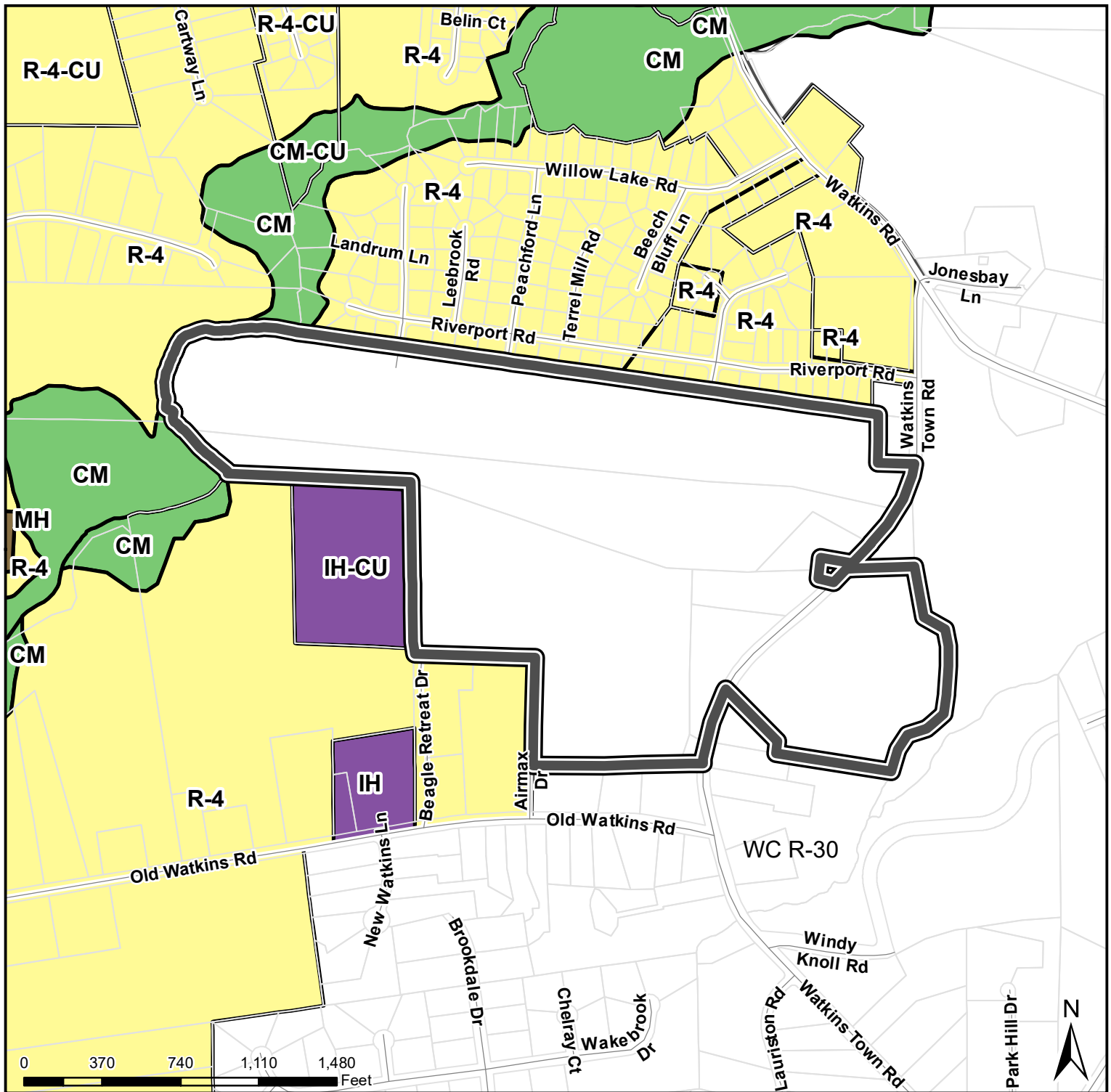
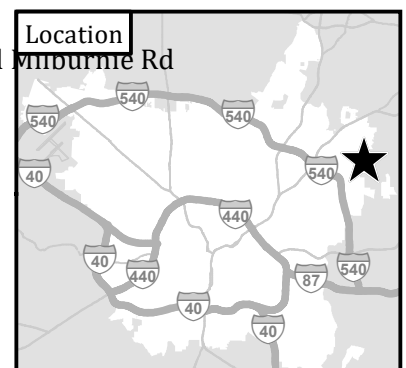


# Existing Zoning

# Z-28-2021



<b>Property</b>	2932, 2933, 3029, & 3033 Watkins Town Rd; 1505 Old Watkins Rd; 0 Old Watkins Rd
<b>Size</b>	102.51 acres
<b>Existing Zoning</b>	Wake County R-30
<b>Requested Zoning</b>	R-6-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Ira Mabel, AICP, Senior Planner
Department	Planning and Development
Date	November 17, 2021
Subject	City Council agenda item for December 7, 2021 – Z-28-21

On November 16, 2021, City Council authorized the public hearing for the following item:

**Z-28-21 Watkins Town Road**, approximately 99.7 acres located [on both sides of Watkins Town Road, between Watkins Road and Old Watkins Road](#).

Signed zoning conditions provided on November 12, 2021 require at least 40% of the site to be open space that abuts at least 40% of the lots, with 60% of the open space being contiguous; set a maximum of 280 dwelling units, no more than 190 of which can be detached; prohibit apartments; require stormwater management for a 25-year storm; require a 20-foot average width protective yard on the northern property line of 3033 Watkins Town Road; increase dimensional standards for the conservation development option; prohibit townhouses and duplexes within 1,100 feet of the northern property line of 3033 Watkins Town Road; and require at least two access points to Watkins Town Road from the west.

**Current zoning:** Residential-30 (R-30)

**Requested zoning:** Residential-6-Conditional Use (R-6-CU) and R-6

The request is **consistent** with the 2030 Comprehensive Plan.

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

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

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



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13074

## CASE INFORMATION: Z-28-21 WATKINS TOWN ROAD

Location	On both sides of Watkins Town Road, between Watkins Road and Old Watkins Road  Address: 2932, 2933, 3013, 3029, & 3033 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road  PINs: 1746894942, 1747709196, 1747701824, 1747711222, 1747702102, 1746798664, 1747804539  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-30 (Wake County)
Requested Zoning	R-6-CU, R-6
Area of Request	99.7 acres
Corporate Limits	The site is located outside of the ETJ, but is contiguous with corporate city limits. An annexation petition has been filed (AX-14-21) so that the site can connect to city services including sewer and water.
Property Owner	See attached
Applicant	Collier Marsh, ParkerPoe
Council District	B
PC Recommendation Deadline	January 24, 2022

## SUMMARY OF PROPOSED CONDITIONS

1. At least 40% of the site shall be open space that abuts at least 40% of the lots, with 60% of the open space being contiguous.
2. There shall be a maximum of 280 dwelling units, no more than 190 of which can be detached. Apartments are prohibited.
3. Stormwater discharge regulations shall be met for a 25-year storm.
4. A 20-foot average width protective yard shall be provided within the northern property line of 3033 Watkins Town Road.
5. In a conservation development, detached and attached dwelling lots shall be at least 6,000 square feet, and such perimeter lots shall meet conventional dimensional standards.
6. Townhouses and attached dwellings shall not be within 1,100 feet of the northern property line of 3033 Watkins Town Road.
7. There shall be at least two access points to Watkins Town Road from the west.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential, Special Study Area	
Urban Form	N/A	
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.2—Future Land Use Map and Zoning Consistency
	●	LU 2.2—Compact Development
		LU 3.4—Infrastructure Concurrency
	●	LU 5.1—Reinforcing the Urban Pattern
		LU 8.1—Housing Variety
	●	LU 8.9—Open Space in New Development
	●	H 1.8—Zoning for Housing
<b>Inconsistent Policies</b>	●	LU 3.1—Zoning of Annexed Lands
		LU 3.2—Location of Growth

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
3/2/2021 (75 attendees)	7/21/2021 (25 attendees)	10/26/2021	11/2/2021



## PLANNING COMMISSION RECOMMENDATION

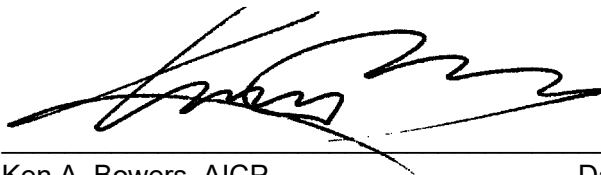
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	Approval of the request is reasonable and in the public interest because it will facilitate new development utilizing public utilities that is compatible with the surrounding neighborhood character.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approve
Motion and Vote	Motion: Bennett; Second: O'Haver In Favor: Bennett, Dautel, Fox, Lampman, O'Haver, and Rains Opposed: None
Reason for Opposed Vote(s)	N/A

## ATTACHMENTS

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

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



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: 10/26/2021

Staff Coordinator: Ira Mabel: (919) 996-2652; [Ira.Mabel@raleighnc.gov](mailto:Ira.Mabel@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-28-21

## Conditional and General Use Districts

### OVERVIEW

This request is to rezone approximately 99.7 acres from Wake County zoning district Residential-30 (R-30) to Residential-6-Conditional Use (R-6-CU) and R-6. The majority of the site will fall within the R-6-CU district; approximately 2.36 acres of 3033 Watkins Town Road, currently containing a single detached house, will be split zoned into the general use R-6 district.

Since this site is outside of Raleigh's extraterritorial jurisdiction (ETJ), approval of an annexation petition will be required to apply City of Raleigh zoning and provide sewer and water services. The applicant for this case has concurrently submitted an annexation petition (AX-14-21) that will be brought forward for the City Council's review alongside the rezoning application.

Proposed zoning conditions require at least 40% of the site to be open space that abuts at least 40% of the lots, with 60% of the open space being contiguous; set a maximum of 280 dwelling units, no more than 190 of which can be detached; prohibit apartments; require stormwater management for a 25-year storm; require a 20-foot average width protective yard on the northern property line of 3033 Watkins Town Road; increase dimensional standards for the conservation development option; prohibit townhouses and duplexes within 1,100 feet of the northern property line of 3033 Watkins Town Road; and require at least two access points to Watkins Town Road from the west.

The subject site consists of seven parcels between Watkins Road and Old Watkins Road—84.7 acres on the west side of Watkins Town Road, and 15 acres on the east side. The site currently contains detached dwellings and farm fields. The Harris Creek tributary of the Neuse River and its floodplain crosses the northwestern corner of the site. The site, including a small pond, generally drains westward towards the creek.

To the north of the site is the 158-lot Willow Lake subdivision, built primarily in the mid-1990s, and other large-lot detached dwellings. To the east is the Watkins Road property owned by the City of Raleigh. Raleigh Parks is intending for this property to become a city park in the future, but has no timeframe for its planning or construction. To the south are detached dwellings in Wake County's jurisdiction. To the west are detached dwellings in Raleigh's jurisdiction, plus Harris Creek.

The larger area is zoned fairly uniformly R-4 and R-30. There are two instances of IH zoning nearby, which are mapped on portions of a landfill for land clearing debris. The rezoning site is designated as Low Density Residential, as is most of the land nearby, and Special Study Area on the Future Land Use Map. The Special Study Area corresponds to the city's short- and long-range utility service areas. No land use study is currently planned or funded.

Property to the east of the rezoning site between the site and the creek is designated Rural Residential. The creek itself and the city's Watkins Road property are designated Public Parkes & Open Space.

There is no Urban Form Map guidance in the area.

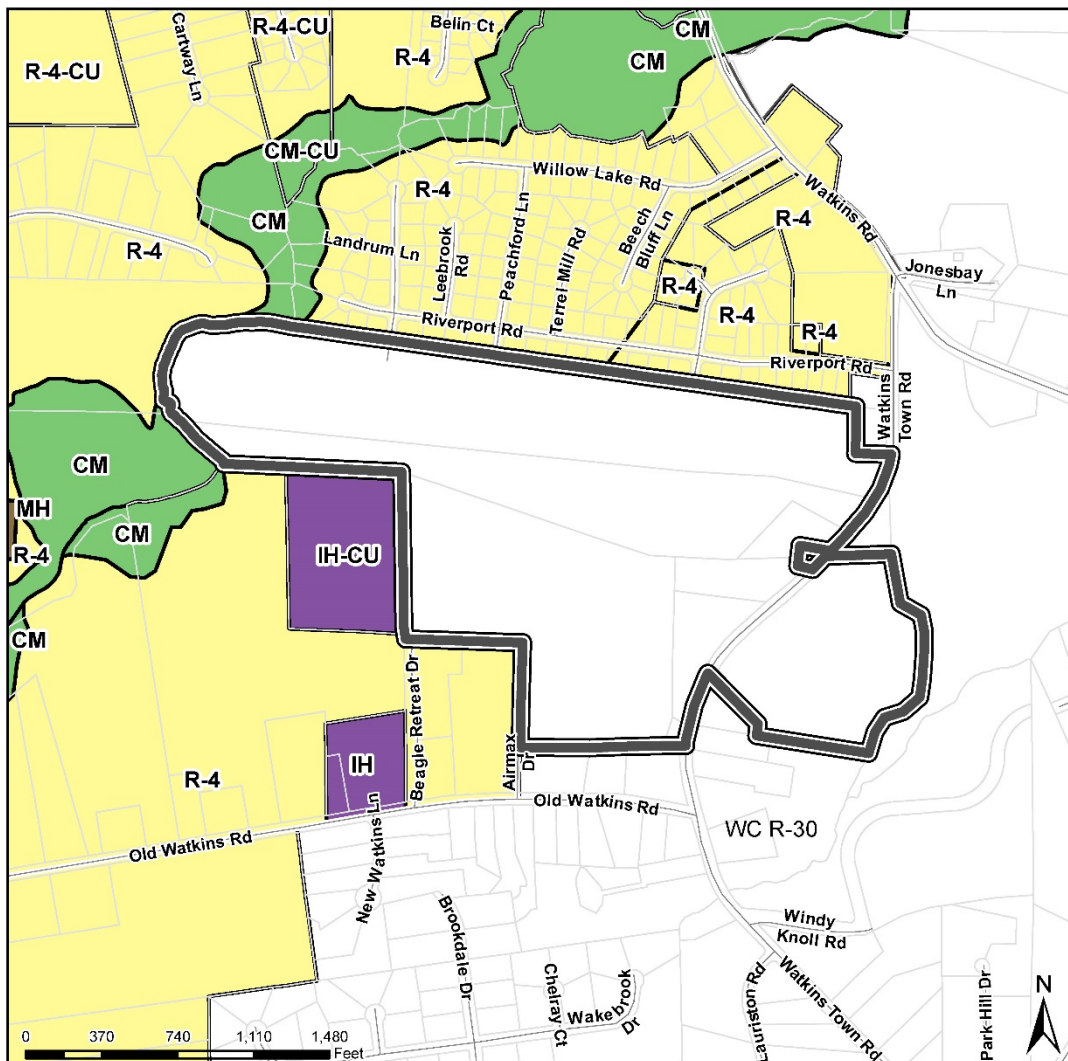
Raleigh's Street Plan shows a north-south connection through the site between Peachford Lane and Old Watkins Road. This street connection would not necessarily be required if the site were developed under Wake County zoning.

## OUTSTANDING ISSUES

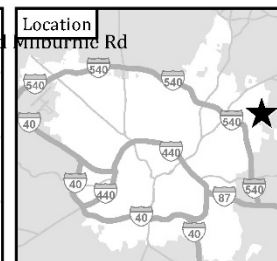
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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# Existing Zoning

Z-28-2021



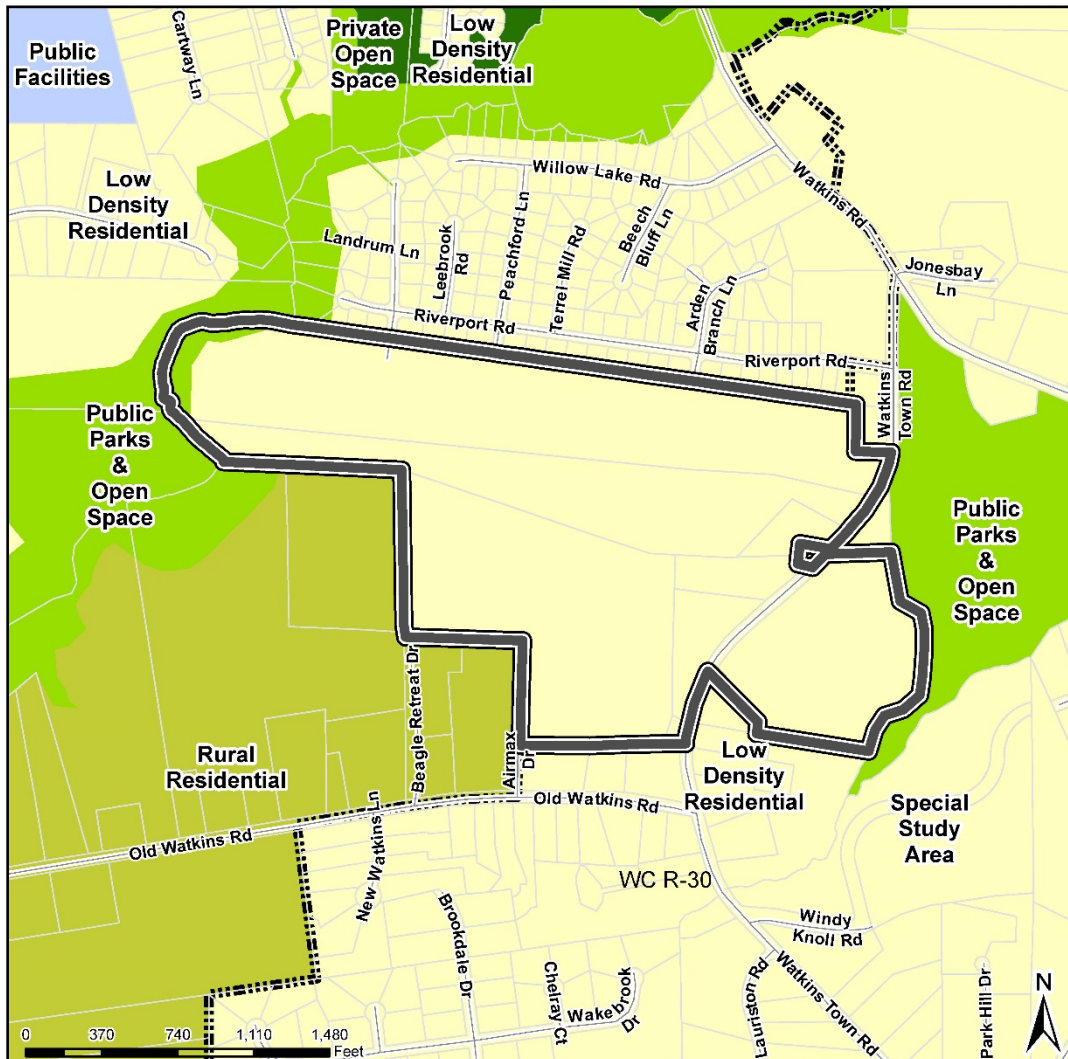
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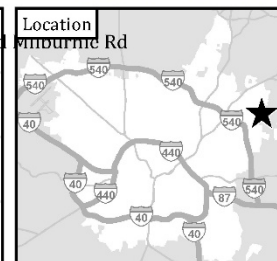
Map by Raleigh Department of Planning and Development (mansolf); 5/7/2021

# Future Land Use

Z-28-2021



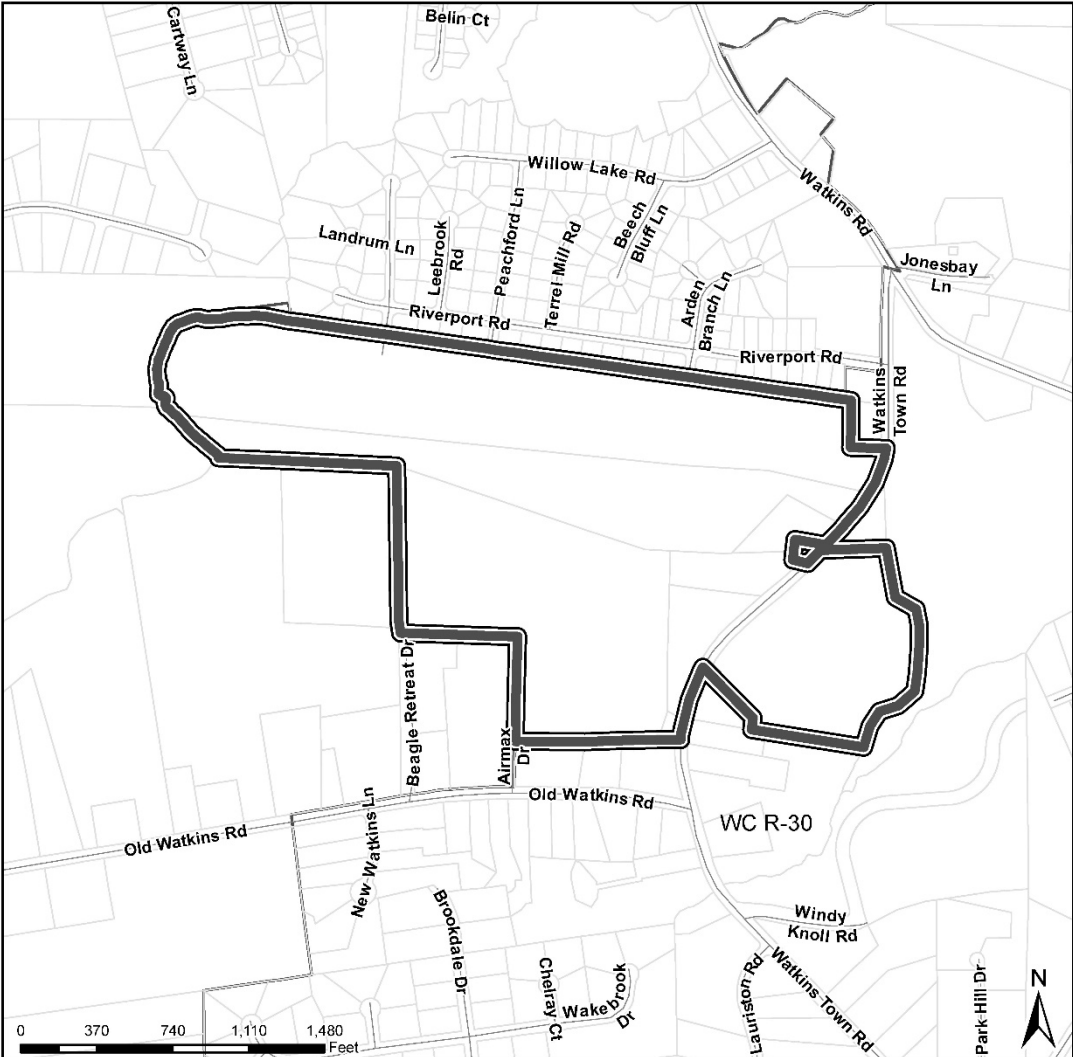
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<b>Size</b>	102.51 acres
<b>Existing Zoning</b>	Wake County R-30
<b>Requested Zoning</b>	R-6-CU



Map by Raleigh Department of Planning and Development (mansolf); 5/7/2021

<b>Urban Form</b>	<b>Z-28-2021</b>
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<b>Urban Form</b>	<b>Z-28-2021</b>
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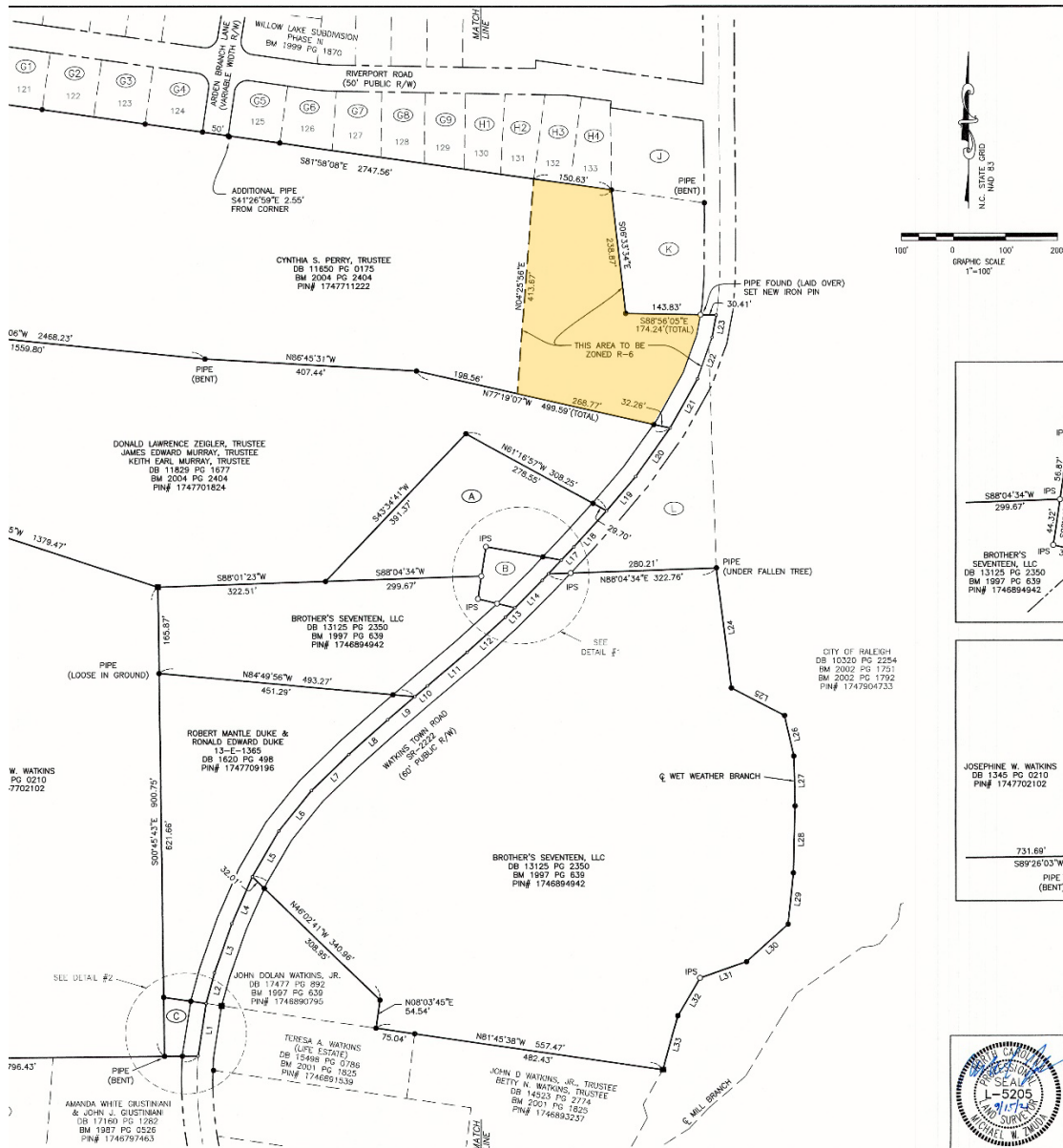


<b>Property</b>	2932, 2933, 3029, & 3033 Watkins Town Rd; 1505 Old Watkins Rd; 0 Old Watkins Rd	
<b>Size</b>	102.51 acres	
<b>Existing Zoning</b>	Wake County R-30	
<b>Requested Zoning</b>	R-6-CU	

Map by Raleigh Department of Planning and Development (mansolfj): 5/7/2021

# Split Zone

Z-28-2021





# COMPREHENSIVE PLAN

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

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

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable and workforce housing. The request would permit up to 300 units, which is a substantial increase over the 145 detached units permitted under the current zoning, and permit duplexes and townhouses.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme, which encourages careful infill that complements the existing character of the area and responds to natural features. If approved, the subject site could accommodate approximately 3 dwelling units per acre, which is nearly identical to the density of Willow Lake.

However, the request is inconsistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses and development in areas where infrastructure is already in place. This request would result in a mono-use development outside of Raleigh's jurisdiction that requires utility extensions.

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

Yes. The subject site is classified as Low Density Residential on the Future Land Use Map, which recommends residential development of up to 6 units per acre. The request would result in a theoretically achievable density of 3 units per acre. That category also considers townhouses appropriate as part of a conservation subdivision. This request will require many of the key features of conservation subdivisions.

- 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?

N/A.

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

Community facilities, including water and sewer service, appear to be sufficient to serve the proposed use. However, immediate park and recreation needs could be better met in the near-term with the provision of developer-provided open space and recreational facilities.



## Future Land Use

**Future Land Use designation:** Low Density Residential, Special Study Area

**The rezoning request is**

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

☐ **Inconsistent**

The Future Land Use Map designation of Low Density Residential recommends residential development of up to 6 units per acre. The request would result in a theoretically achievable density of 3 units per acre. That category also considers townhouses appropriate as part of a conservation subdivision. This request will require many of the key features of conservation subdivisions.

## Urban Form

**Urban Form designation:** N/A

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

Overall, the request is compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties. The site is surrounded mostly by rural or low density development. A new low density subdivision with a significant open space set-aside is a similar and compatible use.

## Public Benefits of the Proposed Rezoning

- The request will facilitate new development utilizing public utilities that is compatible with the surrounding neighborhood character.

## Detriments of the Proposed Rezoning

- The request will facilitate development outside the city's ETJ, which is counter to adopted policy.

## Policy Guidance

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

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- **LU 1.2—Future Land Use Map and Zoning Consistency**

*The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The Future Land Use Map designation of Low Density Residential recommends residential development of up to 6 units per acre. The request would result in a theoretically achievable density of 3 units per acre. That category also considers townhouses appropriate as part of a conservation subdivision. This request will require many of the key features of conservation subdivisions.

- **LU 2.2—Compact Development**

*New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.*

- **LU 8.9—Open Space in New Development**

*New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.*

- Compared to the development that would result under the current zoning, the request will permit a more compact residential use than what is currently allowed while also preserving a significant portion (40%) of the site as open space.

- **LU 3.4—Infrastructure Concurrency**

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

- The subject site is not within Raleigh's Extraterritorial Planning Jurisdiction (ETJ). However, public water and sewer are adjacent to the site. The developer of the site will be responsible for any extensions and improvements required to serve future development.

- **LU 5.1—Reinforcing the Urban Pattern**

*New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

- The request would permit only residential uses at a density in keeping with the character of the surrounding residential area.

### **LU 8.1—Housing Variety**

*Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

#### **● H 1.8—Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The rezoning request would increase the potential residential entitlement from approximately 145 units to as many as 300 units. Permission of housing types beyond single-family development would also increase the variety of housing stock in the area.

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

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#### **● LU 3.1—Zoning of Annexed Lands**

*The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.*

- This site is within a Special Study Area corresponding to the city's short- and long-range utility service areas. No land use study is currently planned or funded

#### **LU 3.2—Location of Growth**

*The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.*

- The subject site is not within Raleigh's corporate limits or Extraterritorial Planning Jurisdiction (ETJ). The request would encourage development at the edge of the city's planning jurisdiction.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	0	The nearest transit service is on Louisburg Road.
Walk Score	30	6	
Bike Score	41	14	
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	50	There is no public transit nearby.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	17	This area is primarily rural in nature with no job centers nearby.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The maximum number of potential units would increase from 145 to 280.
Is naturally occurring affordable housing present on the site?	Potentially	Although these parcels have large land areas, Wake County tax records indicates some of them contain modestly-priced homes.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed district allows attached and townhouse units.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	Much of the site will be dedicated to open space, but the home lots can be smaller than average.
Is it within walking distance of transit?	No	

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

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	33	36
People of Color Population (%)	45	46
Low Income Population (%)	22	30
Linguistically Isolated Population (%)	3	3
Population with Less Than High School Education (%)	8	9
Population under Age 5 (%)	7	6
Population over Age 64 (%)	6	11
% change in median rent since 2015	9.8	20.3

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

## Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	82.6 (yrs)	The life expectancy for residents in the area is higher than the county average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	Carolina Tree Debris LLC operates a landfill for yard waste nearby.
Are there hazardous waste facilities are located within one kilometer?	No	NCDEQ does not identify any hazardous waste nearby.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	The northwestern part of the site is within a floodplain.
Is this area considered a food desert by the USDA?	No	

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	N/A	The property is not within Raleigh's jurisdiction and remains mostly undeveloped.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	The Willow Lake subdivision to the north contains private covenants that are more restrictive than the UDO.

*\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*Response: The rezoning request would increase potential housing supply and increase the options for types of housing that could be built. However, this site is not particularly near to transportation or employment options.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Response: The existing residents of the area display approximately the same of degree of economic vulnerability as the average Raleigh resident, according to the gathered demographic data. In addition, the median rent in this Census tract has increased at a lower rate over the past five years than the citywide average. While allowing for more housing production at this location would help to reduce market pressure in the city overall, it is not as desperately needed as in other parts of Raleigh.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Response: Housing costs in this area rose more slowly between 2015 and 2019 than they have in Raleigh as a whole. The median rent increased 9.8% between 2015 and 2019, compared to 20.3% for the city.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*Response: No specific instances of discriminatory practices have been identified for this site. This area has been a rural and sparsely populated part of Wake County until as recently as the 1990s.*

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Response: The collected indicators suggest nearby residents have similar opportunities for healthy lifestyles and outcomes as the average resident of Raleigh.*

# IMPACT ANALYSIS

## Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. 2932 Watkins Town Road has been surveyed and identified as WA1699 Robert Watkins Farm.

**Impact Identified:** None.

## Parks and Recreation

1. This site contains the NR Harris Creek greenway corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 75-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B).
2. Nearest existing park access is provided by Horseshoe Farms Nature Preserve (3.1 miles) and Buffaloe Rd. Athletic Park (4.7 miles).
3. Nearest existing greenway trail access is provided by the Neuse River Greenway Trail (2.8 miles).
4. Current park access level of service in this area is graded a F letter grade. However, there is an undeveloped City-owned property at 0 Watkins Rd. (Watkins Road Property) that is designated as a future City of Raleigh park. In addition, there is another undeveloped park property at 5150 Watkins Rd (Hodges Mill Creek Property) which will also be developed as a park in the future. Both of these properties are within 1.5 miles of the rezoning site, so park access level of service is expected to improve at some point in the future, although there is no current timeline or funding available for the planning and development of these park properties. Immediate park and recreation needs could be better met in the near-term with the provision of developer-provided open space and recreational facilities.

**Impact Identified:** None.



## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	36,250 gpd	70,000 gpd
Waste Water	0 gpd	36,250 gpd	70,000 gpd

1. The proposed rezoning would add 70,000 gpd to the wastewater collection and water distribution systems of the City. There is an existing 15" sanitary sewer across Harris Creek from the proposed rezoning area (offsite easement acquisition may be required), & there is also access to (1) 8" & (2) 6" water mains via 3 stub streets along the northern edge of assemblage
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

**Impact Identified:** None.

## Stormwater

Floodplain	FEMA
Drainage Basin	Harris Creek
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

1. Neuse Riparian Buffer; some alluvial soils

**Impact Identified:** None.

## Transportation

1. **Location:** The Z-28-21 site is in Northeast Raleigh east of Harris Creek Elementary. The site is on both sides of Watkins Town Road.
2. **Area Plans:** The Z-28-21 site is not located in an area with an adopted area plan (Map AP-1) in Comprehensive Plan. The Wake Crossroads Area Plan is approximately one mile north of the site.
3. **Other Projects:** West of the site, NCDOT plans to widen Louisburg road between the bridge and Leland Rive, as well as add capacity to the intersection of Louisburg Road, Ligon Mill Road, and Mitchell Mill Road. This project is listed as Project U-5748 in the N.C. Department of Transportation's State Transportation Improvement Program (STIP). It is expected to begin construction in 2022. The project includes widening Louisburg Road to eight lanes and the construction of 10-foot multi-use path along the southern portion. Improvements to Mitchell Mill Road and Ligon Mill Road are also included. The project will also be converting intersections from Perry Creek Road to Leeland Drive to "reduced conflict intersections." Also known as a "superstreet." This configuration will not allow for left turns onto Louisburg Road nor through movements to cross it. The result will be simpler signal phasing that will increase the capacity of Louisburg Road.

There are no other existing or programmed transportation projects near the site.

4. **Streets:** In addition to Watkins Town Road, the Z-28-21 site has access to three public street stubs from the Willow Lake Subdivision: Sandy Bluff Road, Peachford Lane, and Arden Branch Lane. None are identified in the Street Plan (Map T-1 in the comprehensive plan) and are thus local streets. They are all maintained by the City of Raleigh. Watkins Town Road is currently maintained by NCDOT and is designated in the street plan as a two-lane undivided avenue.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts is set by the average lot size in the block. Minimum lot sizes lead to 4,500 feet for the maximum block perimeter, while the maximum dead-end street length is 550 feet. The existing block perimeter is over 20,000 feet. There are several streets stubs within this block. Connections between these stubs and future subdivisions meeting the requirements of UDO section 8.3.2 will improve the block perimeter. These connections are consistent with the Comprehensive Plan, including Policies T 2.3, T 2.4, T 2.5, and T 2.6, which all concern interconnected streets. These policies and the block perimeter standards in UDO Article 8.3 reduce per-capita vehicle miles traveled and increase the efficiency of providing city services such as solid waste collection.

UDO Section 8.3.2.A.1.b.vi.c eliminates requirement to stub street to or cross with a street a creek with a drainage area of more than one square mile. Harris Creek is along the western border of the property appears to meet this condition.

5. **Pedestrian Facilities:** There are no existing sidewalks along Watkins Town Road. Streets within the Willow Lake Preserve subdivision have sidewalks on one side, as required by City code at the time the subdivision was created. Frontage improvements

and sidewalks on both side of new streets are required for subdivision or tier three site plan approval.

6. **Bicycle Facilities and Greenways:** There are no existing bikeways near the Z-28-21 site. There is a greenway corridor planned along Harris Creek and the west of the site. There are existing greenway easements north of the site along the creek. These easements connect to two public streets: Tyler Bluff Lane and Sandy Bluff Lane. Connecting streets to greenway corridors frequently improves access to recreation and nonmotorized transportation.
7. **Transit:** There is no existing or plan transit services near the Z-28-21 site.
8. **Access:** Vehicle access to the subject site is via Watkins Town Road and the stubbed streets north of the site.
9. **TIA Determination:** Based on the Envision results, approval of case Z-28-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-30 to R-6-CU is projected to generate 75 new trips in the AM peak hour and 94 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-28-21 Existing Land Use Agricultural and Residential	Daily	AM	PM
	47	4	5
Z-28-21 Current Zoning Entitlements Rural Residential	Daily	AM	PM
	1,369	107	144
Z-28-21 Proposed Zoning Maximums Residential	Daily	AM	PM
	2,453	182	238
Z-28-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>1,084</b>	<b>75</b>	<b>94</b>

**Impact Identified:** None.

## Urban Forestry

1. Proposed rezoning does not impact Urban Forestry requirements (UDO 9.1).

**Impact Identified:** None.

## Impacts Summary

Immediate park and recreation needs could be better met in the near-term with the provision of developer-provided open space and recreational facilities.

## Mitigation of Impacts

The applicant could add a zoning condition guaranteeing the creation of park space within the development.

## CONCLUSION

This request is to rezone seven parcels totaling approximately 99.7 acres from Wake County zoning district Residential-30 (R-30) to Residential-6-Conditional Use (R-6-CU) and R-6. Proposed zoning conditions require at least 40% of the site to be open space; set a maximum of 280 dwelling units, no more than 190 of which can be detached; prohibit apartments; require stormwater management for a 25-year storm; require a 20-foot average width protective yard on the northern property line; increase dimensional standards for the conservation development option; prohibit townhouses and duplexes within 1,100 feet of the northern property line; and require at least two access points to Watkins Town Road from the west.

The request is **consistent** with Comprehensive Plan overall and **consistent** with the Future Land Use Map. The request is **consistent** with Comprehensive Plan policies regarding compact development and new housing. The request is **inconsistent** with policies regarding the location of growth.

The request would support the Vision Themes of *Expanding Housing Choices* and *Growing Successful Neighborhoods and Communities*. The request would not support the *Managing Our Growth* Vision Theme.

## CASE TIMELINE

Date	Action	Notes
5/12/2021	Submitted rezoning petition	
5/12/2021	Submitted annexation petition	AX-14-21
9/16/21	Amended petition to split zone	
10/26/2021	Planning Commission	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-30	R-4	R-30, R-4	R-30	R-4, IH
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Rural Residential, Low Density Residential
Current Land Use	Rural residential/ agriculture	Detached dwellings	Rural residential/ agriculture	Rural residential/ agriculture	Rural residential/ agriculture
Urban Form	-	-	-	-	-

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-30	R-6-CU, R-6
Total Acreage	99.7	99.7
Setbacks:	(detached)	(detached)
Front	30'	10'
Side	15'	5'
Rear	30'	20'
Residential Density:	1.45	3.03
Max. # of Residential Units	145	302
Max. Gross Building SF	361,268	548,000
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.08	0.13

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

**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-28-21</b>	Date submitted: 10/28/2021   7:57 AM CDT	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

**Narrative of Zoning Conditions Offered**

1. A minimum of forty percent (40%) of the net site area shall be designated as Open Space. Open Space meeting this forty percent (40%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of forty percent (40%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.
2. A minimum of forty percent (40%) of lots shall abut Open Space.
3. A minimum of sixty percent (60%) of the Open Space meeting the forty percent (40%) net site area requirement shall be contiguous.
4. No more than 280 dwelling units shall be permitted. Of the 280 maximum dwelling units, no more than 190 single family dwelling units shall be permitted.
5. Apartment building types are prohibited.
6. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.
7. A protective yard with a minimum width of 18 feet and an average width of 20 feet shall be provided along the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Existing vegetation may count toward the planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
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11. Subject to the receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for a minimum of two access points from the portion of the property west of Watkins Town Road to Watkins Town Road.

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

Property Owner(s) Signature: Ronald Edward Duke

Printed Name: Ronald Edward Duke

**RECEIVED**

**By Ira Mabel at 9:57 am, Nov 12, 2021**

**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-28-21</b>	Date submitted: 10/28/2021   8:41 AM CDT	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

**Narrative of Zoning Conditions Offered**

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Property Owner(s) Signature: Robert Mantle Duke

Printed Name: Robert Mantle Duke

**RECEIVED****By Ira Mabel at 9:57 am, Nov 12, 2021**

**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-28-21</b>	Date submitted: 10/28/2021   7:40 AM CDT	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

**Narrative of Zoning Conditions Offered**

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Property Owner(s) Signature: Roger Henderson Duke

Printed Name: Roger Henderson Duke

**RECEIVED**

**By Ira Mabel at 9:57 am, Nov 12, 2021**



**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-28-21</b>	Date submitted: 11/2/2021   8:56 PM CDT	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

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Property Owner(s) Signature: Robert Mantle Duke Roger Henderson Duke Ronald Edward Duke

Printed Name: Brothers Seventeen LLC

**RECEIVED**

**By Ira Mabel at 9:57 am, Nov 12, 2021**

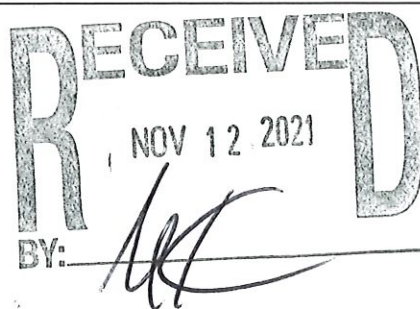
Conditional Use District Zoning Conditions		
Zoning case #: Z-28-21	Date submitted: 10-27-21	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

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Property Owner(s) Signature: Donald Lawrence Zeigler

Printed Name: Donald Lawrence Zeigler





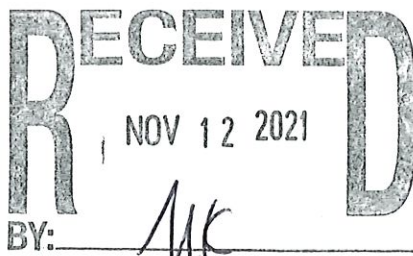
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Zoning case #: Z-28-21	Date submitted: 10-29-21	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

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Property Owner(s) Signature: Hilda W. Watkins

Printed Name: Hilda W. Watkins



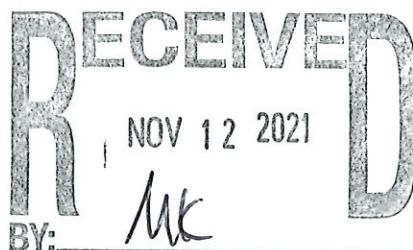
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Property Owner(s) Signature: Donald Lawrence Zeigler

Printed Name: Donald Lawrence Zeigler, Trustee of the Janie W. Murray Irrevocable Trust





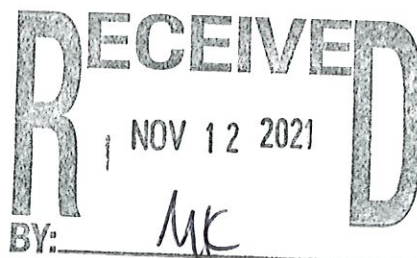
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Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered
<p>1. A minimum of forty percent (40%) of the net site area shall be designated as Open Space. Open Space meeting this forty percent (40%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of forty percent (40%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.</p> <p>2. A minimum of forty percent (40%) of lots shall abut Open Space.</p> <p>3. A minimum of sixty percent (60%) of the Open Space meeting the forty percent (40%) net site area requirement shall be contiguous.</p> <p>4. No more than 280 dwelling units shall be permitted. Of the 280 maximum dwelling units, no more than 190 single family dwelling units shall be permitted.</p> <p>5. Apartment building types are prohibited.</p> <p>6. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.</p> <p>7. A protective yard with a minimum width of 18 feet and an average width of 20 feet shall be provided along the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Existing vegetation may count toward the planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.</p> <p>8. If the conservation development option is selected, perimeter lots for detached house and attached house building types shall meet the dimensional requirements of the conventional development option.</p> <p>9. Townhouse and attached house building types located west of Watkins Town Road shall not be placed within 1,100 feet of the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404).</p> <p>10. If the conservation development option is selected, minimum lot area for detached house and attached house building types shall be 6,000 square feet.</p> <p>11. Subject to the receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for a minimum of two access points from the portion of the property west of Watkins Town Road to Watkins Town Road.</p>

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

Property Owner(s) Signature: 

Printed Name: James Edward Murray, Trustee of the Janie W. Murray Irrevocable Trust



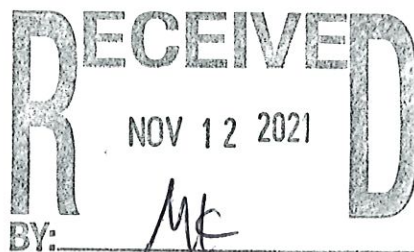
Conditional Use District Zoning Conditions		
Zoning case #: Z-28-21	Date submitted: <u>10-27-2021</u>	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered
<p>1. A minimum of forty percent (40%) of the net site area shall be designated as Open Space. Open Space meeting this forty percent (40%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of forty percent (40%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.</p> <p>2. A minimum of forty percent (40%) of lots shall abut Open Space.</p> <p>3. A minimum of sixty percent (60%) of the Open Space meeting the forty percent (40%) net site area requirement shall be contiguous.</p> <p>4. No more than 280 dwelling units shall be permitted. Of the 280 maximum dwelling units, no more than 190 single family dwelling units shall be permitted.</p> <p>5. Apartment building types are prohibited.</p> <p>6. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.</p> <p>7. A protective yard with a minimum width of 18 feet and an average width of 20 feet shall be provided along the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Existing vegetation may count toward the planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.</p> <p>8. If the conservation development option is selected, perimeter lots for detached house and attached house building types shall meet the dimensional requirements of the conventional development option.</p> <p>9. Townhouse and attached house building types located west of Watkins Town Road shall not be placed within 1,100 feet of the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404).</p> <p>10. If the conservation development option is selected, minimum lot area for detached house and attached house building types shall be 6,000 square feet.</p> <p>11. Subject to the receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for a minimum of two access points from the portion of the property west of Watkins Town Road to Watkins Town Road.</p>

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

Property Owner(s) Signature: 

Printed Name: Keith Earl Murray, Trustee of the Janie W. Murray Irrevocable Trust





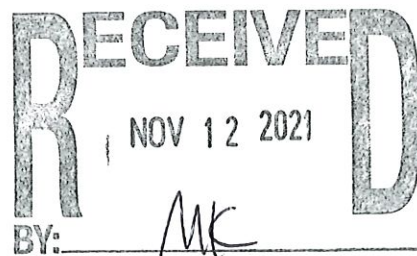
Conditional Use District Zoning Conditions		
Zoning case #: Z-28-21	Date submitted: 10/27/2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered
<p>1. A minimum of forty percent (40%) of the net site area shall be designated as Open Space. Open Space meeting this forty percent (40%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of forty percent (40%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.</p> <p>2. A minimum of forty percent (40%) of lots shall abut Open Space.</p> <p>3. A minimum of sixty percent (60%) of the Open Space meeting the forty percent (40%) net site area requirement shall be contiguous.</p> <p>4. No more than 280 dwelling units shall be permitted. Of the 280 maximum dwelling units, no more than 190 single family dwelling units shall be permitted.</p> <p>5. Apartment building types are prohibited.</p> <p>6. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.</p> <p>7. A protective yard with a minimum width of 18 feet and an average width of 20 feet shall be provided along the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Existing vegetation may count toward the planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.</p> <p>8. If the conservation development option is selected, perimeter lots for detached house and attached house building types shall meet the dimensional requirements of the conventional development option.</p> <p>9. Townhouse and attached house building types located west of Watkins Town Road shall not be placed within 1,100 feet of the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404).</p> <p>10. If the conservation development option is selected, minimum lot area for detached house and attached house building types shall be 6,000 square feet.</p> <p>11. Subject to the receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for a minimum of two access points from the portion of the property west of Watkins Town Road to Watkins Town Road.</p>

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

Property Owner(s) Signature: Cynthia A. Perry

Printed Name: Cynthia S. Perry, Trustee of the Linda W. Stell Irrevocable Trust



# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date: May 6, 2021	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 102.506 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s):		
Additional email(s):		





# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
		Overlay(s): N/A	Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Robert Mantle Duke</i> <i>Ronald Edward Duke</i> <i>Roger Henderson Duke</i>		
Additional email(s): <a href="mailto:bduke57@gmail.com">bduke57@gmail.com</a> <a href="mailto:ronduke@gmail.com">ronduke@gmail.com</a> <a href="mailto:rogerdukehair@yahoo.com">rogerdukehair@yahoo.com</a>		

4/27/2021 | 2:41 PM CDT

4/27/2021 | 2:45 PM CDT

4/27/2021 | 3:36 PM CDT



# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-30	Height: N/A	Frontage: N/A
Proposed zoning base district:	R-6	Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Robert Mantle Duke</i>		
Additional email(s): <a href="mailto:bduke57@gmail.com">bduke57@gmail.com</a>		



# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-30	Height: N/A	Frontage: N/A
Proposed zoning base district:	R-6	Height: N/A	Frontage: N/A
Overlay(s): N/A			
Helpful Tip: <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Ronald Edward Duke</i>		4/27/2021   2:45 PM CDT
Additional email(s): <a href="mailto:ronduke@gmail.com">ronduke@gmail.com</a>		



# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
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Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
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Date:	Date amended (1):	Date amended (2):
Property address: See attached		
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Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Roger Henderson Duke</i>		4/27/2021   3:36 PM CDT
Additional email(s): <a href="mailto:rogerdukehair@yahoo.com">rogerdukehair@yahoo.com</a>		

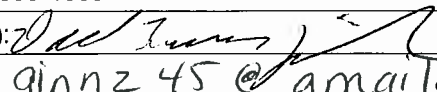
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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
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For planned development applications only:	Total units: N/A	Total square footage: N/A
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Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): 		
Additional email(s): <a href="mailto:ginnz45@gmail.com">ginnz45@gmail.com</a>		

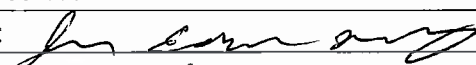
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General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
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Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): 		
Additional email(s): none		



# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district:	R-30	Height: N/A	Frontage: N/A
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Overlay(s): N/A			Overlay(s): N/A
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Property PIN: See attached		
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For planned development applications only:	Total units: N/A	Total square footage: N/A
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Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Di Earl</i>		
Additional email(s): <i>kmurray218@gmail</i>		

# Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district:	R-30	Height: N/A	Frontage: N/A
Proposed zoning base district:	R-6	Height: N/A	Frontage: N/A
Overlay(s): N/A			Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Hilda Watkins</i>		
Additional email(s): <i>none</i>		



# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district:	R-30	Height: N/A	Frontage: N/A
Proposed zoning base district:	R-6	Height: N/A	Frontage: N/A
			Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>David L. Marsh</i>		
Additional email(s): <i>ginnz45@gmail.com</i>		

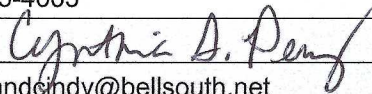
# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date:	Date amended (1): 9/3/2021	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Watkins Rd. & Watkins Town Rd.		Property size (acres): 100.01 acres
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): 		
Additional email(s): <a href="mailto:benandcindy@bellsouth.net">benandcindy@bellsouth.net</a>		

## **WATKINS TOWN ROAD REZONING APPLICATION ADDENDUM**

### **OWNER INFORMATION**

#### **Parcel 1**

Site Address: 2932 Watkins Town Road, Raleigh, NC 27616  
PIN: 1746894942  
Deed Reference (book/page): 013125/02350  
Acreage: 18.33  
Owner: Brothers Seventeen LLC  
Owner Address: 1220 Old Watkins Road, Raleigh, NC 27616

#### **Parcel 2**

Site Address: 2933 Watkins Town Road, Raleigh, NC 27616  
PIN: 1747709196  
Deed Reference (book/page): 13-E/1365  
Acreage: 3.39  
Owner: Robert Mantle Duke, Ronald Edward Duke, and Roger Henderson Duke  
Owner Address: 1220 Old Watkins Road, Raleigh, NC 27616

#### **Parcel 3**

Site Address: 3029 Watkins Town Road, Raleigh, NC 27616  
PIN: 1747701824  
Deed Reference (book/page): 011829/01677  
Acreage: 19.24  
Owner: Donald Lawrence Zeigler, James Edward Murray and Keith Earl Murray, as Trustees of the Janie W. Murray Irrevocable Trust  
Owner Address: 7712 Brookdale Drive, Raleigh, NC 27616

#### **Parcel 4**

Site Address: 3033 Watkins Town Road, Raleigh, NC 27616 (partial\*)  
PIN: 1747711222  
Deed Reference (book/page): 011650/00175  
Acreage: 32.839 (35.5 total)  
Owner: Cynthia S. Perry as Trustee of the Linda W. Stell Irrevocable Trust  
Owner Address: 3033 Watkins Town Road, Raleigh, NC 27616  
\*Note: A portion of this parcel is not included in this rezoning application. See attached metes and bounds description and graphic.

#### **Parcel 5**

Site Address: 1505 Old Watkins Road, Raleigh, NC 27616  
PIN: 1747702102  
Deed Reference (book/page): 000000/00033  
Acreage: 26.74

Owner: Hilda Watkins  
Owner Address: 3200 Old Milburnie Road, Raleigh, NC 27616

**Parcel 6**

Site Address: 0 Old Milburnie Road, Raleigh, NC 27616  
PIN: 1746798664  
Deed Reference (book/page): 008628/01022  
Acreage: 0.18  
Owner: Hilda W. Watkins  
Owner Address: 3200 Old Milburnie Road, Raleigh, NC 27616

**Parcel 7**

Site Address: 3013 Watkins Town Road, Raleigh, NC 27616  
PIN: 1747804539  
Deed Reference (book/page): 004365/00734  
Acreage: 1.78  
Owner: Donald L. Ziegler  
Owner Address: 3013 Watkins Town Road, Raleigh, NC 27616

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached addendum.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Urban Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: N/A

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

**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.

**Response:**

N/A

**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.

**Response:**

N/A

**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.

**Response:**

N/A

**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.

**Response:**

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.

**Response:**

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.

**Response:**

N/A

7	<p>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.</p> <p><b>Response:</b> N/A</p>
8	<p>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.</p> <p><b>Response:</b> N/A</p>
9	<p>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.</p> <p><b>Response:</b> N/A</p>
10	<p>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.</p> <p><b>Response:</b> N/A</p>
11	<p>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.</p> <p><b>Response:</b> N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>



<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> N/A</p>
<b>15</b>	<p>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.</p> <p><b>Response:</b> N/A</p>
<b>16</b>	<p>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.</p> <p><b>Response:</b> N/A</p>
<b>17</b>	<p>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.</p> <p><b>Response:</b> N/A</p>
<b>18</b>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> N/A</p>
<b>19</b>	<p>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.</p> <p><b>Response:</b> N/A</p>
<b>20</b>	<p>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.</p> <p><b>Response:</b> N/A</p>

21	<p>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.</p> <p><b>Response:</b> N/A</p>
22	<p>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.</p> <p><b>Response:</b> N/A</p>
23	<p>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.</p> <p><b>Response:</b> N/A</p>
24	<p>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.</p> <p><b>Response:</b> N/A</p>
25	<p>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.</p> <p><b>Response:</b> N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**February 19, 2021**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on March 2, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone six parcels of land located at 2932 Watkins Town Road (PIN 1746894942), 2933 Watkins Town Road (PIN 1747709196), 3029 Watkins Town Road (PIN 1747701824), 3033 Watkins Town Road (PIN 1747711222), 1505 Old Watkins Road (PIN 1747702102), and 0 Old Milburnie Road (PIN 1746798664). The site is currently zoned R-30 (Wake County) and is proposed to be rezoned to R-6-CU. An annexation petition to annex the properties from Wake County to the City of Raleigh will be filed in conjunction with the rezoning application. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	845 3448 9700
Enter the following password:	792283

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	845 3448 9700 #
Enter the Participant ID:	#
Enter the Meeting password:	792283 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. This notice has been mailed to the property owners within 1,000 feet of the area requested for rezoning and any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan  
Raleigh Planning & Development  
(919) 996-2235  
[Carmen.Kuan@raleighnc.gov](mailto:Carmen.Kuan@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

Thank you,

Collier Marsh

ATTENDANCE ROSTER	
NAME	ADDRESS
Jonathan Fisher	3208 Peachford Lane
Kathryn Stenerson	4212 Riverport Road
Susan DeGiralamo	4405 Riverport Road
Jayne Legatowicz	4304 Riverport Road
Dinh Ho	4300 Riverport Road
Amanda & John Giustiniani	1525 Old Watkins Road
Barbara Sarvis	3213 Leebrook Road
Sarah Jackson	6004 Chelray Court
Caroline Babyak	3205 Terrel Mill Road
Wayne Galke	4315 Riverport Road
Garry O'Neill	4328 Riverport Road
Barry and Sabrina Deans	3204 Terrel Mill Road
Richard and Kim Dorman	3132 McDade Farm Road
Karen Harris	3224 Sandy Bluff Road
Christopher Johnson	4400 Willow Lake Road
Sarah Goldstein	3205 Arden Branch Lane
Steven Ficker	3220 Sandy Bluff Road
Mary Duncan	4308 Riverport Road
Ted Gill	(Address Not Provided)
Dave Savage	3205 Sandy Bluff Road
Laura Perham	4400 Willow Lake Road
Bob Duke	1220 Old Watkins Rd
Allen Johnson	4424 Riverport Road
Michael & Sherry Espinosa	3221 Terrel Mill Rd

ATTENDANCE ROSTER	
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[illegible]

## SUMMARY OF ISSUES

A neighborhood meeting was held on March 2, 2021 (date) to discuss a potential rezoning located at 2932, 2933, 3013, 3029, & 3033 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 75 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Connections between site and Willow Lake Community, Willow Lake Community access to neighborhood amenities.

How are conditions related to open space enforced.

Location of proposed townhouses.

Process for studying impacts to environment, watershed, groundwater, well, and wildlife.

Traffic impacts, widening of lanes on existing roads, and traffic improvements.

Congruity between proposed development and Willow Lake development.

Proposed residential uses; Quantity of each residential type.

Impact of development on home value and property taxes.



## SUMMARY OF ISSUES

A neighborhood meeting was held on March 2, 2021 (date) to discuss a potential rezoning located at 2932, 2933, 3013, 3029, & 3033 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 75 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Flooding in area and impact of development on stormwater runoff.

Location and number of connections to Watkins Town Road.

Speed bumps in Willow Lake Community.

Lot and building sizes and dimensions.

Requests not to connect to existing street stubs of Willow Lake Community.

Request not to include townhomes and apartments in community.

Request no to include low income or affordable housing.

Annexation process and reasoning for annexation to Raleigh.

## SUMMARY OF ISSUES

A neighborhood meeting was held on March 2, 2021 (date) to discuss a potential rezoning located at 2932, 2933, 3013, 3029, & 3033 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 75 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Inclusion of sidewalks and greenway connections.

Location of Open Space and Open Space between existing developments.

Reasoning behind R-6 designation and conservation development option.

Any plans to integrate with neighboring properties not included in proposal.

Development of parkland and greenways on property.

Maintenance of open space and common areas, and features that may be included.

Definition of open space and common areas, and features that may be included.

Development team and development timeline.

## SUMMARY OF ISSUES

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### Summary of Issues:

Construction entrances to development.

Access to site water features for fishing and recreation.