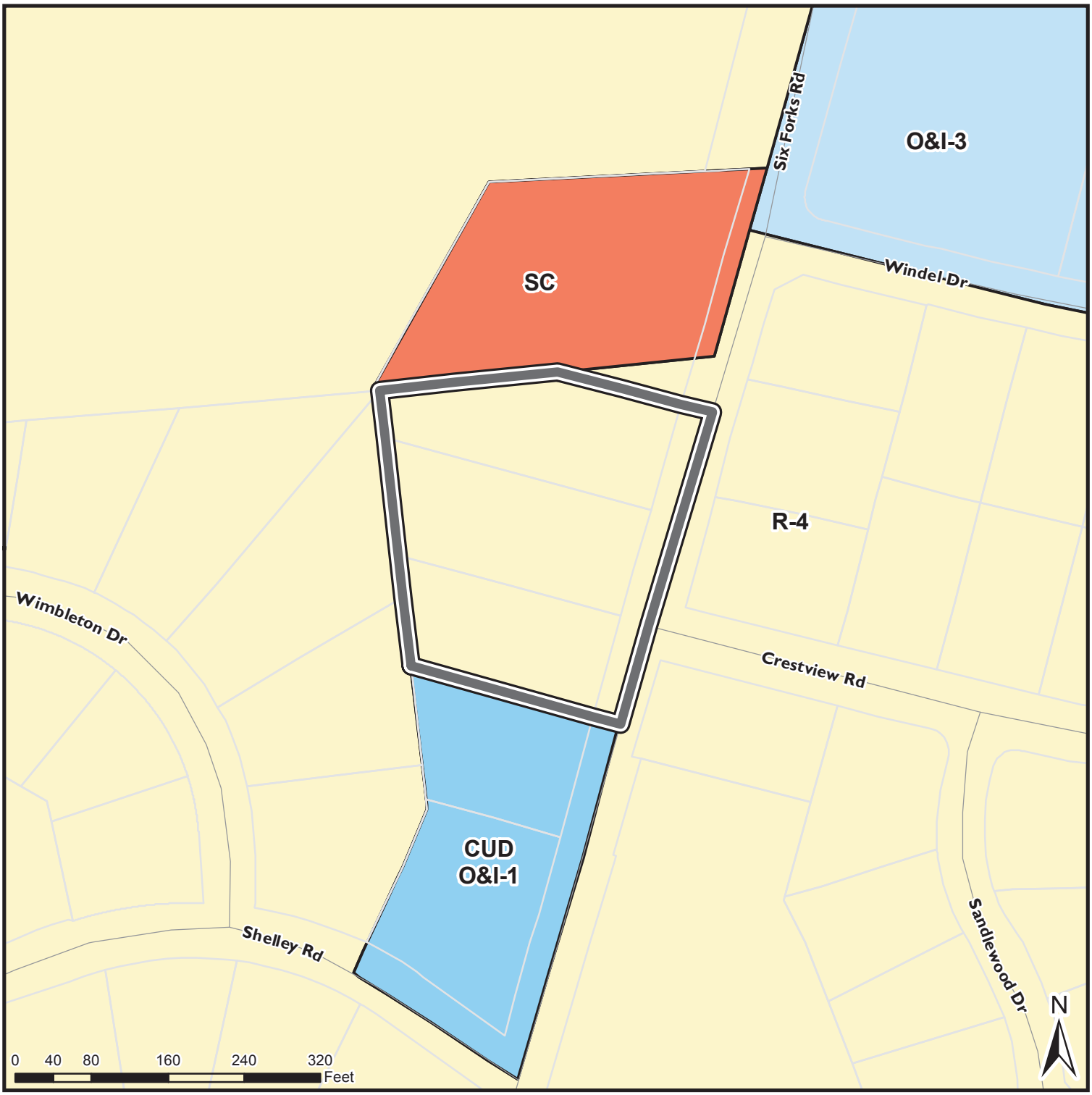
Existing Zoning Map Z-28-2015



Submittal Date

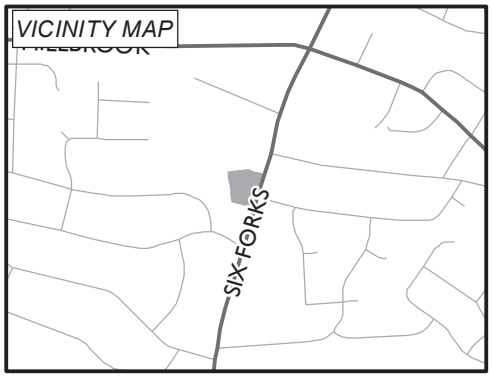
7/29/2015

Request:

1.93 acres from

R-4

to **OX-3**



Certified Recommendation

Raleigh Planning Commission

CR# 11662

Case Information Z-28-15 5221, 5241, 5261 Six Forks Rd

Location	West side, ¼ mile south of Millbrook, approx. 1 mile north of North Hills Address: 5221, 5241, 5261 Six Forks Road PIN: 1706556371, 1706556492, 1706557524
Request	Rezone property from Residential, 4 units/acre (R-4) to Office Mixed Use – 3 stories with Parking Limited Frontage (OX-3-PL)
Area of Request	1.93 acres
Property Owner	Joanne H. and Harry H. Hoggard 313 Woodcliff Drive Raleigh, NC 27609
Applicant	Eugene Boyce 313 Woodcliff Dr. Raleigh, NC 27609
Citizens Advisory Council (CAC)	Midtown Patrick Martin, Chairperson acemar@aol.com
PC Recommendation Deadline	December 7, 2015

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

FUTURE LAND USE	Office and Residential Mixed Use
URBAN FORM	Transit Emphasis Corridor
CONSISTENT Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 6.4 – Bus Stop Dedication Policy T 1.2 – Right of Way Reservation Policy UD 1.10 – Frontage Policy UD 7.3 – Design Guidelines
INCONSISTENT Policies	

Summary of Proposed Conditions

N/A

Public Meetings

Neighborhood Meeting	*CAC*	*Planning Commission*	*City Council*
7/6/15	9/28/15 (pending)	9/8/2015	Public Hearing 10/7/2015

☐ ***Valid Statutory Protest Petition (Date Filed:)***

Attachments
1. Staff report

Planning Commission Recommendation

Recommendation	**Approve** City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
Findings & Reasons	The following topics should be addressed: • Consistency with the Comprehensive Plan, Future Land Use Map, Urban Form Map and other policy guidance • Whether the proposal is reasonable and in the public interest Compatibility with the surrounding area
Motion and Vote	Motion: Lyle Second: Braun In Favor: Alcine, Braun, Buxton, Fluhrer, Hicks, Lyle, Schuster, Swink and Terando Opposed:

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: Charles Dillard: (919) 996-2651; charles.dillard@raleighnc.gov

Zoning Staff Report – Z-28-15

General Use District

Case Summary

Overview

The subject site is composed of three contiguous parcels. The two southernmost parcels are currently occupied by one single family residence each. The northern parcel contains a combined single family home/beauty salon.

The 1.93 acre site is located on the western side of Six Forks Road, a Transit Emphasis Corridor. The site is approximately one half mile south of a designated Mixed –Use Center at the intersection of Millbrook Road and Six Forks Road, and approximately one mile north of the City Growth Center that includes the North Hills development. The site is located along a stretch of Six Forks Road that is defined as a six-lane divided avenue in the city's Street Plan. This designation calls for a 126 foot right of way and includes pedestrian and bicycle amenities, in addition to planting areas. Additionally, this site is located on the portion of Six Forks Road that was studied under the pending Six Forks Road Corridor Study, which proposes a "Parkway Boulevard" street section for this portion of the corridor. In accordance with the Comprehensive Plan's frontage treatments for Transit Emphasis Corridors, the applicant has offered a Parking Limited (-PL) frontage for the site.

The site is situated among a collection of parcels designated as Office and Residential Mixed Use on the Future Land Use Map. Surrounding the site on Six Forks Road are areas identified as Institutional, Neighborhood Mixed Use and Office and Residential Mixed Use. To the west of the site, moving away from Six Forks Road, is an area defined as Low Density Residential on the FLUM.

The site's three properties are currently zoned Residential-4 (R-4). Adjacent parcels fall under various zoning categories:

- Adjacent parcels on the site's southern edge are zoned Conditional Use Office and Institutional (CUD O&I-1).
- To the west are properties zoned R-4
- To the north is a property zoned Shopping Center (SC)
- Across Six Forks Road, all properties are zoned R-4

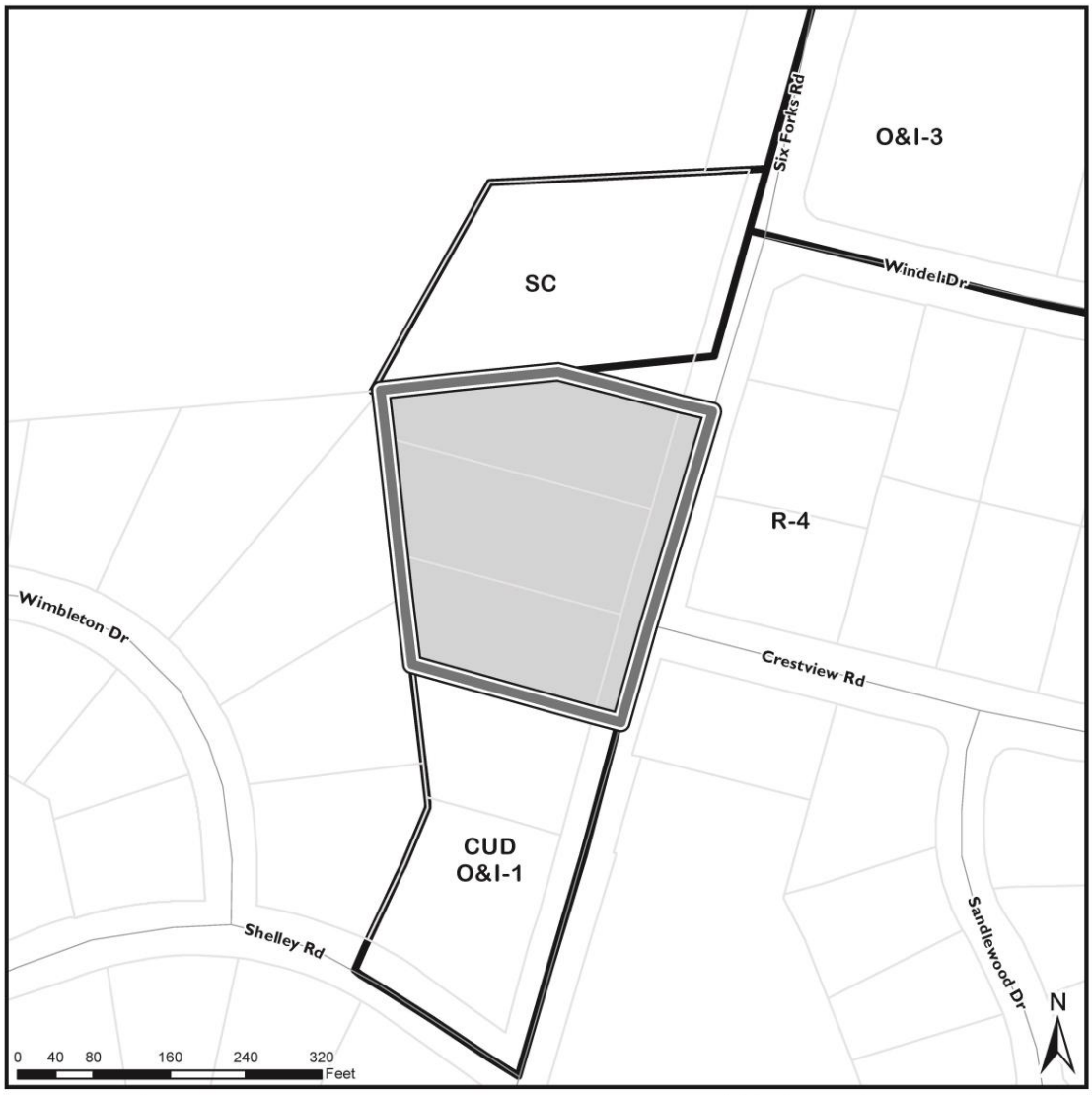
The subject site is nearly contiguous to Green Elementary school on its northwestern edge and is approximately one half mile north of Carroll Middle School.

The subject site generally slopes down away from Six Forks Road. A steep embankment of approximately 8-12 feet runs along the site's eastern edge, along Six Forks Road.

Outstanding Issues

Outstanding Issues	None	*Suggested Mitigation*	

Existing Zoning Map Z-28-2015



Submittal Date
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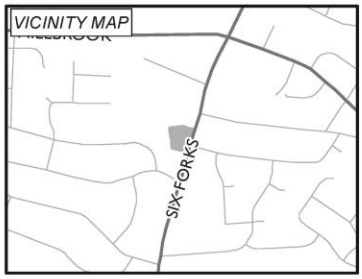
Request:

1.93 acres from

R-4

to **OX-3**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	R-4	SC	CUD O&I-1	R-4	R-4
Additional Overlay	n/a	n/a	n/a	n/a	n/a
Future Land Use	Office and Residential Mixed Use	Neighborhood Mixed Use	Office and Residential Mixed Use	Low Density Residential	Low Density Residential
Current Land Use	Residential and Residential/Commercial	Commercial	Residential/ Commercial	Residential	Residential
Urban Form (if applicable)	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	n/a

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	3.6 DU/acre (7 total units)	30.6 DU/acre (59 total units)
Setbacks: *Front:* *Side:* *Rear:*	 20’ 15’ 30’	 10’ 5’ 20’
Retail Intensity Permitted:	Not Permitted	9,400
Office Intensity Permitted:	Not Permitted	51,500

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	1.93	1.93
Zoning	R-4	OX-3-PL
Max. Gross Building SF (if applicable)	n/a	69,190
Max. # of Residential Units	7	59
Max. Gross Office SF	Not Permitted	51,500
Max. Gross Retail SF	Not Permitted	9,400
Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R	n/a	0.82

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

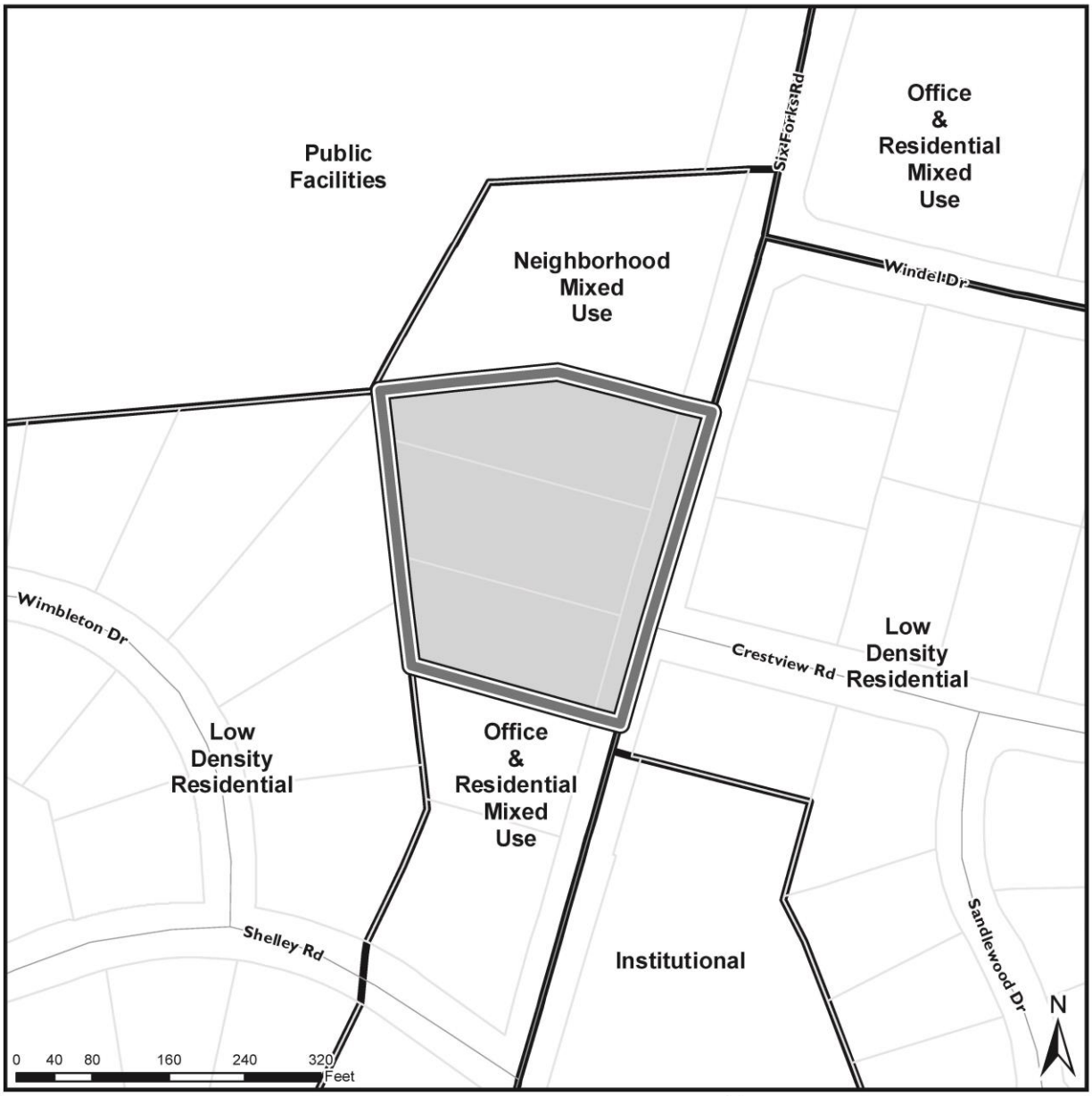
The proposed rezoning is:

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

☐ **Incompatible.**
Analysis of Incompatibility:

[Provide analysis here.]

Future Land Use Z-28-2015



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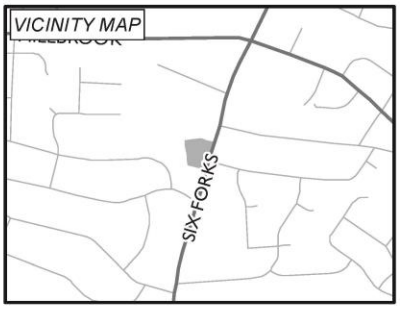
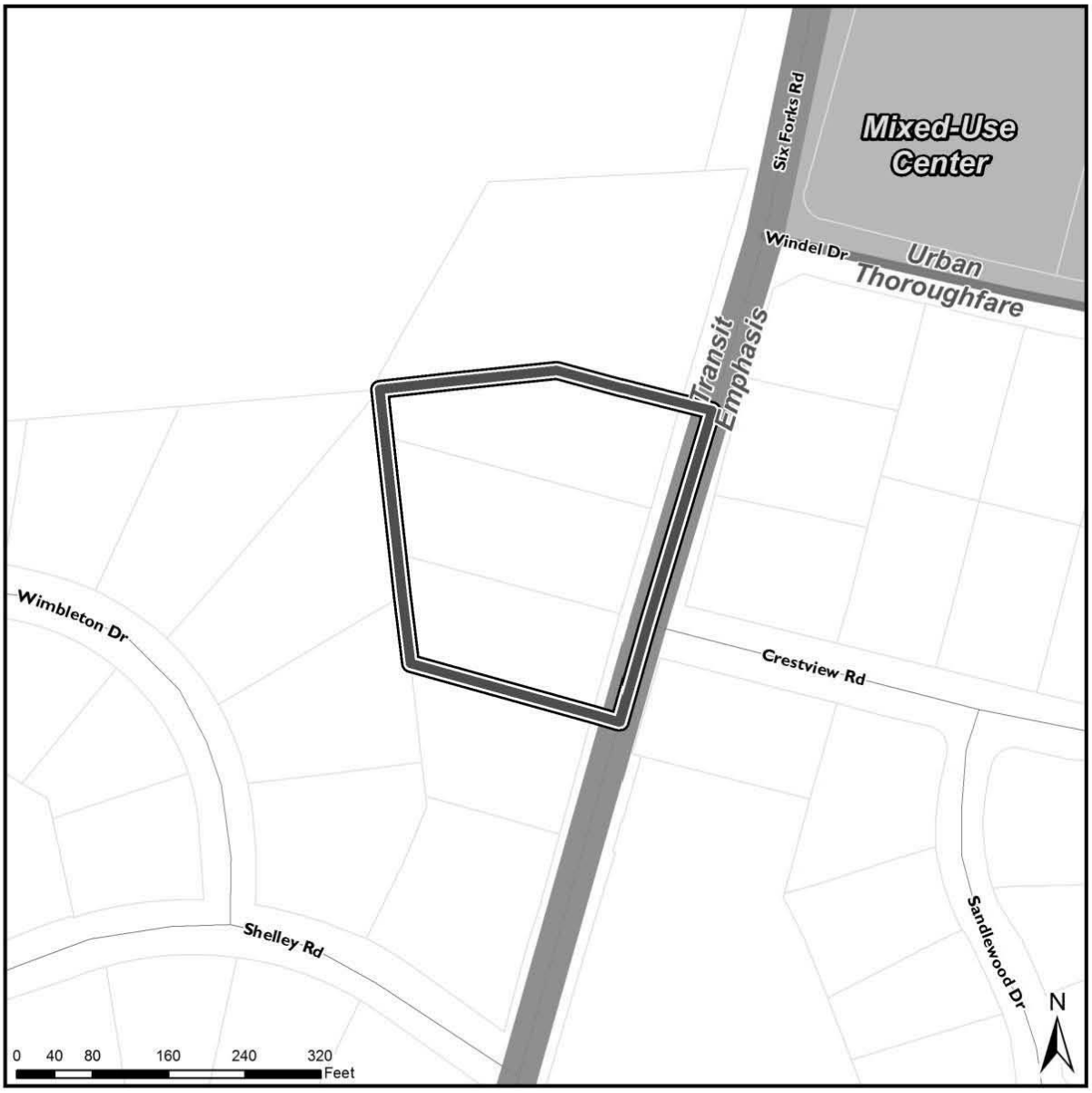
to **OX-3**



Urban Form

Z-28-2015



Submittal Date

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Request:

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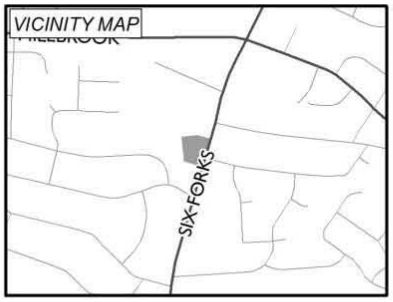
R-4

to **OX-3**



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 can be considered consistent with the vision, themes and policies of the Comprehensive Plan. The proposal is consistent with the Future Land Use Map designation for this property. The proposal's height limit of three stories is compatible with residential uses to the west of the site, while providing for a scale appropriate for the Six Forks Road Transit Emphasis Corridor. The provision of a Parking Limited frontage fulfills the requirements for development along Six Forks Road, a Transit Emphasis Corridor.

City Infrastructure and services appear sufficient to accommodate the redevelopment possible under the proposed rezoning. The applicant will be required to accommodate for the planned widening of Six Forks Road.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation: Transit Emphasis Corridor

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

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

None

2.4 Policy Guidance

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

None

[Staff response to policy guidance. Include any applicable policies, and discuss relevancy and consistency. NOTE: If Table UD-1 applies, include applicant responses as attachment; only provide summary of inconsistencies here.]

2.5 Area Plan Policy Guidance

The proposal is not within a portion of the City subject to an Area Plan, but it is located on a portion of Six Forks Road that was studied under the *Six Forks Road Corridor Study*. The Corridor Study proposes a 138 foot right of way "Parkway Boulevard" along the stretch of Six Forks Road upon which the subject site is located. The Parkway Boulevard includes grade-separated bicycle infrastructure, wide sidewalks and ample planted areas, in addition to six lanes of traffic and a landscaped median. The Corridor Study also recommends a Green Frontage along the subject property, however Staff at this time considers a Parking Limited frontage appropriate.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Consistent with the Future Land Use Map designation
- A mix of land uses would be permitted along the Six Forks Road Transit Emphasis Corridor
- Provides allocation of ROW for the widening of Six Forks Road to a six-lane divided Avenue.
- Provides a Parking Limited frontage, which allows for some level of walkability along Six Forks Road.
- Provides for neighborhood transition buffers between potential development and adjacent residential uses.

3.2 Detriments of the Proposed Rezoning

- Proposal would allow for limited 24-hour business operations (medical), which could have light and noise impacts on adjacent residential uses. However, all retail uses would be limited to business hours between 6am and 11pm.

4. Impact Analysis

[Assess impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.]

4.1 Transportation

Six Forks Road is classified as a major street and a transit-emphasis corridor in the 2015 Street Plan Map. The Z-28-15 site does not lie within a 1/2 mile buffer for future fixed-guideway transit. The Six Forks Road Corridor Improvements project will install a median between Shelley Road and Windel Drive. The Six Forks Road project will be funded in FY 2017. Upon completion, the Z-28-15 parcels will be limited to Right-In/Right-Out access onto Six Forks Road.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. Site access shall be in accordance with the Raleigh Street Design Manual section 6. The block perimeter bounded by the rights-of-way for Six Forks Rd, Shelley Rd, Wimbleton Dr, Dixon Dr and W. Millbrook Rd is ~8,000 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for OX-3 zoning is 3,000 feet. Case Z-28-15 cannot meet the maximum block perimeter regulations of the UDO.

A traffic impact analysis report is technically required for Z-28-15 because its sole point of access to the public street system is via Six Forks Road (a Major Street in the City's 2015 Street Plan Map). Given the relatively low trip generation volumes and the future prohibition on left turns entering and exiting the site, staff accepts the trip generation report in lieu of a traffic impact analysis.

Impact Identified: None

4.2 Transit

Six Forks Road is identified as a Premium Transit Corridor and is a Transit Emphasis Corridor in the Comprehensive Plan. The road is currently served seven days a week by GoRaleigh Route 8. The requested provision of a transit easement will advance Policy LU 6.4. In lieu of the easement deed, a transit shelter may be constructed in the public ROW at the sole expense of the property owner.

Impact Identified: Subject to ROW allocation as part of Raleigh Street Plan, which identifies Six Forks Road as a six-lane divided Avenue.

4.3 Hydrology

Floodplain	none
Drainage Basin	Mine
Stormwater Management	Article 9.2 UDO
Overlay District	none

Impact Identified: No impacts identified. Subject to Stormwater control regulations under Article 9.2 of City UDO. No floodplains present. Neuse Buffers may exist on site; verification/determination from NC DENR recommended.

4.4 Public Utilities

	Maximum Demand (current)	*Maximum Demand (proposed)*
Water	3,860 gpd	37,675 gpd
Waste Water	3,860 gpd	37,675 gpd

Impact Identified: The proposed rezoning would add approximately 33,815 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

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

1. No proposed or existing greenway trail, connector or corridor is located on or adjacent to this site. Nearest trail is 1.1 miles, Snelling Branch.
2. Recreation services are provided by Optimist Park, 1.0 miles.

Impact Identified: None

4.6 Urban Forestry

This site is less than 2 acres and not in a watershed. UDO 9.1 will not apply to this development.

Impact Identified: None.

4.7 Designated Historic Resources

The site does not include and is not within 1,000 feet of any Raleigh Historic Landmarks or properties listed on the National Register of Historic Places.

Impact Identified: None

4.8 Community Development

The site is not located within a designated Redevelopment Plan area.

Impact Identified: None

4.9 Impacts Summary

Transportation and sewer analysis may be required upon development of site. ROW and transit easement allocation along Six Forks Road provides for planned widening of the road.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage. Cross access offers will be required to mitigate transportation impacts.

5. Conclusions

The proposal is consistent with the Future Land Use Map and Urban Form Map of the Comprehensive Plan. Because the subject site is located on a Transit Emphasis Corridor, a hybrid frontage (Parking Limited) is provided as required. Neighborhood transitions, required by the UDO, will mitigate potential impacts to adjacent R-4 residential uses.

JUL 24 2015 PM 2:25

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
■ General Use ☐ Conditional Use ☐ Master Plan	Transaction Number 430300
Existing Zoning Classification Proposed Zoning Classification Base District OX Height 3 Frontage N/A Existing Zoning (R-4)	Z-28-15
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. 430300	

GENERAL INFORMATION		
Property Address 5221,5241, & 5261 Six Forks Road		**Date** 4/27/2015
Property PIN 1706556371/1706556492/1706557524	**Deed Reference (Book/Page)** DB:14679/PG:2405	
Nearest Intersection Six Forks Rd & Crestview Rd		**Property size (in acres)** 1.93Ac Total
Property Owner/Address Joanne H & Harry H Hoggard C/O Eugene Boyce 313 Woodcliff Drive Raleigh, NC 27609	**Phone** (919) 608-7373	**Fax**
	Email GBoyce@nexsenpruet.com	
Project Contact Person/Address Red Line Engineering, P.C. 3305-109 Durham Drive Raleigh, NC 27603	**Phone** (919)779-6851	**Fax** (919)779-2486
	Email gary.mccabe@rle-pc.com	
Owner/Agent Signature	**Email** GBoyce@nexsenpruet.com	

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

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 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** 430300 **Zoning Case Number** Z-28-15

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 rezoning of the properties to the OX district is consistent with the City of Raleigh future land use plan. (Office & Residential Mixed Use)
2.	The property is not located within any of the designated Use Centers designated on the Urban Form Map.
3.	The property is located along a Thoroughfare Emphasis Corridor according to the Urban Form Map and is consistent with the 2030 Comp. Plan.
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The proposed rezoning would allow future development that would provide transitional density between residential and commercial uses along Six Forks Road.
2.	
3.	
4.	

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.	*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 proposed rezoning would allow office and residential mixed uses with limited retail.
2.	*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.* OX-3 provides transitional density between the existing residential and commercial uses, with similar height restricitons.
3.	*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.* N/A No road networks are required or proposed at this time.
4.	*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.* N/A
5.	*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.* N/A
6.	*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.* OX-3 zoning is designed for this type of site layout. All parking/loading areas to be located at the side or rear of the property.
7.	*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.* OX-3 zoning is preferential to this type of building and parking area configuration.
8.	*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.* N/A
9.	*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 development will incorporate open spaces as required under the OX-3 zoning as described in the UDO.
10.	*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 development will incorporate urban spaces as required under the OX-3 zoning as described in the UDO.
11.	*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.* N/A Upon development, open spaces will be designed as described. No development is proposed at this time.
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.* N/A Upon development urban open space will be designed as described. No development is proposed at this time.
13.	*New public spaces should provide seating opportunities.* N/A Upon development seating in public spaces will be designed as described. No development is proposed at this time.
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.* OX-3 zoning restricts parking lots to the rear of the building as described in the UDO.
15.	*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.* OX-3 zoning is preferential to parking lot layouts located at the rear of the property as described in the UDO.
16.	*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 cane make a significant improvement.* The OX-3 zoning in the UDO is in agreement with these concerns when the property is developed in the future. No development is proposed at this time.

17.	*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.* This property is located within .25 miles of 8 C.A.T. bus stop locations with the nearest being less than 100' from the property.
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.* The nearest transit stop is less than 100' from the property to be rezoned.
19.	*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.* N/A No development is proposed at this time.
20.	*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.* **These concerns will be addressed at the time of development.**
21.	*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.* Sidewalks exist on both sides of Six Forks Road. The site is not located within an Business Overlay District.
22.	*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.* N/A No streets are proposed with rezoning.
23.	*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 consideration is addressed withing the OX-3 Zoning specifications in the UDO.
24.	*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.* No building is proposed at this time, however, this design element is in line with the building forward layout in the OX-3 section of the UDO.
25.	*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.* No building is proposed at this time, however, this design element is in line with the building forward layout in the OX-3 section of the UDO.
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.* No development is proposed at this time, however, this design element is in line with the building forward layout in the OX-3 section of the UDO.

Z-28-15

SUMMARY OF ISSUES

A neighborhood meeting was held on June 6th, 2015 to discuss a potential rezoning of three (3) parcels located at 5221/5241/5261 Six Forks Road. The neighborhood meeting was held at Eastgate Park Community Center. There were approximately two (2) neighborhood attendees and two (2) owner representatives present. The general issues discussed were:

Summary of Issues:

- Zoning Information Review and motivations. (Gary J. McCabe)

- Existing zoning conditions and zoning layer error found on adjacent parcel on the Wake GIS website. (Donald Moore)

- Impacts of development to the neighborhood e.g. Potential Parking & Dumpster locations, Traffic, Transit, Lighting, etc. (Patrick Martin)

- Existing properties in the neighborhood and their uses. (Donald Moore/Patrick Martin)

Note: It was explained to the neighborhood meeting attendees that this general rezoning petition is only to bring the existing parcels and their zoning into compliance with the C.o.R. Future Land Use Plan, and 2030 Comprehensive plan. Rezoning is not for immediate development purposes.

Red Line Engineering, P.C.
"Engineering Relationships"

June 17, 2015

Gary J. McCabe, P.E.
3305-109 Durham Drive
Raleigh, North Carolina 27603

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of Raleigh seeking approval for rezoning of properties located 355 feet SSW of the intersection of Six Forks Road (SR-1005) and West Millbrook Road (SR-3466) being 5261, 5241, & 5221 Six Forks Road respectively. The 3 parcels are currently zoned R-4 (Residential 10,890 SF Min.) with a total combined area of 1.93 Acres.

The owner is asking the City of Raleigh to approve this rezoning application to allow commercial development of the property under the OX-3 (Office Mixed Use – 3 story Max Building Height) zoning district. However the specific use of the property has yet to be determined.

In compliance with the City of Raleigh Rezoning Process, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of the owner's development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held at 7:00pm on July 6th, 2015, at the Eastgate Park Neighborhood Center.

Eastgate Neighborhood Center
4200 Quail Hollow Drive
Raleigh, North Carolina 27609

If you have any questions of comments regarding the meeting please feel free to contact me at (919) 779-6851 or at gary.mccabe@rle-pc.com. Thank you in advance for your participation in this very important meeting.

Have a blessed day,

Gary J. McCabe, P.E.
Red Line Engineering, P.C.

3305-109 Durham Drive ■ Raleigh, NC 27603 ■ Office: (919)779-6851 ■ Fax: (919) 779-0826
www.rle-pc.com

Neighborhood Information Meeting Roster

Hoggard Property Rezoning Neighborhood Information Meeting
July 6th, 2015 (7:00-9:00 PM)

Name	Address	~~Signature~~ Email / Phone
DONALD B. MOORE	1015 LOCH LOMOND DR. CLAYTON NC	919-915-3710
PATRICK MARTIN	300 FOXHALL ST RAL	
Gary McCabe	Red Line Engineering	
David McCabe	Red Line Engineering	

SCANNED
9/29/15
To: B. Walter - Planning

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 Valid Statutory Protest Petition (VSPP)

Submit this form to:
City Clerk
Raleigh Municipal Building, Room 207
222 W. Hargett St.
Raleigh, NC 27602

Administrative Use Only
Valid 9/29/15
CD
Charles Dillard
Validity

Administrative Use Only
received
TIME STAMP
9/26/15 PM
CITY CLERK
Received by City Clerk

Date Submitted 9-29-2015		Case # Z-28-2015	
Contact Person MARK VALLETTA			
Address 582 WIMBLETON DRIVE		City RALEIGH	
State NC	Zip 27609	Phone 919-427-5035	Fax NONE
Email MARKVTALKS@HOTMAIL.COM			

If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

Valid Statutory Protest Petition
Case # Z-28-2015

Statement of Opposition:
The undersigned property owners, located with 100 feet of the proposed zoning change, request the city council to disapproved Z-28-2015, in order for further examination of the possible negative impact to our property. I.E. Water run-off, light and noise pollution, Heights of buildings and Parking concerns, Type of future businesses

Signature: Andrew Schrader Print Name (clearly): Andrew Schrader
Address: 562 Wimbleton Dr Raleigh NC 27609

Signature: Mark Valletta Print Name (clearly): MARK VALLETTA
Address: 582 WIMBLETON DR. RALEIGH N.C. 27609

Signature: Elisabeth Schrader Print Name (clearly): ELISABETH SCHRADER
Address: 562 Wimbleton Dr. Raleigh NC 27609

Signature: Owen D. White Print Name (clearly): Owen D WHITE
Address: 542 WIMBLETON DRIVE RALEIGH NC. 27609

Signature: Shannon S. White Print Name (clearly): SHANNON S. WHITE
Address: 542 WIMBLETON DR. RALEIGH, NC 27609.

Signature: Jan Valletta Print Name (clearly): Jan Valletta
Address: 582 Wimbleton Dr, Raleigh 27609

Signature: Elinor D Betancourt Print Name (clearly): Elinor D Betancourt
Address: 482 Shelley Rd, Raleigh, NC 27609

Signature: Katherine D Betancourt Print Name (clearly): Katherine D. Betancourt
Address: 482 Shelley Rd. Raleigh, NC 27609

Signature: _____ Print Name (clearly): _____
Address: _____