Office + 3,471 sf Retail)	Daily	AM	PM
	127	12	16
Z-26-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	107	10	14

Impact Identified: None

4.2 Transit

The property is adjacent to GoRaleigh Route 8.

Impact Identified: Additional demand for transit. Will be addressed, if needed, by recent UDO revision addressing transit demand.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Mine
<i>Stormwater Management</i>	9.2.2 of the UDO
<i>Overlay District</i>	none

Impact Identified: Upon designation as a non-residential property or use for anything other than a single family dwelling, the lot will become subject to the stormwater regulations under 9.2.2.B and 9.2.2.E of the UDO. No floodplain or Neuse buffers exist on the site.

Impact Identified: None. Property will be subject to stormwater regulations.

4.4 Public Utilities

Impact Identified:

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	499 gpd	1,250 gpd	11,785 gpd
<i>Waste Water</i>	499 gpd	1,250 gpd	11,785 gpd

1. The proposed rezoning would add approximately 11,286 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Impact Identified: Additional demand for water and wastewater. A sewer capacity study may be required.

4.5 Parks and Recreation

1. This site is not impacted by any existing or proposed greenway trails or greenway corridors.
2. Nearest existing park access is provided by Optimist (1.2 miles) and Cedar Hills Park (1.5 miles).
3. Nearest existing greenway access is provided by the Mine Creek Trail and Shelley Lake Loop Trail (1.5 miles).
4. Park access level of service in this area is considered average to above average.
5. This area is not considered a high priority for park land acquisition.

Impact Identified: None

4.6 Urban Forestry

The property is less than 2 acres in size and a development plan for a site less than 2 acres in size would not require tree conservation areas to be established.

Impact Identified: None.

4.7 Designated Historic Resources

None present

Impact Identified: None

4.8 Impacts Summary

Additional demand for infrastructure and services such as water, sewer, street capacity, and transit.

4.9 Mitigation of Impacts

Existing infrastructure is sufficient to address the impacts.

5. Conclusions

The request is consistent with the Future Land Use Map, Urban Form Map and several policies and themes that pertain to development along transit corridors and providing additional housing.

The proposal also, by allowing uses other than single-unit living, avoids the concern expressed in this policy regarding the long-term viability of these uses when located along major streets such as Six Forks Road.

AGENDA ITEM (C) 3: Z-26-17 Six Forks Road

The site is located at Six Forks Road, at the southwest corner of its intersection with Shelley Road.

This request is to rezone property from Residential-4 to Office Mixed Use-Three Stories-Parking Limited-Conditional Use.

Planner Hardin presented the case

There was discussion regarding timing, would the applicant have to adhere to goal of the Six Forks Plan.

Mr. Hardin spoke regarding Green Frontage and believes the rezoning is consistent with the proposed Six Forks Plan.

Sharon Hammill, the applicant, spoke regarding the future of the city's growth. She is asking for help with the rezoning of property because of the expansion of Six Forks and changes in her personal life; thanking the staff for the process and protecting the city.

Patrick Martin, chairman of Midtown CAC spoke regarding dialogue between staff, applicant and neighborhood and the effectiveness of this process and is in favor.

Ms. Jeffreys made a motion to approve the case. Mr. Novak seconded the motion. The vote was unanimous 6-0.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height **N/A** Frontage _____ Overlay(s) _____

Proposed Zoning Base District **OX** Height **3** Frontage **PL** Overlay(s) _____

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

OFFICE
USE ONLY

Transaction #

NOV 20 2017 PM 2:35
Rezoning Case #

7-26-17

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

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

521446

GENERAL INFORMATION

Date **9/4/2017** Date Amended (1) **9/4/2017** Date Amended (2) **9/4/2017**

Property Address **5101 Six Forks Rd**

Property PIN **1706545842**

Deed Reference (book/page) **004772/00222**

Nearest Intersection **Six Forks Rd. & Shelley Rd.**

Property Size (acres) **0.54**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

Darryl Hammill
5101 Six Forks Rd.
Raleigh, NC 27609

Phone **919-673-7202** Fax

Email **drhammill@live.com**

Project Contact Person/Address

Sharon Hammill
5101 Six Forks Rd.
Raleigh, NC 27609

Phone **919-906-1780** Fax

Email **hammillsm@gmail.com**

Owner/Agent Signature

Email **drhammill@live.com**

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	Transaction #521446	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	9/20/2017	
Existing Zoning R4	Proposed Zoning OX3	
Narrative Of Zoning Conditions Offered		
<p>1. Trash and recycling facility service will be only allowed between the hours of 7:00 AM to 7:00 PM.</p> <p>Any trash and recycling dumpsters not located within a building shall be located at least fifty (50) feet from other existing properties, specifically: 5081 Six Forks Road, Raleigh, NC 27609 (Deed Book 011217 Page 00855) and 481 Shelley Road, Raleigh, NC 27609 (Deed Book 009806 Page 00683).</p>		
<p>3. No ground-mounted flood lamps aimed at the building for the purpose of illuminating the building shall be permitted on the south and west sides of the building.</p> <p>Subject to other provisions of the UDO, in the event any portion of the property is developed for office or retail uses, such uses shall be limited to hours of operations between 6:00 AM and 9:00 PM. No 24-hour commercial uses shall be permitted on this property.</p>		
<p>5. In addition to uses limited by the UDO, the following uses shall be prohibited on the property: (i) Gaming/Sweepstakes and (ii) Telecommunications Towers - any height.</p>		
<p>6. A new structure can not exceed two stories.</p>		
7.		
8.		
9.		
10.		

Owner/Agent Signature

Print Name

Owner/Agent Signature _____

RECEIVED

DEC 12 2017

REZONING APPLICATION ADDENDUM #1**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 #

521476

Rezoning Case #

Z-26-17

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. Land is in the Office and Residential mixed use category in the 2030 plan. It is used for residential lots that have road frontage where residential use is no longer viable.

2.

3.

4.

PUBLIC BENEFITS

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

Office/business would benefit the community much more than the house staying as a residential building.

2.

3.

4.

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

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.

Transaction #

521446

Rezoning Case #

Z-26-17

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: Transit Emphasis Corridor

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

- | | |
|----|--|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> <p>Property currently a private home with in-home licensed hair salon. Successful business for 25+ years.</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> <p>All properties within 100 feet are of similar size, layout, age. Recent home conversion (across Shelley) to mixed use is now a large veterinary practice. Mormon Church is across Six Forks Road.</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> <p>This property already has two entrances/exits - one on Shelley Road and one on Six Forks Road. It is considered a hard corner.</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> <p>This house is on Six Forks Road thoroughfare.</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> <p>N/A</p> |

6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response: 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>Response: Currently sidewalks border the hard corner on both sides.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: Faces the main street (Six Forks Road); side of house is on Shelley Road - on the hard corner.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: Property is extremely visible and easily accessible.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: Property has access from both adjacent streets - Six Forks and Shelley.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: This property is within easy access to North Hills shopping, restaurants and pedestrian walkways.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: 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>Response: This property does not dominate frontage; there is parking availability on site.</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>Response: Parking does not occupy more than 1/3 of frontage.</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>Response: This property is visually attractive; zoning as mixed use would benefit the North Hills retail, restaurant, and business district.</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>Response: Easily walkable to North Hills, on CAT bus route, and hard corner with sidewalks on Shelley and Six Forks.</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>Response: Easy pedestrian access.</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>Response: Not in a floodplain.</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>Response: 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>Response: 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>Response: Property has trees on all sides.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: 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>Response: 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>Response: 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>Response: 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 Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<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"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

SUMMARY OF ISSUES

A neighborhood meeting was held on August 28, 2017 (date) to discuss a potential rezoning located at 5101 Six Forks Rd. (property address).

The neighborhood meeting was held at 5101 Six Forks Rd. (location).

There were approximately zero (0) (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

None - no neighbors attended the meeting - notices were sent within the required time-frame.

[illegible]