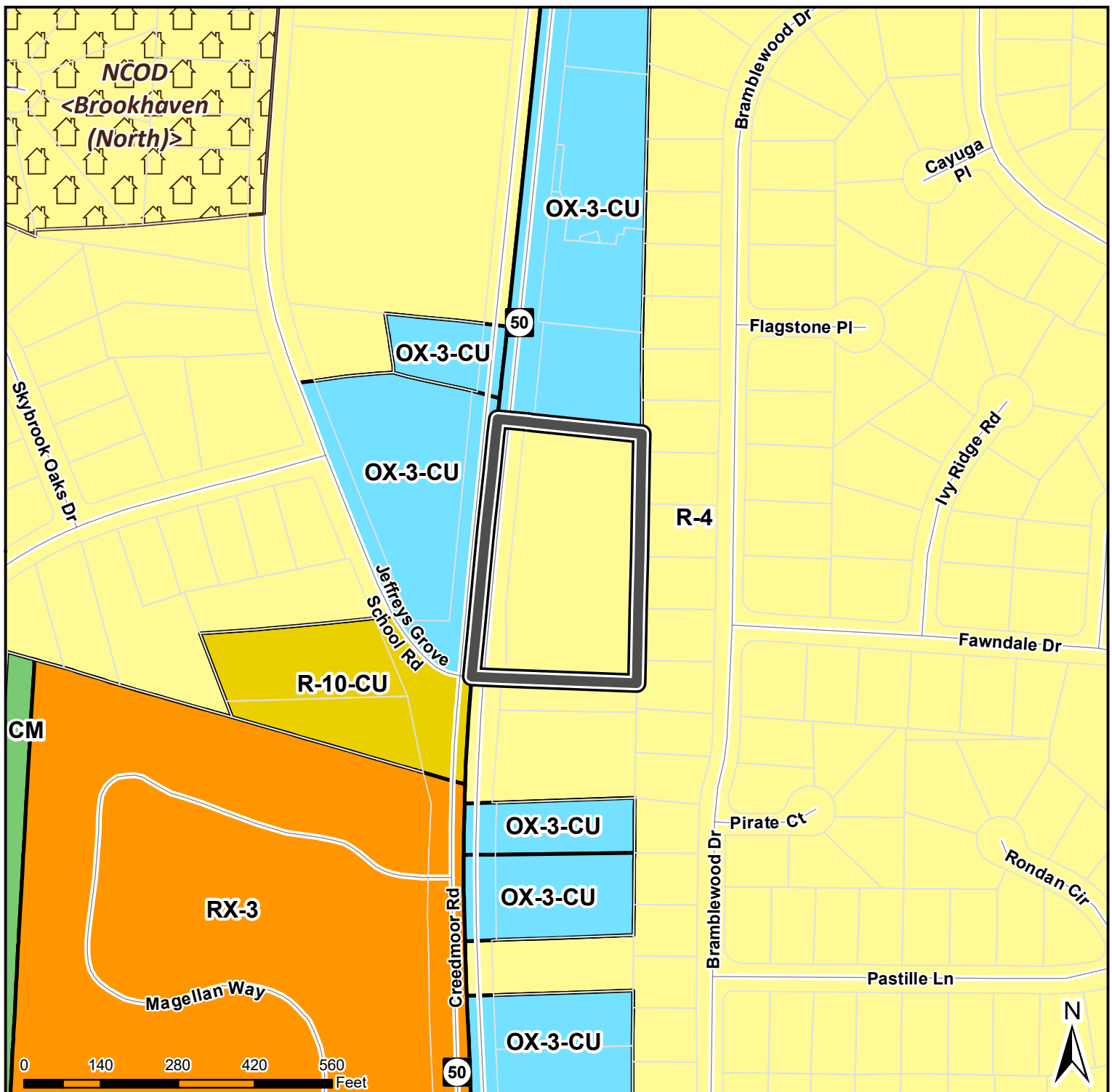
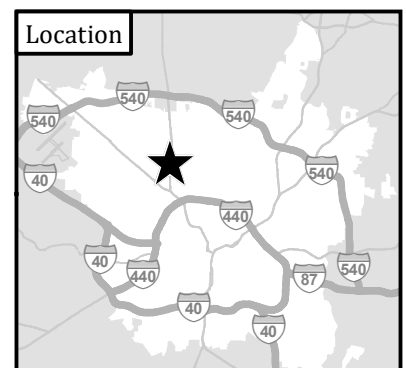


Existing Zoning

Z-30-2021



Property	5904 Creedmoor Rd
Size	2.45 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	November 18, 2021
Subject	City Council item for December 7, 2021 – Rezoning Z-30-21 Creedmoor Road

Z-30-21 5904 Creedmoor Road, approximately 2.45 acres located at [5904 Creedmoor Road](#).

Signed zoning conditions provided on September 17, 2021 would prohibit some uses, limit office or medical use to a maximum of 35,000 square feet, limit household living uses to multi-unit living and no more than 125 dwelling units and require the following of any retail sales uses: Must be located within a multi-tenant building and not exceed 15 percent of gross floor area, hours of operation can begin no earlier than 6 AM and end no later than 11 PM, and drive-thru or drive-in facilities are not permitted. The proposed conditions would also require any parking and pedestrian area lighting to be full-cutoff fixtures.

Current zoning: Residential-4 (R-4)

Requested zoning: Commercial Mixed Use-3 stories-Parking Limited-Conditional Use (CX-3-PL-CU)

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 (8 - 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# 13079

CASE INFORMATION: Z-30-21 CREEDMOOR ROAD

Location	East of the intersection of Creedmoor Road and Jeffreys Grove School Road Address: 5904 Creedmoor Road PINs: 0796497665 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	CX-3-PL-CU
Area of Request	2.45 acres
Corporate Limits	The site is outside and adjacent to Raleigh corporate limits and inside Raleigh ETJ.
Property Owner	Josephine C Watson
Applicant	Chad Essick, Poyner Spurill
Council District	District A
PC Recommendation Deadline	December 13, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, restaurant/bar, shopping center, light manufacturing, vehicle sales, vehicle fuel sales, vehicle service, college, community college, university, school.
2. Any office or medical use shall be limited to 35,000 square feet.
3. Household living uses shall be limited to multi-unit living and shall not exceed 125 units.
4. Any retail sales use is subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allow limited commercial use.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
5. All parking and pedestrian area lighting located in a Neighborhood Transition Zone B shall only consist of full cutoff fixtures.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	None
Consistent Policies	<ul style="list-style-type: none"> ● Policy LU 1.2 Future Land Use Map and Zoning Consistency ● Policy LU 1.3 Conditional Use District Consistency ● Policy LU 2.2 Compact Development ● Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 5.2 Managing Commercial Development Impacts ● Policy LU 7.4 Scale and Design of New Commercial Uses Policy LU 7.5 High-impact Commercial Uses ● Policy LU 10.3 Ancillary Retail Uses ● Policy H 1.8 Zoning for Housing
Inconsistent Policies	None identified

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
May 10, 2021; 9 attendees	August 25, 2021; 9 attendees	9/14/21; 11/9/21	11/16/21

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	The request would increase residential and commercial entitlement on a property along a major transportation corridor.
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Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommend approval of Z-30-21.
Motion and Vote	Motion: Bennett Second: Dautel In Favor: Bennett, Dautel, Elder, Fox, Godinez, Lampman, Mann and Rains
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: November 9, 2021

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE Z-30-21

Conditional Use District

OVERVIEW

The request is to rezone approximately 2.54 acres on the east side of Creedmoor Road from Residential-4 (R-4) to Commercial Mixed Use-3 Stories-Parking Limited-Conditional Use (CX-3-PL-CU). Proposed conditions prohibit some uses normally permitted in CX-, limit office and medical uses to 35,000 square feet, limit household living to multi-unit living and not more than 125 dwelling units, apply restrictions to retail sales uses, and require parking and pedestrian area lighting to be full cutoff fixtures.

The rezoning site is one parcel – 5904 Creedmoor Road – located east of the intersection of Creedmoor Road and Jeffreys Grove School Road. The site is currently forested and contains one detached house. The surrounding area contains a mix of residential, office, and civic uses. Residential uses are located to the east and zoned R-4. Parcels along Creedmoor Road contain a mix of residential uses zoned R-4 and office and commercial uses zoned OX-. To the southwest of the site are residential uses, including apartment type housing, zoned R-10 and RX-3.

The requested district CX-3-PL-CU would increase the residential entitlement and permit commercial uses on the site. The current zoning permits approximately 9 detached houses, and under the proposed conditions up to 125 dwelling units of multi-unit residential would be permitted on the site. Non-residential uses would be limited under the proposed conditions. Some uses normally permitted in CX- would be prohibited, including restaurant/bar, shopping center, vehicle fuel sales, and vehicle service. Self-service storage and research and development are the two uses that would remain permitted in CX- that are not also permitted in OX-. Office and medical uses would be permitted up to 35,000 square feet. The proposed conditions also restrict retail sales use in several ways: such uses must be located within a multi-tenant building, the flood area cannot exceed 15 percent of the gross floor, hours of operation cannot begin before 6 AM or end after 11 PM, and drive thru and drive-in facilities are prohibited. These restrictions mimic limited use standards for retail sales that apply in OX- districts.

The rezoning site is designated Office & Residential Mixed Use on the Future Land Use Map. This designation is applied to properties fronting Creedmoor Road. Surrounding properties to the east are designated Low Density Residential and properties to the west are designated Medium Density Residential, Institutional, and Neighborhood Mixed Use.

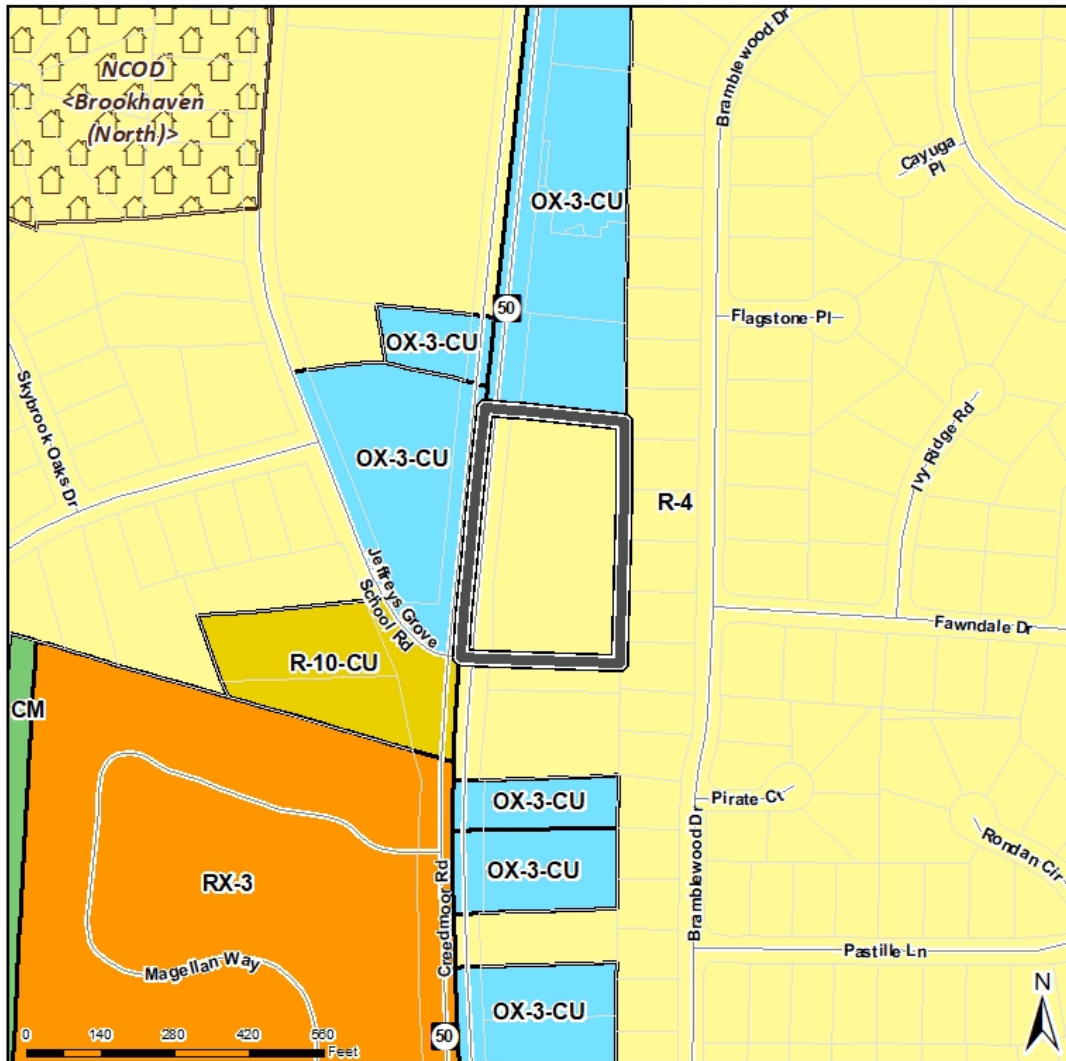
The site does not have a designation on the Urban Form Map.

OUTSTANDING ISSUES

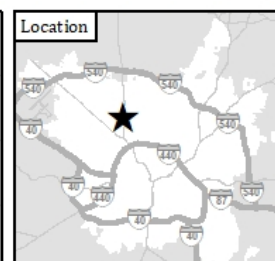
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-30-2021



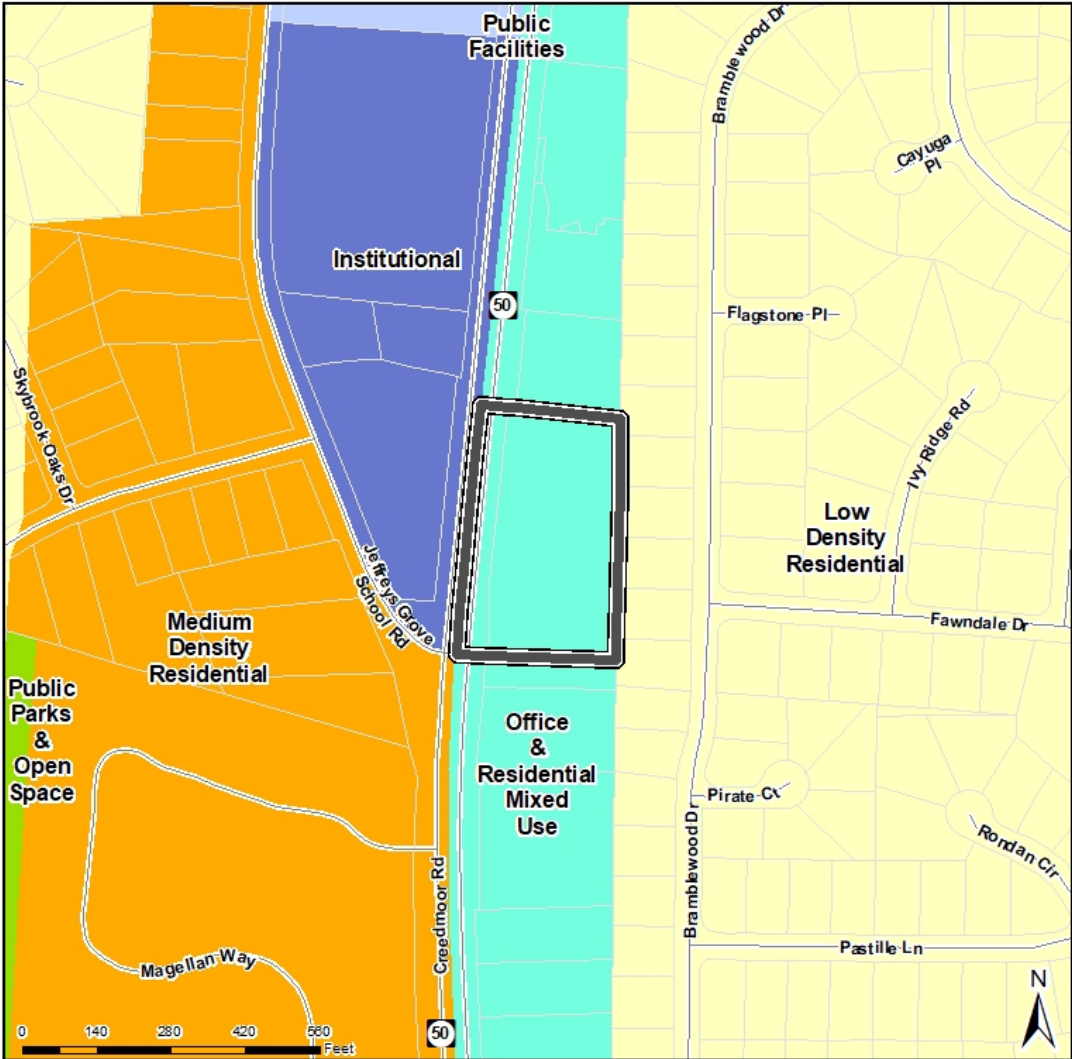
Property	5904 Creedmoor Rd
Size	2.45 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU



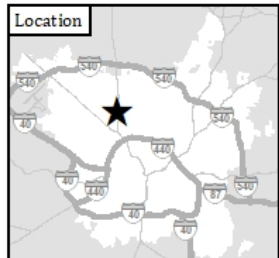
Map by Raleigh Department of Planning and Development (mansolf); 5/27/2021

Future Land Use	Z-30-2021
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Future Land Use	Z-30-2021
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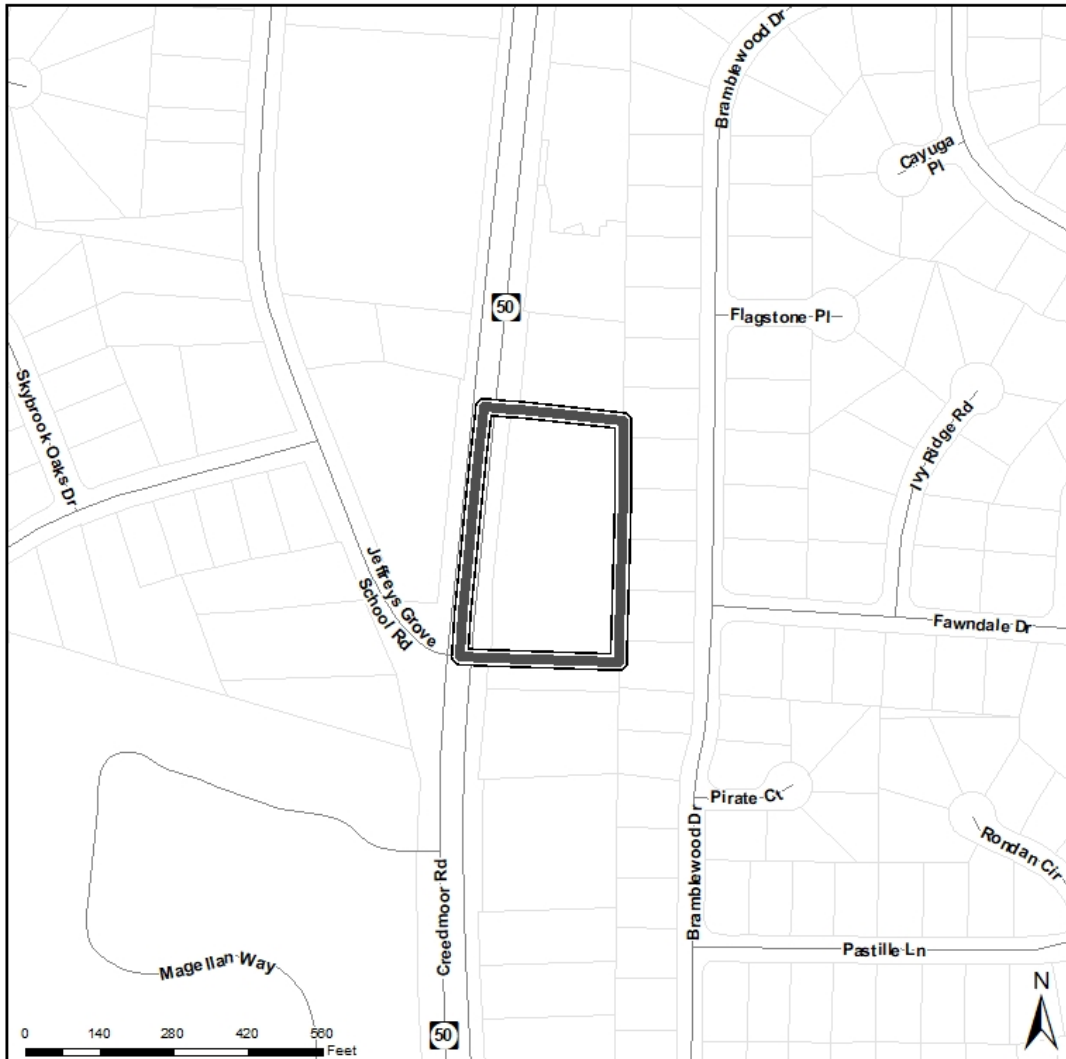
Property	5904 Creedmoor Rd
Size	2.45 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU



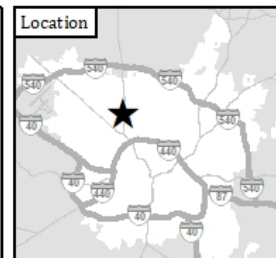
Map by Raleigh Department of Planning and Development (mansolf): 5/27/2021

Urban Form

Z-30-2021



Property	5904 Creedmoor Rd
Size	2.45 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU



Map by Raleigh Department of Planning and Development (mansaf); 5/27/2021

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 consistent with the 2030 Comprehensive Plan, including the Future Land Use Map, policies regarding compact development and managing impacts of commercial uses, and the vision themes for Coordinating Land Use and Transportation, Expanding Housing Choices, and Managing Our Growth.

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

Yes, the requested district would permit uses largely envisioned on the Future Land Use Map.

- 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?

Yes, community facilities and streets appear to be able to serve the proposed use.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

Office & Residential Mixed Use is applied to areas where a mix of residential and office uses are recommended, and retail should be ancillary to these uses. The requested conditional use district would prohibit many commercial and industrial uses not envisioned by this designation. Two industrial uses that would be permitted in the requested district are Research and Development and Self-service Storage. While categorized as industrial, these uses are lower impact and Self-service Storage would be subject to limited use standards including protective yards along property lines. In addition, retail sales uses would be subject to conditions similar to those required in OX-, the district identified as the closest corresponding zoning district.

Urban Form

Urban Form designation: None

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.**

The surrounding area contains a mix of uses, including residential (detached and apartments), civic (Jeffreys Grove Elementary School), office, and commercial. The requested district would permit similar uses to what exists along this portion of Creedmoor Road, including office and self-service storage.

Public Benefits of the Proposed Rezoning

- The request would increase residential and commercial entitlement on a property along a major transportation corridor Creedmoor Road.

Detriments of the Proposed Rezoning

- The request may increase traffic in the immediate area.

Policy Guidance

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●).

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

● **Policy LU 1.2 Future Land Use Map and Zoning Consistency**

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

● **Policy LU 1.3 Conditional Use District Consistency**

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- The subject site is designated Office & Residential Mixed Use on the Future Land Use map. While the requested district CX is typically not consistent with this designation, the proposed zoning conditions limit incompatible uses and require retail uses to comply with conditions similar to requirements in OX-.

● **Policy 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.

- The requested district would increase the residential and commercial entitlement and permit a greater density of development on a site with access to Creedmoor Road, a major transportation corridor.

● **Policy 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.

● **Policy LU 7.4 Scale and Design of New Commercial Uses**

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- While there are a few parcels with residential uses along this portion of Creedmoor Road, many of the surrounding properties contain small scale nonresidential uses. The requested district would permit a similar mix of uses and proposed zoning conditions would limit office and medical uses to 35,000 square feet.

Policy LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

Policy LU 7.5 High-impact Commercial Uses

Ensure that the city's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- The requested district prohibits many commercial and industrial uses that would have impacts on surrounding areas, including vehicle sales and service and light

manufacturing. The conditions also contain requirements for retail uses that include hours of operation and prohibition of drive-thru facilities.

● **Policy LU 10.3 Ancillary Retail Uses**

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

- The subject site is designated Office & Residential Mixed Use. The proposed conditions include requirements for retail sales to be no more than 15 percent of an entire building, indicating that the use would be ancillary to other uses.

● **Policy H 1.8 Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. 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 requested district would increase the entitlement for residential units significantly – from approximately 9 residential units to up to 125 residential units as per the proposed zoning conditions.

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

- None identified.

Area Plan Policy Guidance

- There is no area-specific guidance for the rezoning site.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	34	Similar to city-wide average.
Walk Score	30	41	Slightly higher than city-wide average.
Bike Score	41	22	Minimal bike infrastructure.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	70	Lower cost of transportation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	62	Average proximity to jobs.

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	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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 request would increase potential residential units from 9 to 125.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is currently undeveloped.
Does it include any subsidized	No	

units?		
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	Site is within walking distance of northbound service along Creedmoor Road.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	7	36
People of Color Population (%)	11	46
Low Income Population (%)	4	30
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	1	9
Population under Age 5 (%)	5	6
Population over Age 64 (%)	18	11
% change in median rent since 2015	23.0	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 census tract? Is it higher or lower than the City average?	86.7	Higher than average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone	No	

areas, that may directly impact the site?		
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?*	No	Property is outside city limits.
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	No such covenants were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	Nearby residential properties to the east have restrictive covenants.

*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 options for housing and employment along Creedmoor Road. The site is within walking distance of northbound transit service.

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 area population is less racially diverse and includes a smaller proportion having less than a high school education or low income. The request

would increase the number of entitled housing units in the area, potentially supporting the relative affordability of those units.

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 have increase slightly faster than the city-wide average.

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 historical incidences of government sanctioned housing discrimination, redevelopment plans, or restrictive covenants that excluded racial groups were found.

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: Area residents have a higher life expectancy than the city-wide average and no noted exposure to environmental hazards. The requested district would have minimal impacts on this.

IMPACT ANALYSIS

Historic Resources

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.

Impact Identified: None

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Williams Park (1.4 miles) and Lake Lynn Park (1.8 miles). Nearest existing greenway trail access is provided by the Hare Snipe Creek Greenway Trail (1.8 miles). Current park access level of service in this area is graded a B letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	250 gpd	2,250 gpd	31,250 gpd
Waste Water	250 gpd	2,250 gpd	31,250 gpd

1. The proposed rezoning would add 31,000 gpd to the wastewater collection and water distribution systems of the City. There is an existing water main adjacent to the proposed rezoning area. Sanitary sewer is also available but requires offsite easement acquisition & an extension to serve the property
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

Stormwater

Floodplain	No FEMA, possible alluvial soils
Drainage Basin	Mine
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to stormwater regulations under UDO 9.2 for runoff and nitrogen. Possible alluvial soils. Possible Neuse Buffers exist. Downstream drainage complaints identified.

Transportation

Site and Location Context

Location

The Z-30-21 Site is in North Raleigh on the east side of Creedmoor Road, between Millbrook Road and Lynn Road and opposite the southern connection to Jeffrey's Grove School Road.

Area Plans

The Z-30-21 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

Existing and Planned Infrastructure

Streets

Creedmoor Road is designated at a 6-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT.

Existing block perimeter for the site is approximately 13,250 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for CX-3 zoning districts is 3,000 feet. There are not public streets that intersect with Creedmoor Road from the east between Millbrook Road and Lynn Road (a distance of approximately 0.9 miles). Due to exemptions in UDO Section 8.3.2.A, no site along this section of Creedmoor Road will be required to stub a street to the east.

Pedestrian Facilities

There are complete sidewalks on Creedmoor Road.

Bicycle Facilities

There are no bikeways within ½ mile of the site. Creedmoor Road is designated for a separated bikeway in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).

Transit

The GoRaleigh Route 36 operates along Creedmoor Road at 30 minute frequency and with a northbound stop approximately 375 feet south of the site. Accessing southbound service requires a passenger to either walk approximately 0.45 mile, crossing at Millbrook Road to cross where there is a traffic signal, or to make a crossing at an uncontrolled location along Creedmoor Road.

Access

The Z-30-21 Site is access by Creedmoor Road.

Other Projects in the Area

There are not active transportation projects within one mile of the subject site.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-30-21 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-4 to CX-3-PL is projected to generate 69 new trips in the AM peak hour and 81 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-30-21 Existing Land Use Residential	Daily	AM	PM
	0	0	0
Z-30-21 Current Zoning Entitlements Residential	Daily	AM	PM
	85	7	9
Z-30-21 Proposed Zoning Maximums Commercial Mixed-Use	Daily	AM	PM
	1,004	76	90
Z-30-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	919	69	81

Urban Forestry

Impact Identified: Adding PL frontage could eliminate, per UDO 9.1.3.A.1, any eligible primary tree conservation area described in UDO 9.1.4.A.8. and or secondary tree conservation area described in UDO 9.1.4.B.1.c. along Creedmoor Road if in conflict with the build-to requirement.

Impacts Summary

Impacts of the rezoning request are minimal. The proposed district (with PL frontage) may have impacts on eligible tree conservation along Creedmoor Road.

Mitigation of Impacts

No mitigation required at the rezoning stage.

CONCLUSION

The request would rezone approximately 2.45 acres from R-4 to CX-3-PL-CU. Proposed conditions would restrict permitted uses such that the request is consistent with the Future Land Use Map designation of Office & Residential Mixed Use. The requested district is also consistent with policies regarding mitigation of commercial and other high impact uses, reinforcing the urban pattern, and zoning for housing. The request is consistent with the vision themes of Managing Our Growth, Coordinating Land Use and Transportation, and Expanding Housing Choices, and is consistent with the 2030 Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
5/27/21	Application submitted	
6/22/21	Initial staff review provided	
8/2/21	Application completed	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	OX-3-CU	R-4	R-4	OX-3-CU
Additional Overlay	-	-	-	-	-
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Low Density Residential	Institutional
Current Land Use	Residential	Office	Residential	Residential	Vacant
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	CX-3-PL-CU
Total Acreage	2.45	2.45
Setbacks:		
Front	20'	5'
Side	10'	0' or 6'
Rear	30'	0' or 6'
Residential Density:	3.67	51.02
Max. # of Residential Units	9	125
Max. Gross Building SF	18,000	118,029
Max. Gross Office SF	-	35,000
Max. Gross Retail SF	-	16,478
Max. Gross Industrial SF	-	-
Potential F.A.R.	0.17	1.11

*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 #: Z-30-21	Date submitted: 9/17/21	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

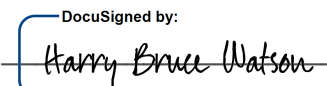
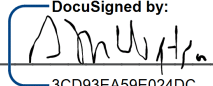
Narrative of Zoning Conditions Offered

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2. Any office or medical uses shall be limited to a combined total of 35,000 square feet.
3. Household Living uses shall be limited to multi-unit living, and shall not exceed a maximum of 125 units.
4. Any retail sales use is subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
5. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO, that are located within the Neighborhood Transition Zone B, shall exceed the minimum standard by only consisting of full cutoff fixtures.

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) Name: Harry Bruce Watson, and wife, Sheryl McGhee Watson

Signature(s):

<p>DocuSigned by:</p>  <p>3CD93EA59E024DC...</p>	<p>DocuSigned by:</p>  <p>3CD93EA59E024DC...</p>
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Conditional Use District Zoning Conditions

Zoning case #: Z-30-21	Date submitted: 9/17/21	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered

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Property Owner(s) Name: Jonathan David Watson, and wife, Sharon Davis Watson

Signature(s):

DocuSigned by: Jonathan David Watson DocuSigned by: Sharon Davis Watson
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Conditional Use District Zoning Conditions

Zoning case #: Z-30-21	Date submitted: 9/17/21	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered

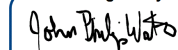
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Property Owner(s) Name: John Philip Watson

Signature(s):

DocuSigned by:



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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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-4	Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district:	CX	Height: 3	Frontage: PL	Overlay(s): N/A
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: N/A				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 5904 Creedmoor Road, Raleigh, NC 27612		
Property PIN: 0796497665		
Deed reference (book/page): 000261/0000E (estate file)		
Nearest intersection: Creedmoor Road & Jefferys Grove School Road		Property size (acres): 2.45 ac
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: Harry Bruce Watson, Jonathan David Watson, and John Philip Watson		
Property owner email: trifixinc@bellsouth.net		
Property owner phone: (919) 418-6777		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: (919) 835-4648		
Applicant signature(s):	DocuSigned by: <i>Harry Bruce Watson</i> ED8D1DE0B9B045B...	DocuSigned by: <i>Sheryl McShee Watson</i> ED6D1DE0B9B045B...
Additional email(s): trifixinc@bellsouth.net		

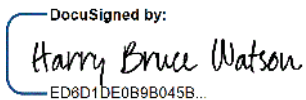
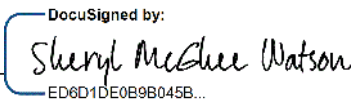
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered

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Property Owner(s) Signature:  
DocuSigned by: ED6D1DE0B9B045B... DocuSigned by: ED6D1DE0B9B045B...
 Printed Name: Harry Bruce Watson, and wife, Sheryl McGhee Watson





Rezoning Application and Checklist

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Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
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Applicant signature(s):	DocuSigned by:  <small>57EA82B21B6643F...</small>	DocuSigned by:  <small>50B43938C835443...</small>
Additional email(s): jonwats@outlook.com and sharwats@outlook.com		

Conditional Use District Zoning Conditions		
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DocuSigned by:  Property Owner(s) Signature: _____ <small>57EA82B21B8643F...</small>	DocuSigned by:  _____ <small>50B43938C835443...</small>
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Printed Name: Jonathan David Watson, and wife, Sharon Davis Watson

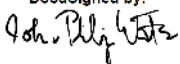


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Applicant signature(s):	<div>DocuSigned by:</div> 	
Additional email(s): jpwatson1992@gmail.com	3BFA046C05ED410...	

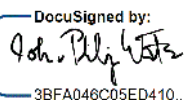
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Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

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Property Owner(s) Signature: _____

DocuSigned by:



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Printed Name: John Philip Watson

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.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY 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 Response:

N/A

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.

2 Response:

N/A

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.

3 Response:

N/A

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.

4 Response:

N/A

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.

5 Response:

N/A

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.

6 Response:

N/A

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.

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: 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>Response: 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>Response: 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>Response: 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>Response: 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>Response: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<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: N/A</p>
16	<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: N/A</p>
17	<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: N/A</p>
18	<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: N/A</p>
19	<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: N/A</p>
20	<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: 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>Response: 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>Response: 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>Response: 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>Response: 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>Response: 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>Response: 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 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 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"/>
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 or Owner Affidavit.	<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"/>

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 Master Plan 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 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"/>

April 30, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on May 10, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone one parcel of land located at 5904 Creedmoor Road (PIN 0796497665). The site is currently zoned R-4 and is proposed to be rezoned to CX-3-PL-CU. 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 parcel (2) a vicinity map outlining the location of the parcel; (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:	https://zoom.us/join
Enter the following meeting ID:	846 8913 9625
Enter the following password:	299468

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	846 8913 9625 #
Enter the Participant ID:	#
Enter the Meeting password:	299468 #

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. 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 and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2180
Carmen.Kuan@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at lauragoode@parkerpoe.com.

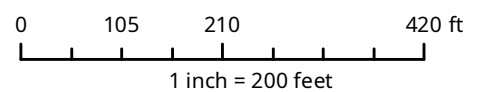
Thank you,

Laura Goode



5904 Creedmoor Road

Aerial Map



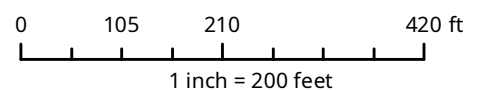
Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



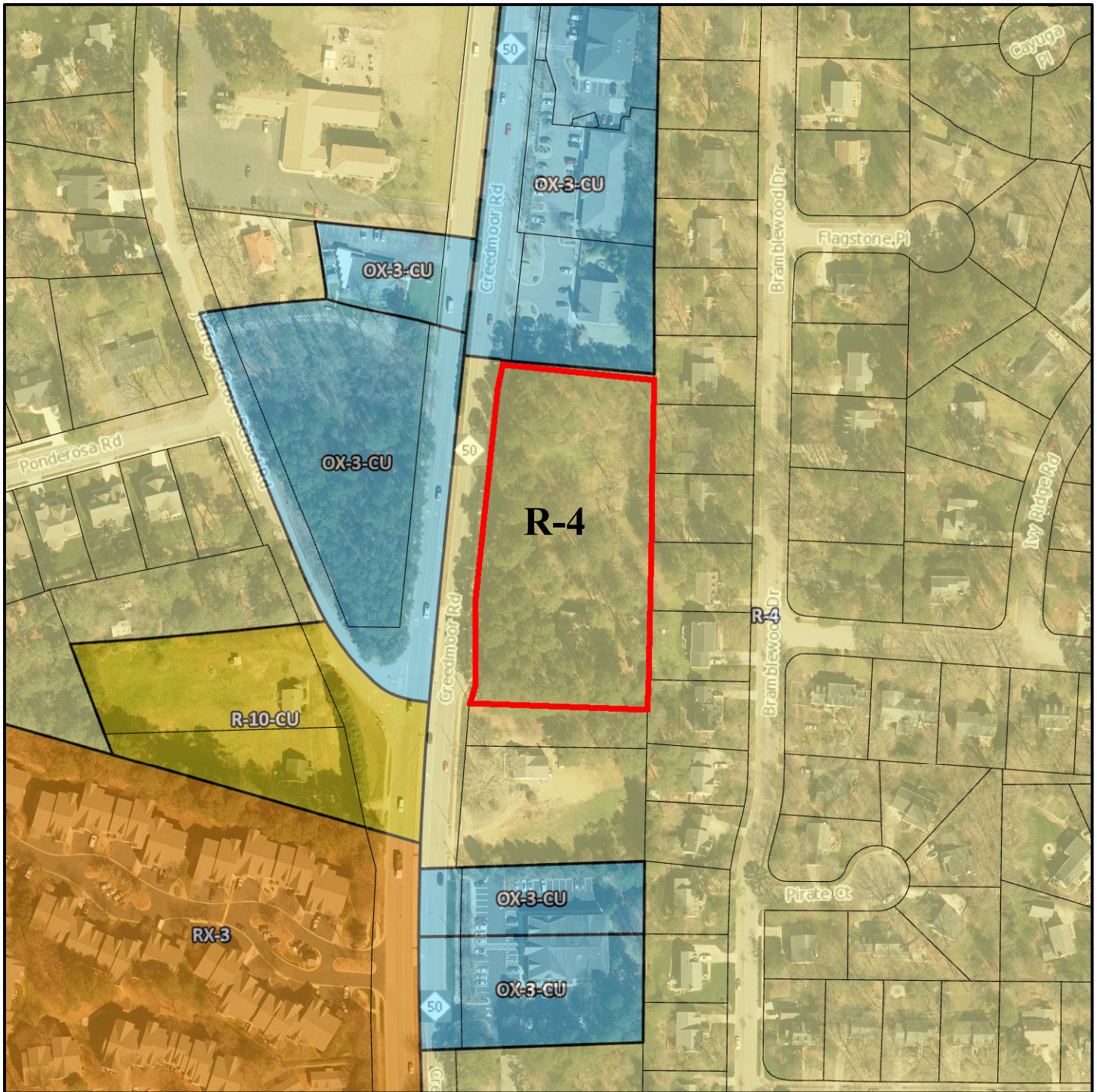
5904 Creedmoor Road

Vicinity Map



Disclaimer

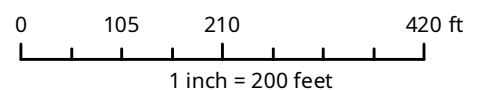
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



5904 Creedmoor Road

Zoning Map

Current Zoning: R-4



Disclaimer

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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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4		Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district: CX		Height: 3	Frontage: PL	Overlay(s): N/A
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: N/A				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 5904 Creedmoor Road, Raleigh, NC 27612		
Property PIN: 0796497665		
Deed reference (book/page): 000261/0000E		
Nearest intersection: Creedmoor Road & Jefferys Grove School Road		Property size (acres): 2.45 ac
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: Bruce Watson		
Property owner email: trifixinc@bellsouth.net		
Property owner phone: (919) 418-6777		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: (919) 835-4648		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, restaurant/bar, shopping center, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12).</p> <p>2. Any office or medical use shall be limited to 35,000 square feet.</p> <p>3. Household Living uses shall be limited to multi-unit living, and shall not exceed a maximum of 125 units.</p> <p>4. Any retail sales use is subject to the following:</p> <ul style="list-style-type: none"> a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building. b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot. c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries. d. Drive-thru or drive-in facilities are not permitted.

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: _____

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 30th, day of April, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

W. Gardner Culpepper

Signature of Applicant/Applicant Representative

4/30/21

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on 5/10/2021 (date) to discuss a potential rezoning located at 5904 Creedmoor Road (property address). The neighborhood meeting was held at virtual meeting via zoom (location). There were approximately 9 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Whether there are proposed uses for the development

Rezoning process and timeline

Question about notice radius for the meeting and the notice mailing list

Stormwater issues related to other nearby commercial properties and current stormwater regulations applicable to future development of the site

Concerns about traffic related to multi-family use at the site

Code requirements for buffers and fences between the site and single family homes to the east

Lighting requirements and potential limitations on lighting facing existing homes to the east

Building design, specifically amount of glass on the face of buildings abutting residential properties to the east

[illegible]

Rezoning Application Addendum #1
5904 Creedmoor Rd, Raleigh, NC 27612
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.

This request will allow for redevelopment of a 2.45 acre parcel (PIN 0796497665) (the “Site”) from single-family residential to a mix of residential and non-residential uses more appropriate for the property. The Site is currently zoned R-4, a residential district with a maximum density of 4 dwelling units/acre. The Site is designated as Office & Residential Mixed Use (“ORMU”) on the Future Land Use Map (“FLUM”). The adjacent parcels to the north and south are designated as ORMU. The adjacent residential parcels to the east are designated Low Density Residential.. The adjacent property to the west across Creedmoor Road is designated Institutional for uses such as city facilities and religious organizations. The 2030 Comprehensive Plan (the “Comp Plan”) states that the ORMU FLUM designation is ideal for properties fronting major streets where low-density residential uses are no longer appropriate. ORMU encourages a mix of residential and office use, with building heights limited to four stories near neighborhoods. ORMU encourages retail uses to be ancillary to employment and/or residential uses. OX is the closest corresponding zoning district. (Comp Plan p. 48).

The proposed rezoning to allow for a mix of residential and non-residential uses, including office, is consistent with this FLUM designation given the properties’ frontage along Creedmoor Road, a major street designated as an Avenue 6-Lane Divided in the City’s street plan (Comp. Plan Map T-1, p. 90), and because residential and office uses are contemplated uses in the ORMU FLUM. Additionally, the building height limit of 3 stories is consistent with the 4-story limit in the ORMU FLUM. Although OX is the most consistent zoning district, CX-3-PL-CU is also consistent with the ORMU designation given the proposed conditions that limit uses and building height, and will provide greater flexibility for future development. Placing multi-unit living and non-residential uses on the Site fits with the land use pattern in the area as there are other multi-unit living, office, medical, and commercial uses to the south and north. Additionally, the scale and size of buildings will be consistent with other buildings in the area given the OX-3-CU and RX-3 zoning district designations of properties to the north, south and west fronting Creedmoor Road and the CX-3 and CX-3-CU zoning district designations of properties to the south at the intersection of Millbrook and Creedmoor Roads.

The proposed development is also consistent with the following policies in the 2030 Comprehensive Plan:

Policy LU 1.2 Future Land Use Map and Zoning Consistency. *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* (Comp Plan p. 52).

This rezoning request from R-4 to CX-3-PL-CU is consistent with the ORMU FLUM designation, appropriate for lots fronting major roadways where low-density residential uses are no longer appropriate. This FLUM designation contemplates a mix of residential and office uses, with a general height limitation of four stories, and retail uses ancillary to employment and/or residential

uses. This CX-3-PL-CU rezoning request to allow for a mix of residential, office and limited commercial uses with a height limitation of three stories is consistent with the spirit of the ORMU FLUM as it will allow for redevelopment of a low-density residential use no longer appropriate on the Site to more appropriate residential, office, and limited commercial uses at a height and scale consistent with neighboring uses. Proposed conditions ensure any retail uses will be ancillary to employment and/or residential uses at the site as contemplated by the ORMU FLUM.

Policy LU 1.3 Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.* (Comp Plan p. 52).

The proposed conditions to prohibit certain intensive commercial uses and to mirror OX district conditions for retail sales uses are consistent with the stated policies for the ORMU FLUM designation while also allowing for development flexibility at the Site.

Policy LU 2.1 Placemaking. *Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* (Comp Plan p. 56).

The proposed rezoning will allow for redevelopment of the Site in a manner that is visually attractive, accessible, functional and will maintain the local character. The proposed rezoning will include the Parking Limited or PL frontage to mirror the development pattern of properties along this stretch of Creedmoor Road. Applying this frontage will allow the Site to be accessible via parking in the front of the building as on-street parking is not available on Creedmoor Road, and allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage.

Policy 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.* (Comp Plan p. 56).

The redevelopment of the Site will result in infill development in a contiguous pattern. The surrounding properties are all developed, and will be able to utilize existing City services in close proximity to the Site. The Site is within the City's planning jurisdiction, and an annexation application for the Site will be filed upon approval of this rezoning application to ensure efficient provision of public services. The requested CX-3-PL-CU zoning district will allow for a mix of multi-unit residential uses at a higher density than currently allowed in the R-4 district as well as non-residential uses in a more compact land use pattern to reduce sprawl and long vehicle trips between uses.

Policy LU 2.6 Zoning and Infrastructure Impacts. *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to the infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* (Comp Plan p. 57).

Intensive commercial uses such as restaurant, bar, shopping center, vehicle fuel sales, vehicle service and schools are prohibited to reduce infrastructure and traffic impacts. Any medical or office use will be limited to 35,000 square feet and household living uses shall be limited to multi-unit living and capped at 125 units to further reduce any traffic impacts related to the development. The applicant will comply with traffic impact analysis requirements, if applicable, and will commit to any required transportation improvements at the site plan stage.

Policy 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.* (Comp Plan p. 58)

The Site is currently within the City's Extraterritorial Jurisdiction (ETJ), and is surrounded by adjacent properties to the north and east within the City's corporate limits. An annexation petition will be filed upon approval of this rezoning application to fill this hole in the City's corporate limits. The proposed CX-3-PL-CU zoning designation will be consistent with the ORMU FLUM designation, given the Site's frontage along the major Creedmoor Road roadway, which will allow a mix of residential, office and limited commercial uses, with retail uses ancillary to employment and/or residential uses and a building height limit of 3 stories.

Policy 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 Site is currently within the City's Extraterritorial Jurisdiction (ETJ), and is surrounded by adjacent properties to the north and east within the City's corporate limits. An annexation petition will be filed upon approval of this rezoning application to fill this hole in the City's corporate limits. There are existing transportation, water, stormwater and wastewater infrastructure in place surrounding the Site that future redevelopment will be able to utilize.

Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use. *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* (Comp Plan p. 60)

This rezoning will potentially allow for a mix of uses at the Site. Even if a single use is developed, it will in close proximity to existing residential, commercial and public and institutional uses to foster a mix of uses along this portion of Creedmoor Road and reduce vehicle miles traveled.

Policy LU 4.5 Connectivity. *New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.* (Com Plan p. 63)

The proposed rezoning will allow for redevelopment of the Site that will require connection to the existing adjacent office development to the north, which will provide both pedestrian and vehicular connectivity between these developments.

Policy LU 4.7 Capitalizing on Transit Access. *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.* (Comp Plan p. 63)

This rezoning will allow for a potential mix of uses to be located within walking distance of transit stops for the GoRaleigh Route 36 – Creedmoor, located at the adjacent office park to the north and to the Magnolia Place office park to the south.

Policy LU 4.9 Corridor Development. *Promote pedestrian-friendly and transit supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.* (Comp Plan p. 63)

The Site fronts a portion of Creedmoor Road designated as a Mixed Use Community Center on the Growth Framework Map. (Comp Plan F-2, p. 33). These areas are where transit and urban corridors intersect and are targeted for infill development to and improvements to retrofit for more integrated, walkable centers. This rezoning will support transit as it will allow for redevelopment from low-density single family residential uses to the potential of a mix of higher density residential, office and limited commercial uses on the existing GoRaleigh Route 36.

Policy LU 5.1 Reinforcing Urban Pattern. *New development should be visually integrated with adjacent buildings, and more generally with 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.* (Comp Plan p. 64).

While the Site is not in an urban center, the applicant will implement the benefits intended of this policy. The applicant has limited the permitted uses through the proposed conditions to allow for more appropriate residential and non-residential development fronting the major Creedmoor Road that are consistent both in type and building height to the surrounding uses along this stretch of Creedmoor Road, while also ensuring compatibility and natural transitions with the single-family detached residences to the east. Additionally, the proposed district will include the Parking Limited or PL frontage to mirror the development pattern of properties along this stretch of Creedmoor Road. Applying this frontage will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage, to minimize adverse impacts on the neighborhood to the east.

Policy LU 5.2 Managing Commercial Development Impacts. *Manage new commercial development using zoning regulations and through the conditional use zoning and development review process so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise and vibration impacts on surrounding residential areas.* (Comp Plan p. 64).

The applicant, through this conditional use rezoning, has limited the size and scale of permitted commercial and office uses. For example, office or medical uses are limited to 35,000 square feet

and any retail sales uses cannot be located in a standalone building, are limited in hours of operation, and cannot include drive-thru facilities. The applicant also included additional light shielding requirements for lighting within the Neighborhood Transition Zone B. Finally, the proposed district will include the Parking Limited or PL frontage to mirror the development pattern of properties along this stretch of Creedmoor Road. Applying this frontage will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage. The proposed frontage and conditions were drafted to ensure that future development will have a minimal impact on adjacent single-family residences in terms of traffic, parking, noise, lighting and other potential impacts.

Policy LU 5.5 Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* (Comp Plan p. 65).

The proposed conditions for the CX-3-PL-CU zoning district to limit the size and scale of commercial uses, square footage for office and medical uses, and building height to 3 stories will ensure future development of the Site will have appropriate height and density transitions and protect neighborhood character. Finally, the proposed district will include the Parking Limited or PL frontage that will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage.

Policy LU 5.6 Buffering Requirements. *New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.*

The proposed CX-3-PL-CU district will include the Parking Limited or PL frontage that will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage. The required transition zones along the eastern property line will also ensure appropriate buffering, setbacks, and height step-downs.

Policy LU 6.3 Mixed-use and Multimodal Transportation. *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.*

The proposed CX-3-PL-CU zoning district will allow for residential, office and limited commercial uses along the GoTriangle Route 36, which will provide convenient access to the redevelopment at the Site by means other than car.

Policy LU 7.4 Scale and Design of New Commercial Uses. *New uses within commercial districts should be developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.* (Comp Plan p. 66).

The proposed conditions for the CX-3-PL-CU zoning district to limit the size and scale of commercial uses, square footage for office and medical uses, and building height to 3 stories will ensure development at the Site will be at a height, mass and scale appropriate and compatible with surrounding areas. The limited uses as well as the building height limit is consistent with the surrounding non-residential uses along this stretch of Creedmoor Road, including the buildings within the OX-3-CU zoning district to the north, west and south.

Policy LU 7.5 High-impact Commercial Uses. *Ensure that the city's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.* (Comp Plan p. 67)

The proposed conditions for the CX-3-PL-CU prohibit fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishment, 24-hour mini-marts and convenience stores and similar high impact commercial establishments to protect the quality of life in the nearby residential neighborhood to the east.

Policy 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.*

This proposed rezoning would allow for multi-unit living to provide add to the housing variety in the area, which is predominately single family.

Policy LU 8.5 Conservation of Single-family Neighborhoods. *Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.* (Comp Plan p. 71)

The proposed conditions for the CX-3-PL-CU zoning district to limit the size and scale of commercial uses, square footage for office and medical uses, and building height to 3 stories will ensure future development of the Site protect the adjacent single-family neighborhood to the east. The proposed district will also include the Parking Limited or PL frontage that will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage.

Policy LU 8.12 Infill Compatibility. *Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.*

The Site is wooded and home to a 1900 square foot house on 2.45 acres. This proposed rezoning will fill a gap and allow for more efficient use of land and non-residential development with uses and building scales consistent with those along this stretch of Creedmoor Road. Given the size

and scale limitations, the development will complement the area and not create a sharp edge in the general development pattern. The proposed district will also include the Parking Limited or PL frontage that will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage. The required transition zones along the eastern property line will also ensure appropriate buffering, setbacks, and height step-downs.

Policy LU 10.3 Ancillary Retail Uses. *Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.*

The proposed conditions for the CX-3-PL-CU district to be located within the ORMU FLUM include limitations on any retail sales use that will ensure the use will not be larger in size than appropriate to serve primarily residents, employees, visitors or patrons of primary uses in the area and will be located within a mixed-use building. The proposed district will also include the Parking Limited or PL frontage that will allow for buffering and tree conservation to be focused along the rear property line to provide maximum screening for the adjacent residential properties to the east, rather than along the Creedmoor Road frontage. The required transition zones along the eastern property line will also ensure appropriate buffering and setbacks.

Policy H 1.8 Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. 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 proposed CX-3-PL-CU zoning would permit a variety of housing types including multi-family. The proposed conditions – which impose a maximum of 125 multi-family units – will ensure that any added residential density maintains a form and scale compatible with existing housing in the area.

PUBLIC BENEFITS

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

This rezoning will allow for redevelopment of property with frontage along Creedmoor Road, a major street where low-density residential is no longer appropriate. The proposed conditions for the CX-3-PL-CU district will be consistent with surrounding uses in terms of use type, building square footage, and height to ensure compatibility and smooth transitions with the adjacent single-family residential uses. The rezoning will allow for redevelopment from low-density residential to a potential for higher density residential and limited non-residential uses to support a mix of

uses along this section of Creedmoor Road within walking distance to transit and will aid in reduction of vehicle miles traveled. Finally, this rezoning will ensure the highest and best use of the property with conditions that ensure it will be developed in a manner compatible with surrounding properties.

Z-30-21 – PROPOSED REZONING

5904 Creedmoor Road

REPORT OF AUGUST 25, 2021 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a second neighborhood meeting was held with respect to this proposed rezoning case at 6 pm on August 25, 2021. The meeting was held at the Sertoma Arts Center, 1400 W. Millbrook Road, Raleigh. Attached as **Exhibit A** is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as **Exhibit B**. The letters were delivered to the City for mailing on or about August 11, 2021. Pursuant to Section 10.2.1.C.4(f), notice of this meeting was posted at the multi-tenant properties listed in **Exhibit C**. Attached as **Exhibit D** is the Attestation Statement of Colin R. McGrath that the properties listed in Exhibit C were posted in accordance with City policies and requirements on or about August 13, 2021.

Attached as **Exhibit E** is a list of individuals who attended the meeting on August 25, 2021. A summary of the items discussed at the meeting is attached as **Exhibit F**.

Respectfully submitted this the 30th day of August, 2021.



Chad W. Essick, Esq.
Attorney for Applicant

EXHIBIT A

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

	A	B	C	D
1	Owner	Mail Address 1	Mail Address 2	Mail Address 3
2	205 CASCADE LLC	5720 205 CREEDMOOR RD	RALEIGH NC 27612	
3	5723 MAGELLAN WAY LLC	THE RELATED COMPANIES	30 HUDSON YARDS	NEW YORK NY 10001-2170
4	5810 CREEDMOOR RD LLC	5810 CREEDMOOR RD	RALEIGH NC 27612-2205	
5	5901 CREEDMOOR ROAD, LLC	15 RAWLS RD STE 100	ANGIER NC 27501-6033	
6	ADVANTAGE GROUP REALTY II LLC	7610 SIX FORKS RD STE 200	RALEIGH NC 27615-5049	
7	AHN, CHRISTOPHER C AHN, NICOLE G	2424 BASIL DR	RALEIGH NC 27612-2874	
8	ALEBRAHIM, EBRAHIM KH E S	6128 PONDEROSA RD	RALEIGH NC 27612-2240	
9	ALLEN, TODD M ALLEN, SARAH J	5813 BRAMBLEWOOD DR	RALEIGH NC 27612-2270	
10	ALSPAUGH, SHERRI ROYALL	6016 BRAMBLEWOOD DR	RALEIGH NC 27612-2250	
11	AMMIRATI, DAVID L AMMIRATI, SARAH P	2916 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
12	ANDERSON, PAUL L ANDERSON, CAROL B	6212 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
13	AUSTIN, JASON AUSTIN, ERIN	1909 FAWNDALE DR	RALEIGH NC 27612-2818	
14	BAKIS 5802 LLC	1521 EGLANTYNE CT	RALEIGH NC 27613-6171	
15	BARTOLOME, BEATRIZ	2912 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
16	BASS, DAVID NATHANIEL BASS, ELIZABETH ANNE	2325 PASTILLE LN	RALEIGH NC 27612-2806	
17	BAUMGART, G YVETTE PENNY, ROBERT A	2004 CAYUGA PL	RALEIGH NC 27612-2805	
18	BECKER INVESTMENTS, LLC	6030 CREEDMOOR RD STE 200	RALEIGH NC 27612-2327	
19	BECTON, PAUL W BECTON, PATRICIA DIANE	6216 VALLEY ESTATES DR	RALEIGH NC 27612-2840	
20	BELARDI, BRIAN R BELARDI, JESSICA R	2919 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
21	BLALOCK, THOMAS L	6121 PONDEROSA RD	RALEIGH NC 27612-2239	
22	BLOEMEKE, STEPHEN VINCENT BLOEMEKE, JORDYN	1905 FAWNDALE DR	RALEIGH NC 27612-2818	
23	BLUMLING, MATTHEW C BLUMLING, BRYNN D	2013 FAWNDALE DR	RALEIGH NC 27612-2860	
24	BOWERS, S	1330 BAEZ ST	RALEIGH NC 27608-1924	
25	BOWMAN, BRET C BOWMAN, KENDAL C	2920 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
26	BRADLEY, JEFFREY BRADLEY, ARIANNA	5822 CLARIBEL CT	RALEIGH NC 27612-7097	
27	BROME, NORMAN MICHAEL BROME, SHERRIE RICE	5809 BRAMBLEWOOD DR	RALEIGH NC 27612-2270	
28	BRICKELL, MYRA C BRICKELL, STERLING H	6221 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
29	BRODIE, FRANCES A TRUSTEE FRANCES A BRODIE REVOCABLE TRUST	5904 RONDAN CIR	RALEIGH NC 27612-2831	
30	BRYAN, DAVID WILSON BRYAN, AMY	2313 PASTILLE LN	RALEIGH NC 27612-2806	
31	BUNCH, S COREY BUNCH, MARY S	6200 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
32	BURNETTE, EVELYN C	5913 BRAMBLEWOOD DR	RALEIGH NC 27612-2272	
33	BURNS, BRAD A BURNS, LINDSEY E	6201 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
34	BURRIS, RYAN P BURRIS, ERICA N	5816 CLARIBEL CT	RALEIGH NC 27612-7097	
35	BURT, TERESA D	6220 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
36	BUSKIRK, BENJAMIN T BUSKIRK, HARPER S	6009 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
37	BUTLER, KAITLIN E	6120 VALLEY ESTATES DR	RALEIGH NC 27612-2837	
38	CAMOS, ELLEN S.	6117 IVY RIDGE RD	RALEIGH NC 27612-2820	
39	CAPANNOLA, MARC D CAPANNOLA, MELISSA C	6216 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
40	CARR, CRAIG CARR, GAIL	2005 DOBSON CT	RALEIGH NC 27612-2866	
41	CARR, JUDITH T	6208 VALLEY ESTATES DR	RALEIGH NC 27612-2840	
42	CASCADE CONDO PROPERTY OWNERS ASSOC	5720 CREEDMOOR LLC	940 STONE FALLS TRL	RALEIGH NC 27614-9389
43	CAVINNESS, JOAN HUBER, SCOT	6104 BRAMBLEWOOD DR	RALEIGH NC 27612-2221	
44	CHAMBERLAIN, DALE R CHAMBERLAIN, SALLY A	6100 CHOWNING CT	RALEIGH NC 27612-6703	
45	CHAPMAN, DANALOUISE VEATCH	2408 BASIL DR	RALEIGH NC 27612-2874	
46	CHAPMAN, KATIE M	5913 RONDAN CIR	RALEIGH NC 27612-2831	

	A	B	C	D
47	CHHABRA, RAJENDRA S CHHABRA, SWARN K	10137 ETHRIDGE CT	RALEIGH NC 27615-1152	
48	CLARKE, CHRISTOPHER MADIGAN CLARKE, LINDSAY DRIVER	2924 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
49	COHEN, JUDY CAROTHERS	6109 BRAMBLEWOOD DR	RALEIGH NC 27612-2220	
50	COLANCO COMPANY	PO BOX 38	HOLLY SPRINGS NC 27540-0038	
51	COLANCO DEVELOPMENT LLC	PO BOX 38	HOLLY SPRINGS NC 27540-0038	
52	CORL, EVERETT ARTHUR JR CORL, CAROLE L	2421 BASIL DR	RALEIGH NC 27612-2875	
53	COZART, THOMAS K COZART, LOIS C	2420 BASIL DR	RALEIGH NC 27612-2874	
54	CREEDMORE ROAD BAPTIST CHURCH	6001 CREEDMOOR RD	RALEIGH NC 27612-2208	
55	DANIELS, THOMAS HAMILTON DANIELS, ABIGAIL BOUCHON	6105 IVY RIDGE RD	RALEIGH NC 27612-2820	
56	DARDEN, WILLIAM C JR TRUSTEE DARDEN, MARGARET TRUSTEE	6116 PONDEROSA RD	RALEIGH NC 27612-2240	
57	DAVIDSON, STUART TRUSTEE DAVIDSON, MELISSA TRUSTEE	6112 IVY RIDGE RD	RALEIGH NC 27612-2820	
58	DAVIS, BRIAN JEFFREY MURPHY, SHEILA ANN	2000 FLAGSTONE PL	RALEIGH NC 27612-2224	
59	DEMETROS, ANDREW THOMAS DEMETROS, SHELLY MCKENZIE MORRISON	6113 BRAMBLEWOOD DR	RALEIGH NC 27612-2220	
60	DENTON, AMY BURTON	6105 BRAMBLEWOOD DR	RALEIGH NC 27612-2220	
61	DEWAR, JONATHAN	5709 BRAMBLEWOOD DR	RALEIGH NC 27612-2290	
62	DIXON, BRADFORD C DIXON, MARIE A	6300 ANSLEY LN	RALEIGH NC 27612-2219	
63	ECPCS LLC	233 BAINES CT	CARY NC 27511-6717	
64	EDGE, PAUL F EDGE, SARAH A	5812 CLARIBEL CT	RALEIGH NC 27612-7097	
65	EDWARDS, JULIAN HALL II MILLER, MADISON LEIGH	6201 VALLEY ESTATES DR	RALEIGH NC 27612-2876	
66	EDWARDS, STEPHEN A EDWARDS, BEVERLY L	2000 CAYUGA PL	RALEIGH NC 27612-2805	
67	ENGLAND, KENRIC M ENGLAND, STACY L	5909 RONDAN CIR	RALEIGH NC 27612-2831	
68	FEFER, JONATHAN PINHAS FEFER, ELIZABETH	6121 IVY RIDGE RD	RALEIGH NC 27612-2820	
69	FERRIS, JENNIFER L HERMAN, BRADY	2012 FAWNDALE DR	RALEIGH NC 27612-2841	
70	FLOYD, WILLIAM O FLOYD, LINDA B	6004 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2231	
71	FLYNT, DAVID E	6017 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
72	FORD, GARRETT SCOTT GEBO, ABIGAIL MAE	6213 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
73	FURY, MICHAEL LEONARD FURY, JOAN G	2308 PASTILLE LN	RALEIGH NC 27612-2830	
74	GARDNER, JAMES CARSON II	2001 CAYUGA PL	RALEIGH NC 27612-2805	
75	GODWIN, GROVER WILLARD GODWIN, ANNE C	1904 FAWNDALE DR	RALEIGH NC 27612-2819	
76	GREGORY, TAMARA M	6112 VALLEYFIELD CIR	RALEIGH NC 27612-2838	
77	GRISSOM, MATTIE MAE H	6100 CREEDMOOR RD	RALEIGH NC 27612-2211	
78	HALEY, DANIELLE S HALEY, MICHAEL F	2005 FLAGSTONE PL	RALEIGH NC 27612-2224	
79	HALL, ROBERT S HALL, KATE A	2312 PASTILLE LN	RALEIGH NC 27612-2830	
80	HAMMON, WALKER LEE	1102 E FRANKLIN ST	CHAPEL HILL NC 27514-3221	
81	HARRELL, PHILLIP A HARRELL, RACHEL E	6117 PONDEROSA RD	RALEIGH NC 27612-2239	
82	HARRISON, PETER JOEL HARRISON, JANICE C	2021 FAWNDALE DR	RALEIGH NC 27612-2860	
83	HARVELL, SMITTY R HARVELL, DEBRA B	2304 PASTILLE LN	RALEIGH NC 27612-2830	
84	HATCHELL, APRIL HATCHELL, JOSH	6109 VALLEYFIELD CIR	RALEIGH NC 27612-2838	
85	HAUSER, GREGORY HAUSER, MARGARET	2001 FAWNDALE DR	RALEIGH NC 27612-2860	
86	HESTER, MATTHEW L HESTER, ABIGAIL B	2320 PASTILLE LN	RALEIGH NC 27612-2830	
87	HOBCO BUILDING COMPANY INC	PO BOX 18506	RALEIGH NC 27619-8506	
88	HOBGOOD, JAMES HOBGOOD, LINDSEY	6112 BRAMBLEWOOD DR	RALEIGH NC 27612-2221	
89	HOLLAND, TYREE B JR HOLLAND, DONNA G P	1913 FAWNDALE DR	RALEIGH NC 27612-2818	
90	HPA II BORROWER 2019-1 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO IL 60606-6995	
91	JASSMANN, RANDY J JASSMANN, KAREN H	6021 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
92	JENNINGS, GEORGE MICHAEL JR. DEGROOT, NICOLETTE D.	6309 ANSLEY LN	RALEIGH NC 27612-2219	

	A	B	C	D
93	JINDAL FAMILY LLC	PO BOX 914	OXFORD NC 27565-0914	
94	JINDAL FAMILY LLC	1001 COLLEGE ST STE B	OXFORD NC 27565-2564	
95	JINDAL FAMILY LLC	1610A WILLIAMSBORO ST	OXFORD NC 27565-5016	
96	JOHNSTONE, PATRICK WILLIS, CAITLYN	6108 IVY RIDGE RD	RALEIGH NC 27612-2820	
97	JOYCE, JAMES LOGAN BUNCH, VIRGINIA RUTH	6205 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
98	JT HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506	
99	JTCIV LLC	PO BOX 38	HOLLY SPRINGS NC 27540-0038	
100	KANAWATI, NABIL KANAWATI, BEVERLY R GOODE	201 RELEASE CIR	RALEIGH NC 27615-1692	
101	KEEN, CONSTANCE LOREE	5900 RONDAN CIR	RALEIGH NC 27612-2831	
102	KELLEY, JULIE BELTON	6217 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
103	KINCAID, DIANE W	6205 VALLEY ESTATES DR	RALEIGH NC 27612-2876	
104	KIRK, ROBERT L KIRK, TAMMY K D	5912 RONDAN CIR	RALEIGH NC 27612-2831	
105	KOJOORI, ALI KOJOORI, MAGEN	3111 PLAZA PL	RALEIGH NC 27612-6361	
106	KOMAREK, SCOTT A KOMAREK, WENDY R	5909 BRAMBLEWOOD DR	RALEIGH NC 27612-2272	
107	KROL, AARON KROL, PAMELA	6005 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
108	KWASNICK, IRIS	6305 ANSLEY LN	RALEIGH NC 27612-2219	
109	LACKEY, WILLIAM R III LACKEY, HANNAH H	2317 PASTILLE LN	RALEIGH NC 27612-2806	
110	LEDBETTER, RANDY T LEDBETTER, JOYCE C	6104 CHOWNING CT	RALEIGH NC 27612-6703	
111	LEVINSON, ALAN E LEVINSON, GAYLE S	2324 PASTILLE LN	RALEIGH NC 27612-2830	
112	LIGHTEARTH PROPERTIES INC	9112 CLUB HILL DR	RALEIGH NC 27617-8429	
113	LILLEY, LORI B	5901 BRAMBLEWOOD DR	RALEIGH NC 27612-2272	
114	LINGER, NOAH J LINGER, MEREDITH	6209 BRAMBLEWOOD DR	RALEIGH NC 27612-2222	
115	LIVINGSTON, JOHN M LIVINGSTON, KAREN L	2927 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
116	MADISON COURT PROPERTY VENTURES LLC	1206 MADISON CT	JACKSONVILLE NC 28546-4515	
117	MAITLAND, GEORGE E MAITLAND, THERESA L	6108 VALLEYFIELD CIR	RALEIGH NC 27612-2838	
118	MALECK, CAROL ANN	2413 BASIL DR	RALEIGH NC 27612-2875	
119	MARLOWE, DANIEL STEWART	PO BOX 20667	RALEIGH NC 27619-0667	
120	MARTIN, MADELINE MARTIN, ROSS	2911 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
121	MATTHEWS, MICHAEL S MATTHEWS, MICHELE	6101 CRESTDALE CIR	RALEIGH NC 27612-2816	
122	MAY, PETER O MAY, ELIZABETH	6101 CHOWNING CT	RALEIGH NC 27612-6704	
123	MCDONALD, THOMAS P MCDONALD, KRISTEN P	2908 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
124	MCINNES, ALAN D MCINNES, BARBARA A	2329 PASTILLE LN	RALEIGH NC 27612-2806	
125	MCPHAUL, JOHN PRESTON MCPHAUL, MEREDITH LYNN MAY	6015 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
126	MENDE, DONALD A MENDE, BARBARA M	6301 VALLEY ESTATES DR	RALEIGH NC 27612-2357	
127	MILNER, PETER C. MILNER, ANNA K.	2304 PIRATE CT	RALEIGH NC 27612-2862	
128	MLOT, GARRY M MLOT, MARY I	6104 VALLEYFIELD CIR	RALEIGH NC 27612-2838	
129	MOBLEY, ANDREW MOBLEY, SHANNON	5908 RONDAN CIR	RALEIGH NC 27612-2831	
130	MORGAN, GEORGE W MORGAN, ANN S	6217 VALLEY ESTATES DR	RALEIGH NC 27612-2839	
131	MORTON, MARILYNN DAWN	6204 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
132	MURRAY, AVERN LESLIE III PAGE, ANNETTE SPENCERIA	6025 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
133	MUTNICK, JOSHUA SETH MEYERS, JENNIFER IVY	1410 W WRIGHTWOOD AVE APT C	CHICAGO IL 60614-1140	
134	NAQUI, HASHIM	6112 PONDEROSA RD	RALEIGH NC 27612-2240	
135	NATEMAN, ARI SCHOCH, HOLLY MARIE	6011 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
136	NEGUS, ZEYNEP B	6027 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
137	NENNI, ANDREW J NENNI, AMY P	5905 BRAMBLEWOOD DR	RALEIGH NC 27612-2272	
138	OCONNOR, JAMES DANIEL OCONNOR, PAMELA L	6105 VALLEYFIELD CIR	RALEIGH NC 27612-2838	

	A	B	C	D
139	ODREZIN, STEVEN TRUSTEE ODREZIN, KATHY G TRUSTEE	6004 BRAMBLEWOOD DR	RALEIGH NC 27612-2250	
140	OPACHAN, CHRISTOPHER YANG, JIONG	6121 VALLEY ESTATES DR	RALEIGH NC 27612-2836	
141	ORDONEZ CAROLINA PROPERTIES, LLC	5802 COMPASS DR	LOS ANGELES CA 90045-1704	
142	PAGE, WILLIAM B PAGE, CAROLYN S	6005 BAYBERRY LN	RALEIGH NC 27612-2842	
143	PAHL, JAMES L JR PAHL, SUSAN N	6019 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
144	PARADISE WILLIAM E SHERYL A	2305 PIRATE CT	RALEIGH NC 27612-2862	
145	PAULSON, BLAISE A PAULSON, JANICE L	2300 PASTILLE LN	RALEIGH NC 27612-2830	
146	PEET, DAVID C III PEET, ANDREA LYTLE	2004 FLAGSTONE PL	RALEIGH NC 27612-2224	
147	PETERSON, DAVID B PETERSON, LINDA C	6117 BRAMBLEWOOD DR	RALEIGH NC 27612-2220	
148	PETERSON, MATTHEW RYAN TRUSTEE PETERSON, ANDREA KAY TRUSTEE	6011 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
149	PHILIP, JEFFREY A PHILIP, JENNIFER C	6124 PONDEROSA RD	RALEIGH NC 27612-2240	
150	PINARIO, FRANCIS J PINARIO, REBECCA M	6205 BELLE CREST DR	RALEIGH NC 27612-2803	
151	PITTARD, BONNIE L	6021 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
152	POSTAL CUSTOMER	5720 CREEDMOOR RD UNIT 100	RALEIGH NC 27612	
153	POSTAL CUSTOMER	5720 CREEDMOOR RD UNIT 101	RALEIGH NC 27612	
154	POSTAL CUSTOMER	5720 CREEDMOOR RD UNIT 201	RALEIGH NC 27612	
155	POSTAL CUSTOMER	5806 CREEDMOOR RD	RALEIGH NC 27612	
156	POSTAL CUSTOMER	5901 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612	
157	POSTAL CUSTOMER	5905 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612	
158	POSTAL CUSTOMER	5829 CREEDMOOR RD	RALEIGH NC 27612	
159	POSTAL CUSTOMER	5828 CREEDMOOR RD	RALEIGH NC 27612	
160	POSTAL CUSTOMER	5904 CREEDMOOR RD	RALEIGH NC 27612	
161	POSTAL CUSTOMER	6101 BRAMBLEWOOD DR	RALEIGH NC 27612	
162	POSTAL CUSTOMER	2404 BASIL DR	RALEIGH NC 27612	
163	POSTAL CUSTOMER	2400 BASIL DR	RALEIGH NC 27612	
164	POSTAL CUSTOMER	2309 PASTILLE LN	RALEIGH NC 27612	
165	POSTAL CUSTOMER	2301 PASTILLE LN	RALEIGH NC 27612	
166	POSTAL CUSTOMER	2001 FLAGSTONE PL	RALEIGH NC 27612	
167	POSTAL CUSTOMER	5916 RONDAN CIR	RALEIGH NC 27612	
168	POSTAL CUSTOMER	2928 SKYBROOK OAKS DR	RALEIGH NC 27612	
169	POSTAL CUSTOMER	6023 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612	
170	POSTAL CUSTOMER	6101 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612	
171	POSTAL CUSTOMER	5919 CREEDMOOR RD	RALEIGH NC 27612	
172	POSTAL CUSTOMER	6121 BRAMBLEWOOD DR	RALEIGH NC 27612	
173	POSTAL CUSTOMER	6119 CREEDMOOR RD	RALEIGH NC 27612	
174	POSTAL CUSTOMER	2005 CAYUGA PL	RALEIGH NC 27612	
175	POSTAL CUSTOMER	6200 VALLEY ESTATES DR	RALEIGH NC 27612	
176	POSTED NOTICE REQUIRED (1 SIGN AT DRIVEWAY ENTRANCE)	6020 CREEDMOOR RD	RALEIGH NC 27612	
177	POSTED NOTICE REQUIRED (1 SIGN AT SIDEWALK ACCESS POINT)	6008 CREEDMOOR RD	RALEIGH NC 27612	
178	POSTED NOTICE REQUIRED (1 SIGN)	5816 CREEDMOOR RD	RALEIGH NC 27612	
179	POSTED NOTICE REQUIRED (3 SIGNS, one per entrance)	5817 MAGELLAN WAY	RALEIGH NC 27612	
180	POSTED NOTICE REQUIRED (shared with 6020 Creedmoor Rd)	6030 CREEDMOOR RD	RALEIGH NC 27612	
181	POWELL, WALTER FOUNTAIN, MELODY	2005 FAWNDALE DR	RALEIGH NC 27612-2860	
182	QIN, XIAOFENG LU, ZHONGJIANG	2904 SKYBROOK OAKS DR	RALEIGH NC 27612-6070	
183	RADULOVIC, JAMES M RADULOVIC, ELIZABETH B	6108 PONDEROSA RD	RALEIGH NC 27612-2240	
184	RALEY, ADRIAN MICHAEL RALEY, MELISSA R	2333 PASTILLE LN	RALEIGH NC 27612-2806	

	A	B	C	D
185	RECORD, SUZANNE M RECORD, CHRISTOPHER M	1901 FAWNDALE DR	RALEIGH NC 27612-2818	
186	REYNOLDS, CHANDLER A M REYNOLDS, RACHEL B	6108 BRAMBLEWOOD DR	RALEIGH NC 27612-2221	
187	ROBBINS, MARK A ROBBINS, ELIZABETH J	2300 PIRATE CT	RALEIGH NC 27612-2862	
188	ROE PROPERTIES LLC	6004 CREEDMOOR RD	RALEIGH NC 27612-2209	
189	ROKACH, SHALOM Z ROKACH, SHARON R	2016 FAWNDALE DR	RALEIGH NC 27612-2841	
190	RUSSO, DANIEL J RUSSO, AMY K	1908 FAWNDALE DR	RALEIGH NC 27612-2819	
191	SADIKA INC	5816 CREEDMOOR RD STE 103	RALEIGH NC 27612-2310	
192	SANTISO, ERIK E ANDRZEJEWSKA-SANTISO, ANNA	6029 JEFFREYS GROVE SCHOOL RD	RALEIGH NC 27612-2230	
193	SCHMICKLEY, REBECCA G	2412 BASIL DR	RALEIGH NC 27612-2874	
194	SCHOCH, PALMER W SCHOCH, ROBERTA A	2017 FAWNDALE DR	RALEIGH NC 27612-2860	
195	SCHOUTEN, JOSEPH A III SCHOUTEN, STEPHANIE H	6132 PONDEROSA RD	RALEIGH NC 27612-2240	
196	SCHWEDE, WILLIAM J SCHWEDE, DONNA B	2305 PASTILLE LN	RALEIGH NC 27612-2806	
197	SCOTT, RONALD M SCOTT, ELIZABETH J	6113 VALLEY ESTATES DR	RALEIGH NC 27612-2836	
198	SHARPE, DAN C SHARPE, ALICE S	6113 IVY RIDGE RD	RALEIGH NC 27612-2820	
199	SIEGMUND, LAURA RINNE	PO BOX 20111	RALEIGH NC 27619-0111	
200	SIGMON, JAMIE DANIELLE	2321 PASTILLE LN	RALEIGH NC 27612-2806	
201	SIMMONS, BRYAN N HANAWALD, SARAH L.	6212 VALLEY ESTATES DR	RALEIGH NC 27612-2840	
202	SMITH, JOHN SMITH, ELLA ANN	6101 VALLEYFIELD CIR	RALEIGH NC 27612-2838	
203	SMITH, RYAN T SMITH, EMILY LYNN MOORE	2409 BASIL DR	RALEIGH NC 27612-2875	
204	SOLIS, ISRAEL MEJIA, TANIA ITZEL ZUMARAN	6001 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
205	SOUTH ROSE GROUP LLC THE	7902 NORMAN CT	DENVER NC 28037-8018	
206	SPRINKLE, ELMER T III	8412 SEAGATE DR	RALEIGH NC 27615-4433	
207	SPRINKLE, ELMER T III	243 DEEP BAY DR	NEWPORT NC 28570-9105	
208	STEPHENS, JONATHAN D STEPHENS, AMANDA W	5828 CLARIBEL CT	RALEIGH NC 27612-7097	
209	STEVENSON, JOHN K STEVENSON, KAREN J	6208 BRAMBLEWOOD DR	RALEIGH NC 27612-2223	
210	STONE, SAMUEL ROSS	6100 IVY RIDGE RD	RALEIGH NC 27612-2820	
211	SUGGS, J FRANKLIN SUGGS, PATRICIA H	2416 BASIL DR	RALEIGH NC 27612-2874	
212	SYNAN, ARTHUR D SYNAN, JOANNE C	5116 WICKHAM RD	RALEIGH NC 27606-2548	
213	TEAGUE, JOE E TEAGUE, LAURA C	6104 IVY RIDGE RD	RALEIGH NC 27612-2820	
214	TEIXEIRA, SANDRA MARIA	2328 PASTILLE LN	RALEIGH NC 27612-2830	
215	THOMPSON, CRAIG M THOMPSON, ELLEN B	2316 PASTILLE LN	RALEIGH NC 27612-2830	
216	THORPE, DANIEL W	6117 VALLEY ESTATES DR	RALEIGH NC 27612-2836	
217	TURNER, CARL ALBERT JR TRUSTEE TRUSTEE OF THE CARL ALBERT TURNER SR IRREVOCABLE T	605 TAYLOR FARM RD	HAVELOCK NC 28532-8755	
218	VANDERSTERRE, ADRIAAN TRUSTEE ADRIAAN VANDERSTERRE REVOCABLE TRUST	2008 DOBSON CT	RALEIGH NC 27612-2866	
219	VANHOY, ROBERT E VANHOY, BONNIE S	6116 IVY RIDGE RD	RALEIGH NC 27612-2820	
220	VAUGHAN, JOHNNY A JR VAUGHAN, JOANNE B	6109 IVY RIDGE RD	RALEIGH NC 27612-2820	
221	VAUGHAN, JUSTIN M. VAUGHAN, ASHLEY COOK	6109 CHOWNING CT	RALEIGH NC 27612-6704	
222	VERJOVSKY, ALEX VERJOVSKY, BETTY	6120 PONDEROSA RD	RALEIGH NC 27612-2240	
223	VOORHEES, KIM VAN BELL, JEFFREY	6204 VALLEY ESTATES DR	RALEIGH NC 27612-2840	
224	WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
225	WATKINS, JORDAN BAILEY WATKINS, SARAH ANNE	6015 BRAMBLEWOOD DR	RALEIGH NC 27612-2249	
226	WATSON, JOSEPHINE C	3700 CHARTERHOUSE DR	RALEIGH NC 27613-1205	
227	WEBB, WHITMEL H III	2009 FAWNDALE DR	RALEIGH NC 27612-2860	
228	WEST, STEPHEN A WEST, JULIANA D	6105 CHOWNING CT	RALEIGH NC 27612-6704	
229	WETHERILL, ERIN B	6012 BRAMBLEWOOD DR	RALEIGH NC 27612-2250	
230	WHITFIELD, JESSIE MILLS	5829 CLARIBEL CT	RALEIGH NC 27612-7098	

	A	B	C	D
231	WILEY, DAVID A WILEY, CATHLEEN H	2301 PIRATE CT	RALEIGH NC 27612-2862	
232	WILLIAMS, LINDSEY T WILLIAMS, KARA W	2417 BASIL DR	RALEIGH NC 27612-2875	
233	WILSON, DAVID W	4551 BROCKTON DR	RALEIGH NC 27604-2638	

EXHIBIT B

NOTICE OF NEIGHBORHOOD MEETING

August 13, 2021

RE: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on August 25, 2021, from 6-8 p.m. The purpose of the meeting is to discuss a recently filed application to rezone the parcel located at 5904 Creedmoor Road (PIN 0796497665). The site is currently zoned R-4 and is proposed to be rezoned to CX-3-PL-CU. The City has assigned case number Z-30-21 to this rezoning case.

Under certain circumstances, following the submittal of a rezoning application, the City requires a second neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. This meeting will be held on **August 25, 2021, beginning at 6:00 p.m.**, in the Raleigh Room of the **Sertoma Arts Center, 1400 W. Millbrook Road, Raleigh.**

The applicant will describe the nature of this rezoning request and field questions from the public. Enclosed are: (1) an aerial photograph of the parcel; (2) a zoning map of the subject area; and (3) a portion of the rezoning application filed with the City.

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 and search for "Rezoning Process." If you have further questions about the rezoning process or this application, you may contact Hannah Reckhow at 919-996-2622 or hannah.reckhow@raleighnc.gov.

If you have any questions about this rezoning, please contact me at 919-783-2896 or cessick@poynerspruill.com.

Sincerely,

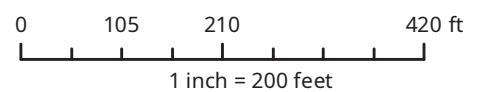
A handwritten signature in black ink, appearing to read "Chad W. Essick".

Chad W. Essick



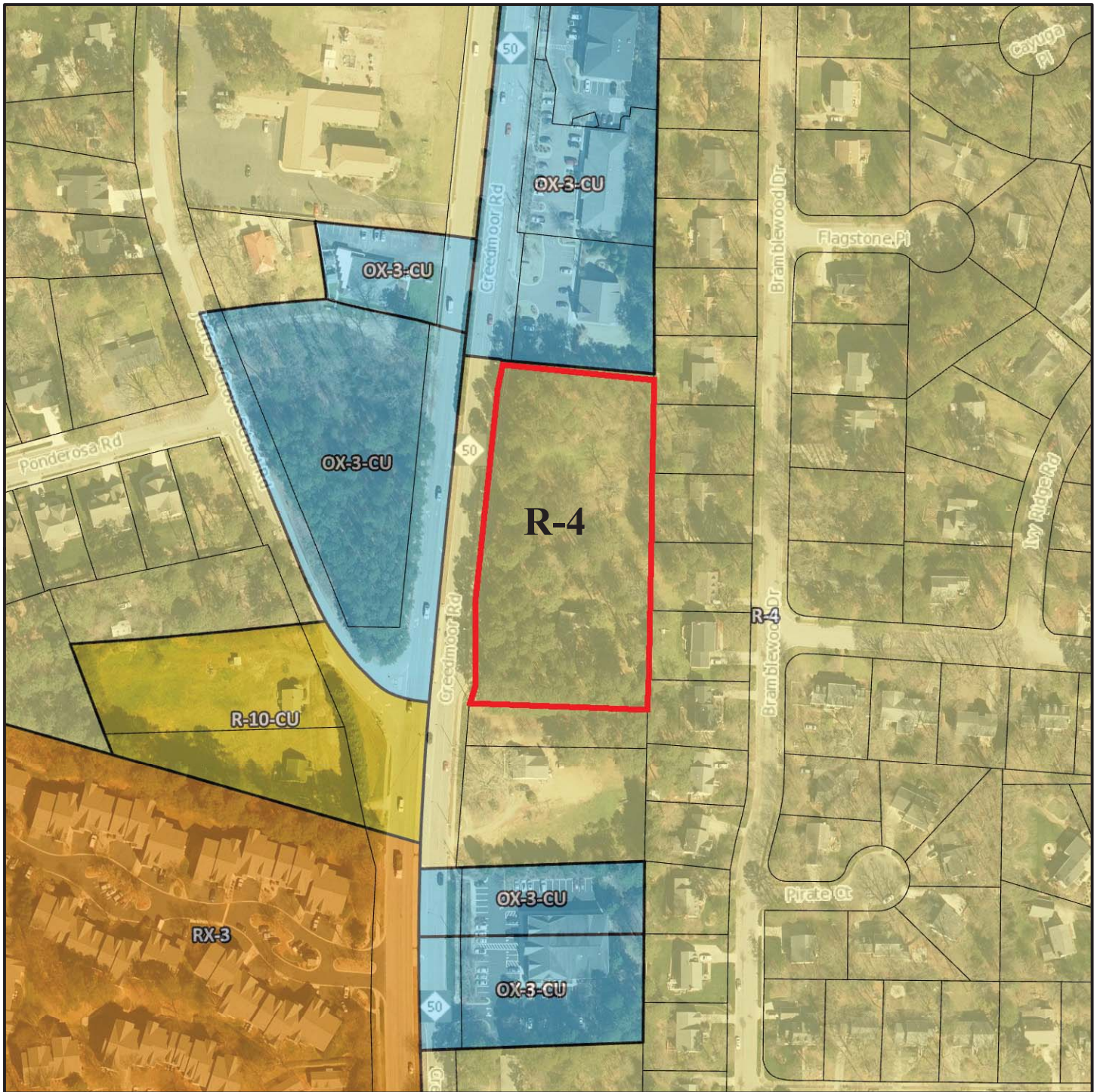
5904 Creedmoor Road

Aerial Map



Disclaimer

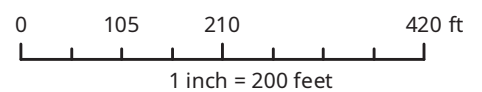
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



5904 Creedmoor Road

Zoning Map

Current Zoning: R-4



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



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.

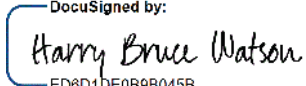
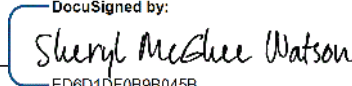
Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-4	Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district:	CX	Height: 3	Frontage: PL	Overlay(s): N/A
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: N/A				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 5904 Creedmoor Road, Raleigh, NC 27612		
Property PIN: 0796497665		
Deed reference (book/page): 000261/0000E (estate file)		
Nearest intersection: Creedmoor Road & Jefferys Grove School Road		Property size (acres): 2.45 ac
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: Harry Bruce Watson, Jonathan David Watson, and John Philip Watson		
Property owner email: trifixinc@bellsouth.net		
Property owner phone: (919) 418-6777		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: (919) 835-4648		
Applicant signature(s):	DocuSigned by: <i>Harry Bruce Watson</i> ED8D1DE0B9B045B...	DocuSigned by: <i>Sheryl McShree Watson</i> ED6D1DE0B9B045B...
Additional email(s): trifixinc@bellsouth.net		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, restaurant/bar, shopping center, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12).</p> <p>2. Any office or medical use shall be limited to 35,000 square feet.</p> <p>3. Household Living uses shall be limited to multi-unit living, and shall not exceed a maximum of 125 units.</p> <p>4. Any retail sales use is subject to the following:</p> <ul style="list-style-type: none"> a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building. b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot. c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries. d. Drive-thru or drive-in facilities are not permitted. <p>5. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO, that are located within the Neighborhood Transition Zone B, shall exceed the minimum standard by only consisting of full cutoff fixtures.</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: Harry Bruce Watson, and wife, Sheryl McGhee Watson

EXHIBIT C

PROPERTIES POSTED IN ACCORDANCE WITH UDO § 10.2.1.C.4(f)

5816 Creedmoor Road

6008 Creedmoor Road

6020 Creedmoor Road

6030 Creedmoor Road

5817 Magellan Way

EXHIBIT D

ATTESTATION STATEMENT OF COLIN R. MCGRATH

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects the posted notice required by Section 10.2.1.C.4 of the City of Raleigh UDO, and I do hereby further attest that I did in fact post the required notice as depicted on the 13th day of August, 2021, for the following properties:

5816 Creedmoor Road

6008 Creedmoor Road

6020 Creedmoor Road

6030 Creedmoor Road

5817 Magellan Way

I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Colin R. McGrath, Esq.
Applicant's Representative

August 13, 2021
Date

5816 Creedmoor Road



6008 Creedmoor Road



6020 and 6030 Creedmoor Road



5817 Magellan Way



EXHIBIT E

NEIGHBORHOOD MEETING ATTENDEES

1. Chad Essick, Poyner Spruill LLP
2. Colin McGrath, Poyner Spruill, LLP
3. Michael Vampran, McAdams
4. Hannah Reckhow, City of Raleigh
5. Karen Jassman
6. Randy Jassmann
7. Lori Lilley
8. Dan Abate
9. Judy Cohen

EXHIBIT F

SUMMARY OF DISCUSSION ITEMS

On Wednesday, August 25, 2021, at 6 p.m., the applicant held a second neighborhood meeting for property owners within 1,000 feet of the parcel subject to the proposed rezoning. The following items were discussed:

1. Existing zoning for the property.
2. Proposed zoning for the property.
3. Potential uses for the property.
4. Stormwater impacts of development of the property.
5. Proposed height of development on the property.
6. Traffic impacts and existing traffic conditions along Creedmoor Road.
7. Potential residential density on the property.
8. Buffers and transitions between the property and adjoining property.
9. Timing of rezoning process and timing of potential site development.
10. Summary of rezoning process and future meetings and other opportunities for public input.
11. Summary of communications received from other neighboring property owners prior to the Neighborhood Meeting.