



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). 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.

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-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s):
Helpful Tip: 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:			

General Information		
Date: 7/7/2025	Date amended (1):	Date amended (2):
Property address: 2126 Sanderford Road		
Property PIN: 1712486089		
Deed reference (book/page): DB 13865; PG 70		
Nearest intersection: Sanderford Rd & Rock Quarry Rd		Property size (acres): 3.0 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Ivan Holloway, 1020 Lakeview Road, Durham, NC 27712		
Property owner email:		
Property owner phone:		
Applicant name and address: Amy Crout (150 Fayetteville Street, Ste 2300, Raleigh), on behalf of Property Owner		
Applicant email: acrout@smithlaw.com		
Applicant phone: 919-821-6604		
Applicant signature(s): <i>Ivan Holloway</i>		
Additional email(s): Ivan.Holloway@smithlaw.com		

RECEIVED
By Metra Sheshbaradaran at 2:45 pm, Jul 14, 2025

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 7/7/2025	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the R-10 District shall be prohibited: (1) school, public or private (K-12); (2) telecommunication tower (<250ft); (3) telecommunication tower (≥250ft); (4) outdoor sports or entertainment facility(≤250 seats); (5) outdoor sports or entertainment facility (>250 seats).

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.

DocuSigned by:
 Property Owner(s) Signature: Ivan Holloway
53ADE160E3334E4...

Printed Name: Ivan Holloway



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
<p>1. The Property is designated Low Scale Residential on the Future Land Use Map. The Comprehensive Plan provides that the Low Scale Residential designation "envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses." This request would facilitate the development of townhomes on the property.</p> <p>2. The Urban Form Map shows that the Property is within a Frequent Transit Area and along a Transit Emphasis Corridor. Increasing the residential density of the Property in this area, while still maintaining neighborhood character and zoning consistency, expands access to transit opportunities for more residents.</p> <p>3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency); LU 1.3 (Conditional Use District Consistency); LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 5.1 (Reinforcing the Urban Pattern); LU 8.1 (Housing Variety); LU 8.3 (Conserving, Enhancing, and Revitalizing Neighborhoods); LU 8.5 (Neighborhood-scale Housing); LU 8.17 (Zoning for Housing Opportunity and Choice); and H 1.8 (Zoning for Housing).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
The request would provide greater housing choice, and, by increasing supply, works to improve housing affordability. The request also creates the opportunity for more housing to be built in a transit supportive area of the City, which will allow more people to live in a part of the City with convenient access to jobs, educational, and recreational amenities.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban Design Guidelines

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

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

Urban form designation: Transit Emphasis Corridor

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

1

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:

Development on the subject site will consider this guideline at the time of design; however, the applicant is not proposing rezoning to a mixed-use district.

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:

Development on the subject site will consider this guideline at the time of design; however, the applicant is not proposing rezoning to a mixed-use district.

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:

The site will have access to Sanderford Road; however, the applicant is not proposed rezoning to a mixed-use district.

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:

Development on the subject site will consider this guideline at the time of design.

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:

Development on the subject site will consider this guideline at the time of design.

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:

There are a variety of potential frontage options for development of the property to encourage physical definition of streets and public spaces as places of shared use.

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>Response: Specific development plans for the property are still in development, but the applicant expects there will be opportunities to locate off-street parking behind or beside buildings.</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>Response: The site is not located at a street intersection.</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>Response: Development on the subject site will consider this guideline at the time of design.</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>Response: Development on the subject site will consider this guideline at the time of design.</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>Response: Development on the subject site will consider this guideline at the time of design.</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>Response: Development on the subject site will consider this guideline at the time of design.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Development on the subject site will provide seating in amenity areas consistent with UDO requirements.</p>

<p>14</p>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: Future development will take into account that parking lots should not dominate the frontage, interrupt pedestrian routes, or negatively impact surrounding developments.</p>
<p>15</p>	<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>Response: Future development will be aimed at locating parking to the rear or interior of a block whenever possible and will comply with UDO frontage requirements.</p>
<p>16</p>	<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>Response: Parking structures are not currently anticipated as part of the development on the subject site. To the extent parking structures are part of development on the site, they will conform to UDO requirements.</p>
<p>17</p>	<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>Response: The subject site is within walking distance of transit stops.</p>
<p>18</p>	<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>Response: The subject site has access to an existing pedestrian network of sidewalks.</p>
<p>19</p>	<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>Response: There are no known sensitive natural resources on this property.</p>
<p>20</p>	<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>Response: Development on the subject site will consider this guideline at the time of design.</p>

<p>21</p>	<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>Response: The subject site is served by existing public sidewalks. Improvements to existing sidewalks required by the UDO will be addressed at the time of design and construction of development on the site.</p>
<p>22</p>	<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>Response: Any street trees required by the UDO will be addressed at the time of design and construction of development on the site.</p>
<p>23</p>	<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>Response: Development on the subject site will consider this guideline at the time of design.</p>
<p>24</p>	<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>Response: Development on the subject site will consider this guideline at the time of design.</p>
<p>25</p>	<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>Response: Development on the subject site will consider this guideline at the time of design.</p>
<p>26</p>	<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>Response: Development on the subject site will consider this guideline at the time of design.</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 Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 Fee Guide 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 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"/>
For properties requesting a Conditional Use District:					
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"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
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"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on April 9, 2025 (date) to discuss a potential rezoning located at 2126 Sanderford Road, Raleigh, NC 27610 (property address). The neighborhood meeting was held at Sanderford Road Community Center, 2623 Sanderford Road, Raleigh (location). There were approximately 22 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Type of development proposed (townhomes, not single-family or apartments)
Proposed density and height of development
Potential buffer along adjoining property lines with single-family residential uses
Traffic impacts along Sanderford Road and Rock Quarry Road
Potential HOA restrictions for the development
Stormwater impacts and impact to the stream that runs to the south of the property

April 9, 2025

Neighborhood Meeting

ATTENDANCE ROSTER	
NAME	ADDRESS
Wendy	
KATHIN CONDREAT	2208 WOODCHUCK
DANIEL B. ROGERS	2201 Woodchuck Pl.
LINDA ROGERS	2201 Woodchuck Place.
Carolyn F. Rogers	2204 Woodchuck Place
Larry E. Rogers	2204 Woodchuck Place
Sylvester A White Jr	2200 Woodchuck Place
Populume White	2200 Woodchuck Place
Leslie Robinson	2207 Lyndhurst Dr.
Henry Jiang	2208 Sanderford Rd.
HAZEL BRYANT	2207 LYNDSHURST DR.
Waymon Chavis	1313 FOXRUN DR
Kelly O'Toole	2209 Sanderford Rd.
Greg Peter	2209 Sanderford Rd
Tony Perry	949 Crosslink Rd.
H. Celeste Turner	716 Crown Crossing Lane
Sarah Jacobs + Bryce Pate	2208 Woodchuck Pl.
Annie McCoy	1408 Attama Cir, Rd
Jared S. Ollison	2222 Lyndhurst Dr.
KAY HARRIS	2301 Lyndhurst Dr.
H. Mallette Stephens	2209 Woodchuck Pl
Ivey Chavis	2218 Lyndhurst Dr. Raleigh NC

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
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E-Mail: acrout@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

March 26, 2025

Re: Notice of neighborhood meeting to discuss proposed rezoning of parcel located at 2126 Sanderford Road, Raleigh, NC 27610 (PIN: 1712486089)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the lands located at 2126 Sanderford Road, Raleigh, NC 27610 (PIN: 1712486089) (the "Property").

The neighborhood meeting will be held on Wednesday, April 9th from 6:30 p.m. to 7:30pm in the Sanderford Road Community Center located at 2623 Sanderford Road, Raleigh, North Carolina 27610.

The Property is currently zoned R-4 and is proposed to be rezoned to Residential 10 – Conditional Use (R-10-CU). The enclosed maps show the location and current base zoning of the Property and surrounding parcels.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
Matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at acrout@smithlaw.com.

Sincerely,



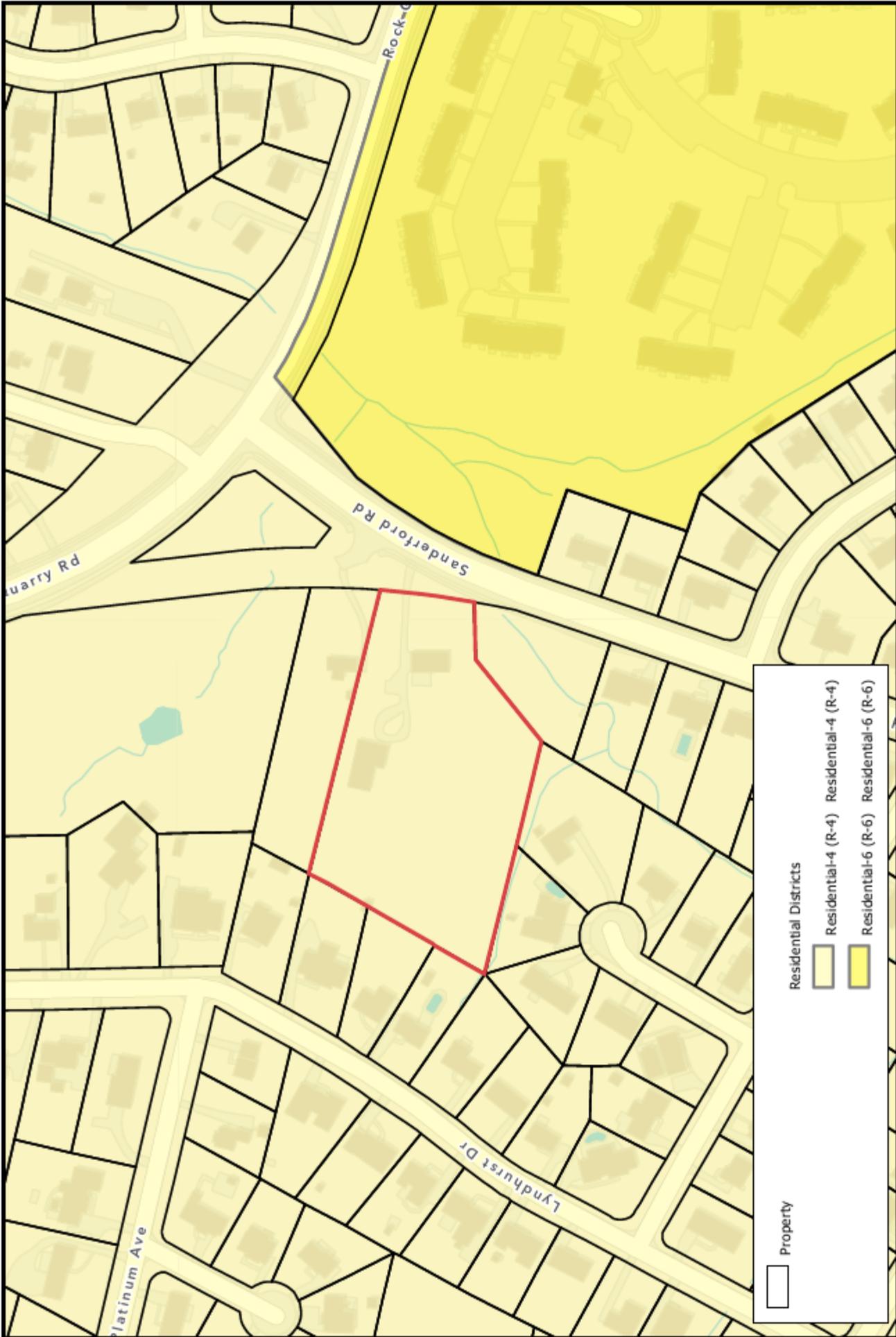
Amy C. Crout

enclosures



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2126 Sanderford Road GIS



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0 100 200 400 ft
1 inch equals 200 feet



2126 Sanderford Road Zoning