



2009 MAR 20 AM 11:00

Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.

2. That the following circumstance(s) exist(s):

City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.

Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

The property has not heretofore been subject to the zoning regulations of the City of Raleigh.

3. That the requested zoning change is or will be in accordance with the Raleigh Comprehensive Plan.

4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:

- 1) to lessen congestion in the streets;
- 2) to provide adequate light and air;
- 3) to prevent the overcrowding of land;
- 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
- 5) to regulate in accordance with a comprehensive plan;
- 6) to avoid spot zoning; and
- 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

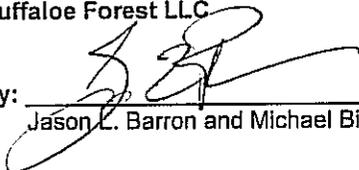
Please check boxes where appropriate

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate.

Buffaloe Forest LLC

Date:

By:


Jason L. Barron and Michael Birch, Attorneys

Date:

3/20/09

EXHIBIT B. Request for Zoning Change

Office Use Only	7-029-09
Petition No.	
Date Filed:	3-20-09
Filing Fee:	pd 1028.00 by CKH

6945
107730

Please use this form only – form may be photocopied. Please type or print

See instructions, page 6

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	<u>Buffaloe Forest LLC</u>	<u>5882 Faringdon Place</u> <u>Suite 200</u> <u>Raleigh, NC 27609</u>	
2) Property Owner(s):	<u>Same As Above</u>	<u>Same As Above</u>	
3) Contact Person(s):	<u>Jason L. Barron and</u> <u>Michael Birch</u> <u>K&L Gates, LLP</u>	<u>4350 Lassiter at North</u> <u>Hills Avenue, Suite 300</u> <u>Raleigh, NC 27609</u>	<u>(919) 743-7343</u> <u>jason.barron@klgates.c</u> <u>om</u> <u>(919) 743-7314</u> <u>michael.birch@klgates.c</u> <u>om</u>
4) Property Description: Please provide surveys if proposed zoning boundary lines do not follow property lines.	<u>Wake County Property Identification Number(s) (PIN): 1746-50-8750, 1746-51-4293, 1746-60-5368, 1746-70-1874, 1746-70-4410, 1746-30-5575, 1746-40-1439, 1746-40-7433, and 1745-49-5797</u>		
	<u>General Street Location (nearest street intersections): Southeast quadrant of intersection of Buffaloe Road and Forestville Road</u>		
5) Area of Subject Property (acres):	<u>+/- 127.24 acres</u>		
6) Current Zoning District(s) Classification: Include Overlay District(s), if Applicable	<u>Residential-6 Conditional Use</u>		
7) Proposed Zoning District Classification: Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.	<u>Residential-6 Conditional Use (amendment to conditions)</u>		

EXHIBIT B-1

BUFFALOE FOREST ADJACENT PROPERTY OWNERS

<u>Name and Address</u>	<u>PIN</u>
Richard Joseph and Anita M. Ghiloni 3909 Blackard Pond Road Raleigh, NC 27604-9790	1745-59-4689
Richard Joseph and Anita M. Ghiloni 3909 Blackard Pond Road Raleigh, NC 27604-9790	1745-59-8732
Crawford G. and Norma I. Bryant 3929 Blackard Pond Road Raleigh, NC 27604-9790	1745-69-1792
Eugene Allen Hunter 4001 Blackard Pond Road Raleigh, NC 27604-9792	1745-69-4713
David Mark and Kimberly L. Yokeley 4005 Blackard Pond Road Raleigh, NC 27604-9792	1745-69-6723
Carol L. Sword P.O. Box 40684 Raleigh, NC 27629-0684	1745-69-9704
Todd and Maria Meyer 4021 Blackard Pond Road Raleigh, NC 27604-9792	1745-79-1688
Bruce Ambrous and Judy P. Brantley 3005 Old Milburnie Road Raleigh, NC 27604-9657	1745-79-4962
Minnie Dunn Thorpe Gene Earl Thorpe 58 Townsend Street Boston, MA 02119-1319	1746-80-0019
James L. Dunn, Sr. 3024 Old Milburnie Road Raleigh, NC 27604-9656	1746-80-0398

James Lewis Dunn 3024 Old Milburnie Road Raleigh, NC 27604-9656	1746-70-8378
James L. Dunn, II 3024 Old Milburnie Road Raleigh, NC 27604-9656	1746-80-0607
James Louis and Joyce C. Dunn 3024 Old Milburnie Road Raleigh, NC 27604-9656	1746-71-9050
JP Robertson Family Limited P.O. Box 6122 Raleigh, NC 27628-6122	1746-71-6233
Vision Baptist Church Inc. 7633 Buffaloe Road Raleigh, NC 27616-6807	1746-61-9306
Capital Land Investment Company 4412 Delta Lake Drive Raleigh, NC 27612-7006	1746-62-8360
Shannon K. Garcia Cynthia C. Miller 3928 Phlox Road Raleigh, NC 27616-8982	1746-51-9833
Elvis T. and Luanna T. Edwards 3924 Phlox Road Raleigh, NC 27616-8982	1746-51-7963
Gene A. and Barbara Whitecross 2312 Trellis Court Raleigh, NC 27604-8699	1746-51-2873
Christopher L. Burton 3916 Phlox Road Raleigh, NC 27616-8982	1746-52-5070

John M. and Jill A. Talley 2308 Trellis Court Raleigh, NC 27604-8699	1746-51-0859
Terry Nye & Mary E. Featherstone 2304 Trellis Court Raleigh, NC 27604-8699	1746-41-9800
Melissa & Michael L. Wilson 2300 Trellis Court Raleigh, NC 27604-8699	1746-41-7778
George A. & Luana J. Toney 2301 Trellis Court Raleigh, NC 27604-8699	1746-41-6877
Margaret Strickland Heirs c/o R. H. Watkins 11428 Jordan Road Raleigh, NC 27603-8330	1746-42-6835
James Douglas Miles Joyce S. Miles P.O. Box 513 Knightdale, NC 27545-0513	1746-30-8877
James Douglas Miles Barbara Miles P.O. Box 513 Knightdale, NC 27545-0513	1746-41-0189
Buffaloe Forest LLC 5882 Faringdon Place, Suite 200 Raleigh, NC 27609-3932	1746-30-5871
Marie Davis Poole Diane Poole 301 Pine Forest Trail Knightdale, NC 27545-7925	1746-20-8993
BRC Poole LLC 5826 Samet Drive, Suite 105 High Point, NC 27265-3614	1746-30-2826

Constance W. Stokes Carol W. Musselman 1936 Old Greenfield Road Raleigh, NC 27604-9785	1746-20-8342
Constance W. Stokes Carol W. Musselman 1936 Old Greenfield Road Raleigh, NC 27604-9785	1746-30-2204
Constance W. Stokes Carol W. Musselman 1936 Old Greenfield Road Raleigh, NC 27604-9785	1746-30-3233
Buffaloe Forest LLC 5882 Faringdon Place, Suite 200 Raleigh, NC 27609-3932	1746-30-5383
Ernest T. Cozart, Jr. Betty L. Cozart 5305 Forestville Road Raleigh, NC 27604-8601	1746-30-5154
Lamont M. & Dolores W. Inge 2504 Old Milburnie Road Raleigh, NC 27604-9539	1745-38-8601
Lamont M. & Dolores W. Inge 2504 Old Milburnie Road Raleigh, NC 27604-9539	1745-39-6863
Lamont M. & Dolores W. Inge 2504 Old Milburnie Road Raleigh, NC 27604-9539	1745-39-6763
Lamont M. & Dolores W. Inge 2504 Old Milburnie Road Raleigh, NC 27604-9539	1745-49-5347

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only – form may be photocopied – please type or print.

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state which District Plan area the subject property is located within and the recommended land use for this property:

The subject property is located within the Northeast District Plan. According to the recommended urban form map for this district, the subject property is located within a Community Focus Area. Also, the subject property is bounded to the north by Buffalo Road, a primarily residential thoroughfare, and to the west by Forestville Road, a primarily nonresidential thoroughfare.

B. Please state whether the subject property is located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

The subject property is located within the Neuse River East Small Area Plan. According to the small area plan, commercial development should be concentrated within the portion of the focus area between I-540 and Forestville Road and between Buffalo Road and Skycrest Drive extension. This commercial area is west of the subject property. According to the Certified Recommendation for Z-54-06, land use policies call for lower density uses on the east side of Forestville Road to serve as a transition from the commercial development to the rural setting.

C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies?

The proposed map amendment is consistent with the Northeast District Plan and the Neuse River East Small Area Plan. Although the subject property is located within a Community Focus Area, land use policies suggest lower density uses on the east side of Forestville Road, where the subject property is located. The proposed map amendment limits the residential density to 4.7 units per acre or 600 dwelling units, whichever is less. This conditioned maximum density is within the low density definition of less than seven (7) units per acre. Therefore, the proposed map amendment is consistent with the Comprehensive Plan.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

The subject property is bordered to the north by single family residences and vacant land. A church is located north of the subject property, across Buffalo Road. Single family residences, manufactured homes, vacant parcels and a small grocery store are located to the east of the subject property, across Old Milburnie Road. A large lot, single family subdivision is located south of the subject property. Vacant land and single family residences are located west of the subject property, across Forestville Road.

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

Property to the north of the subject property is zoned R-4 and R-6 Conditional Use (Z-16-07). Property to the east of the subject property is within Wake County's planning jurisdiction, and is zoned R-30. Property to the south of the subject property is zoned R-4. Property to the west of the subject property is zoned R-4 and a large parcel was recently rezoned from R-4 to SC Conditional Use (Z-48-08, approved by City Council on March 3, 2009).

C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area

The subject property is an approximately 127-acre, undeveloped tract with frontage along Buffalo Road, Forestville Road, and Old Milburnie Road. The subject property is already zoned Residential-6 Conditional Use, and permits up to 600 dwelling units or 4.7 units per acre, whichever is less. The location of the subject property, particularly its proximity to an interchange and Community Focus Area, renders the subject property suitable for single-family residences.

The subject property is surrounded by land that is zoned for low density residential uses (R-4 and R-6 CUD) and that is currently vacant or contains single family residences. The completion of the Interstate 540 interchange with Buffalo Road and the extension of public utilities in the area is promoting more intense development. The proposed map amendment permits development compatible with the character of the surrounding area. Additionally, the proposed condition requiring retention of stormwater to maintain existing peak discharge rates for the 25-year storm makes the proposed map amendment compatible with the environmentally sensitive areas located to the west of the subject property.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The proposed map amendment benefits the landowner by permitting it to develop the subject property for its highest and best use, given the location of the subject property in a rural area on the outskirts of Raleigh's planning jurisdiction.

B. For the immediate neighbors:

The proposed map amendment benefits the immediate neighbors by requiring installation of stormwater control facilities that will be constructed to provide retention of stormwater to maintain existing peak discharge rates for the 25-year storm, which is significantly more protective than required by the City of Raleigh. Additionally, the modified condition regarding foundations still ensures that residential dwellings constructed on the portion of the subject property adjacent to most immediate neighbors will feature crawl space foundations.

C. For the surrounding community:

The Neuse River and other environmentally sensitive areas are within the surrounding community. The condition requiring storm water control facilities to be constructed to provide retention of stormwater to maintain exiting peak discharge rates for the 25-year storm provides a significant benefit to the community.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

This case proposes a rezoning for low density residential uses (up to 600 dwelling units or 4.7 units per acre, whichever is less). The existing built environment and zoning districts in the surrounding area represent development or permit development of this nature. Therefore, the rezoning of this property does not provide a significant benefit which is not available to surrounding properties.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The proposed map amendment seeks only to modify an existing condition regarding crawl space foundations and to provide additional stormwater control protections. The request is reasonable because those residential dwellings located adjacent to most surrounding properties will have crawl space foundations. The public interest is served through the proposed condition requiring installation of stormwater control facilities that will be constructed to provide retention of stormwater to maintain the existing peak discharge rates for the 25-year storm. This condition serves the public interest by providing additional protection for the environmentally sensitive areas in the surrounding community.

V. Recommended items of discussion (where applicable).

- a. An error by the City Council in establishing the current zoning classification of the property.**

This recommended item of discussion is not applicable.

- b. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

This recommended item of discussion is not applicable.

- c. The public need for additional land to be zoned to the classification requested.**

This recommended item of discussion is not applicable.

- d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.**

With respect to infrastructure, the rezoning and development of the subject property will benefit the surrounding area through the extension of public sewer approximately 7,000 feet. This will benefit the subject property and the surrounding parcels. Additionally, the commitment to install stormwater control facilities to maintain existing peak discharge rates for up to the 25-year storm positively impacts the Neuse River and adjacent greenway.

VI. Other arguments on behalf of the map amendment requested.

For the foregoing reasons, the Petitioner submits that the proposed rezoning is consistent with the Comprehensive Plan, and is reasonable and in the public interest.



Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-29-09 Conditional Use; Buffalo Road

General Location: This site is located on the south side of Buffalo Road, SW of its intersection with Old Milburnie.

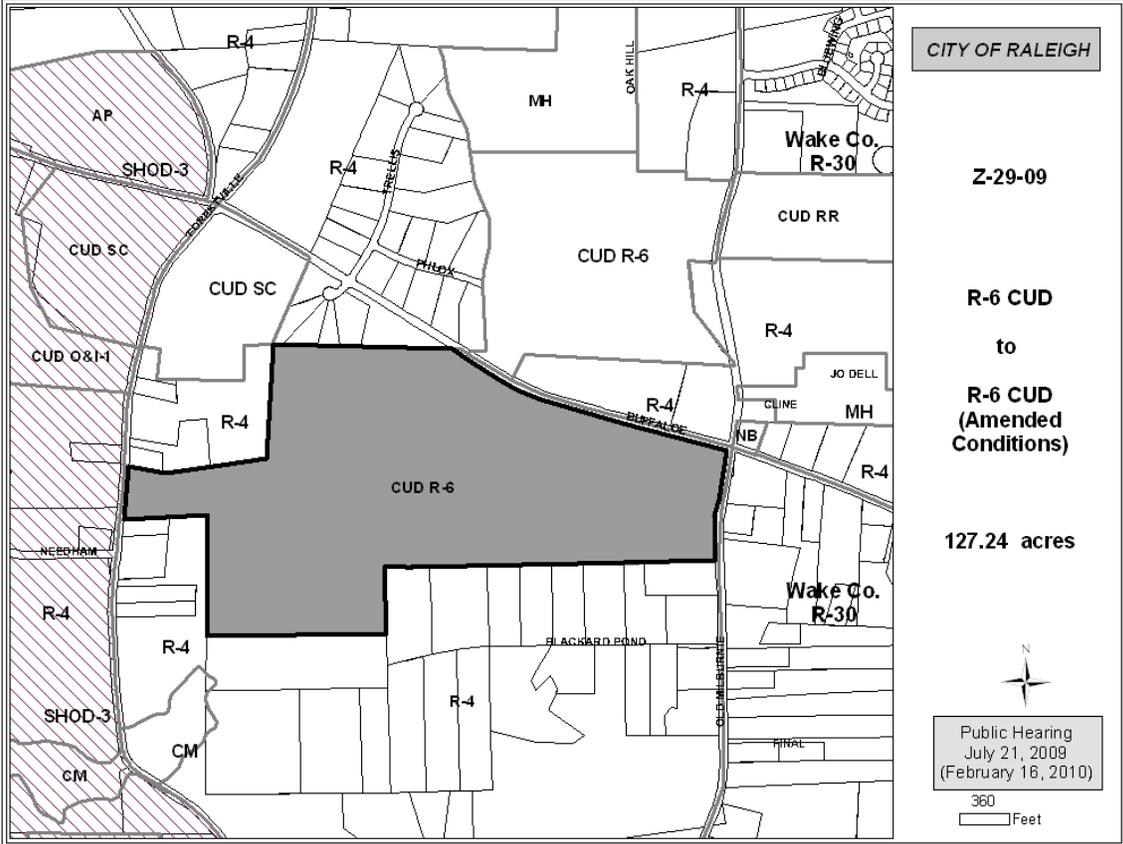
Planning District / CAC: Northeast / Northeast

Request: Petition for Rezoning from Residential-6 Conditional Use to Residential-6 Conditional Use (Amended Conditions).

Comprehensive Plan Consistency: This request is consistent with the Comprehensive Plan.

Valid Protest Petition (VSPP): NO

Recommendation: The Planning Commission finds that this proposed rezoning is consistent with the Comprehensive Plan and that this request be approved in accordance with conditions dated 12/1/09.



CASE FILE: Z-29-09 Conditional Use

LOCATION: This site is located on the south side of Buffalo Road, SW of its intersection with Old Milburnie.

REQUEST: This request is to amend the conditions on a property currently zoned Residential-6 Conditional Use approximately 127.24 acres in size..

**CONSISTENCY WITH
COMPREHENSIVE PLAN
AND OTHER ADOPTED
PLANS:**

This request is consistent with the Comprehensive Plan.

RECOMMENDATION: **The Planning Commission finds that this proposed rezoning is consistent with the Comprehensive Plan and that this request be approved in accordance with conditions dated 12/1/09.**

**FINDINGS
AND REASONS:**

- (1) This request is consistent with the guidelines set forth in the Comprehensive Plan. This site is designated as being appropriate for low density residential, to serve as a transition to the surrounding rural development. As conditioned, the property is to be developed at no greater than 600 units, or 4.7 units per acre, falling well within the density requirements for low density residential development.
- (2) The Planning Commission finds that the proposal is reasonable and in the public interest. The zoning conditions offered by the applicant provide additional landscaping, buffers, architectural detailing, maximum height limits, roof pitch, and minimum size regulations on the property. The conditions also provide additional retention requirements for stormwater, recreational facilities, foundation construction, and points of access.
- (3) This request is consistent and compatible with the surrounding land uses in this area. This site is in close proximity to I-540 and will help serve the increasing residential needs in this area. The zoning conditions offered will help to ensure that the proposal is compatible with the surrounding area.

To PC: 7/28/09
Case History: **10/1/09 COW**
11/3/09 COW
12/1/09 COW

To CC: 1/5/10
Staff Coordinator: Stan Wingo

City Council Status: _____

Motion: Bartholomew
Second: Mullins
In Favor: Anderson, Bartholomew, Butler, Chambliss, Haq, Harris Edmisten, Mullins,
Smith, Sterling, Vance
Opposed:
Excused:

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 Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)

date: _____

date: 12/11/09



Zoning Staff Report: Z-29-09 Conditional Use

LOCATION: This site is located on the south side of Buffalo Road, SW of its intersection with Old Milburnie.

AREA OF REQUEST: 127.24 acres

PROPERTY OWNER: Buffalo Forest LLC

CONTACT PERSON: Jason Barron 743-7343

PLANNING COMMISSION RECOMMENDATION DEADLINE: *November 18, 2009*

ZONING:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Residential-6 Conditional Use	Residential-6 Conditional Use
	<u>Current Overlay District</u>	<u>Proposed Overlay District</u>
	N/A	N/A

ALLOWABLE DWELLING UNITS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	600 dwelling units (per conditions)	600 dwelling units (per conditions)

ALLOWABLE OFFICE SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Office uses not permitted.	Office uses not permitted.

ALLOWABLE RETAIL SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Retail uses not permitted.	Retail uses not permitted.

ALLOWABLE GROUND SIGNS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Tract ID Sign	Tract ID Sign

ZONING HISTORY: This property has been zoned Residential 6-Conditional Use since 2006 (Z-54-06). Previously the site was zoned Residential-4 since being brought into the City's ETJ.

SURROUNDING

ZONING: NORTH: R-4, R-6 CUD
SOUTH: R-4
EAST: Wake County R-30
WEST: R-4, R-4 w/SHOD-1

LAND USE: Undeveloped land, agricultural uses

SURROUNDING

LAND USE: NORTH: Vacant land, Vision Baptist Church, Ivy Ridge s/f subdivision
SOUTH: Rural large lot single family subdivision
EAST: Single family, vacant land, Village Grocery Store
WEST: Single family, vacant land

**DESIGNATED
HISTORIC
RESOURCES:**

This site is not within a local or national historic district and does not contain any designated historic landmarks.

EXHIBIT C AND D ANALYSIS:

**COMPREHENSIVE
PLAN SUMMARY**

TABLE: In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City’s adopted Comprehensive Plan the following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	Northeast
Urban Form	Adjacent Community Focus Area
Specific Area Plan	Neuse River East
Guidelines	N/A

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).

This site is located in the Northeast Planning District within the Neuse River East Small Area Plan. The Small Area Plan designates this area as being adjacent to a Community Focus Area. The plan states that commercial uses within the focus area should be developed to the west of this site. The eastern portion is to serve as a transition to the surrounding rural development. Zoning conditions limit density to less than 5 units per acre. The proposal to retain the Residential-6 Conditional Use zoning is consistent with the Comprehensive Plan.

2. Compatibility of the proposed rezoning with the property and surrounding area.

This request is to alter existing conditions approved with the 2006 rezoning. Specifically, the applicant requests a modification to condition “J” of Z-54-06. This condition required all single family dwellings to be constructed with crawl space foundations. The proposal will modify this condition to require only the dwellings located on lots abutting certain adjacent properties to be built with crawl space foundations. Applicant has also included a new zoning condition requiring retention of stormwater to maintain existing peak discharge rates for the 25-year storm in an effort to maintain compatibility with environmentally sensitive areas located to the west of the subject property.

Applicant states that the location of the property, specifically its proximity to an interchange and Community Focus Area, renders it suitable for single family residences, and that the completion of the I-540 interchange with Buffaloe Road is promoting more intense development.

Staff agrees with the assessment provided by the applicant. The rezoning proposal will not increase density and retains all but one zoning condition from the previously approved case. The property is currently undeveloped and is surrounded by land that is zoned for low density residential. Surrounding land uses are primarily single family development. The proposal is compatible with surrounding land uses and zoning.

3. Public benefits of the proposed rezoning

There is very little public benefit associated with this request. The property is already zoned to accommodate a reasonable amount of residential development on this site. Property can be developed as currently conditioned. Proposal seeks to amend zoning conditions which would previously require crawl space foundations for all homes built. Proposed conditions would require crawl space foundations only along specific adjacent properties. Applicant has offered a new zoning condition that would control stormwater runoff for up to the 25-year storm discharge rate.

4. Detriments of the proposed rezoning

There are no known detriments associated with this request.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

TRANSPORTATION: Buffaloe Road is classified as a major thoroughfare (2007 ADT - 10,000 vpd) and exists as 2-lane ribbon paved roadway within a 60-foot right-of-way. City standards call for Buffaloe Road to be constructed as a multi-lane roadway with a 65-foot back-to-back curb and gutter cross-section with sidewalks on both sides within a minimum 90-foot right-of-way. Old Milburne Road is classified as a minor thoroughfare (2007 ADT- 2,400 vpd) and also exists as a two-lane ribbon paved road within 60-feet of right-of-way. City standards call for Old Milburne Road to be constructed as a multi-lane facility with a 53-foot back-to-back curb and gutter section with sidewalk on both sides with an 80-foot right-of-way. Forestville Road is classified as a major thoroughfare and exists as a 2-lane roadway within a 60-foot right-of-way. City standards call for Forestville Road to be constructed as a multi-lane roadway with a 65-foot back-to-back curb and gutter cross-section with sidewalks on both sides within a 90-foot right-of-way. Neither NCDOT nor the City have projects scheduled in the vicinity of this case.

TRANSIT: The site is not within close proximity of current/future bus routes and/or a proposed regional rail transit station. No transit easement is needed upon subdivision approval.

HYDROLOGY: FLOODPLAIN: No FEMA; some alluvial soils
DRAINAGE BASIN: Neuse
STORMWATER MANAGEMENT: Site is subject to Part 10, Chapter 9, Stormwater Control and Watercourse Buffer Regulations. Some Neuse River Buffer on site.

PUBLIC UTILITIES:

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
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Water	Approx. <u>445,340</u> gpd	Approx. <u>445,340</u> gpd
Waste Water	Approx. <u>445,340</u> gpd	Approx. <u>445,340</u> gpd

The proposed rezoning would not impact the wastewater or water treatment systems of the City of Raleigh. The petitioner would be required to extend the necessary sanitary sewer and water mains to the rezoning site and all the internal utilities within the rezoning site.

**PARKS AND
RECREATION:**

This property is adjacent to a stream corridor included in the Capital Area Greenway Plan identified as Tributary B of the Neuse River. The minimum width of this corridor is 75' on each side of the stream measured from the top of bank. The greenway will be required to be dedicated at the time of subdivision or site plan approval.

**WAKE COUNTY
PUBLIC SCHOOLS:**

This proposal would not increase allowable residential density; therefore there would be no additional impact to Wake County Public Schools.

IMPACTS SUMMARY:

As the zoning and density on this site will remain the same, there would be no additional impacts created in association with this proposal.

**APPEARANCE
COMMISSION:**

This request is not subject to Appearance Commission review.

**CITIZENS'
ADVISORY COUNCIL:**

DISTRICT: Northeast
CAC CONTACT PERSON: Paul Brant 875-1114

