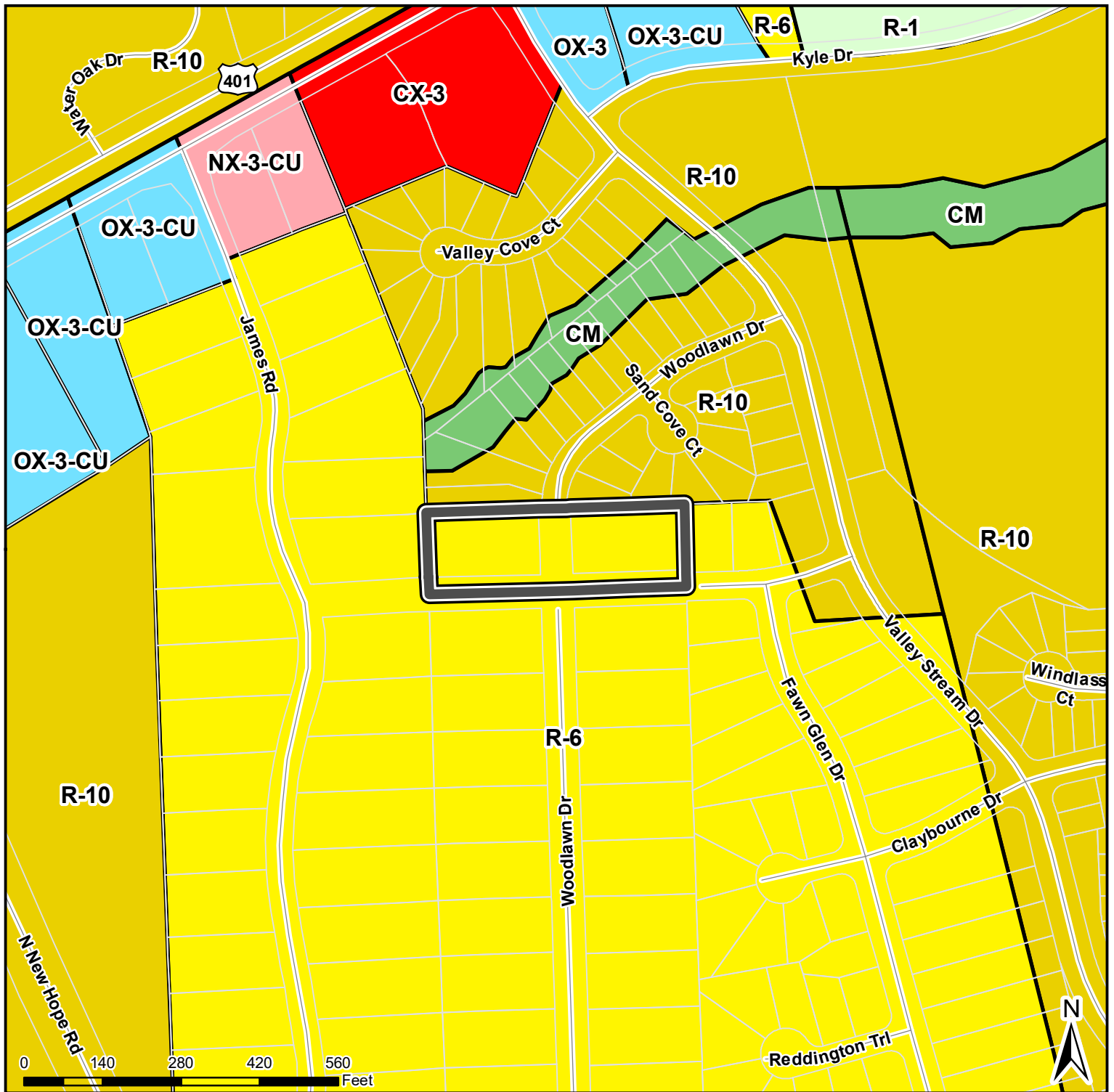
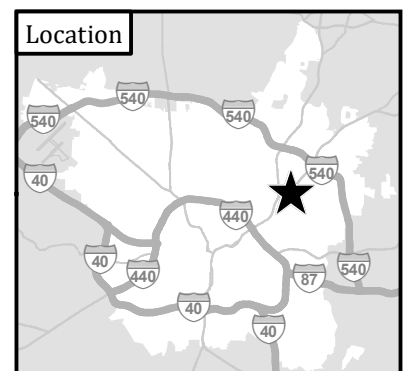


Existing Zoning

Z-31-2020



Property	4400 & 4401 Woodlawn Dr
Size	1.08 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers AICP, Deputy Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: December 3, 2020

SUBJECT: City Council agenda item for January 5, 2021 – Z-31-20

On December 1, 2020, the City Council authorized a public hearing for the following item to be held on January 5, 2021:

Z-31-20 Woodlawn Drive, at the northwest and northeast corners of its intersection with Brookvalley Drive, being Wake County PINs 1726718695 & 1726716634. Approximately 1.08 acres is requested to be rezoned by VGG Holdings, LLC from Residential-6 (R-6) to Residential-10-Conditional Use (R-10-CU). Conditions dated November 18 limit development to eight dwelling units and require a traffic circle at the intersection of Woodlawn Drive and Brookvalley Drive.

Current zoning: Residential-6 (R-6)

Requested zoning: Residential-10-Conditional Use (R-10-CU)

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

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

The **Planning Commission** voted 10-0 to recommend approval of the request.

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12054

CASE INFORMATION: Z-31-20 WOODLAWN DRIVE

Location	Woodlawn Drive, at the northwest and northeast corners of its intersection with Brookvalley Drive Address: 4400 & 4401 Woodlawn Drive PINs: 1726718695 & 1726716634 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-6
Requested Zoning	R-10-CU
Area of Request	1.08 acres
Corporate Limits	The site is outside of Raleigh's corporate limits. It is within Raleigh's ETJ and contiguous with the existing corporate limits on its north and east sides. The site may be rezoned without being annexed.
Property Owner	VGG Holdings, LLC 7320 Bassett Hal Court Raleigh, NC 27616
Applicant	Pete Gitto
Council District	B
PC Recommendation Deadline	December 7, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Limits development to ten dwelling units.
2. Requires a traffic circle at the intersection of Woodlawn Dr and Brookvalley Dr.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential (LDR)
Urban Form	None
Consistent Policies	Policy LU 1.3—Conditional Use District Consistency Policy LU 8.1—Housing Variety Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.10—Infill Development Policy LU 8.11—Development of Vacant Sites Policy H 1.8—Zoning for Housing

Inconsistent Policies

Policy LU 1.2—Future Land Use Map and Zoning Consistency
 Policy LU 5.1—Reinforcing the Urban Pattern
 Policy LU 8.5—Conservation of Single-Family Neighborhoods
 Policy LU 8.12—Infill Compatibility

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
6/15/2020 (13 attendees)	Not required	9/8/2020; 10/27/2020; 11/10/2020	

PLANNING COMMISSION RECOMMENDATION

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

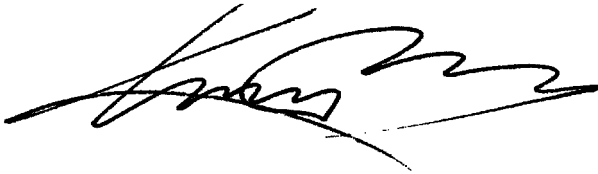
Reasonableness and Public Interest	The request is reasonable and in the public interest because the request advances Comprehensive Plan policies regarding housing variety, conserving enhancing and revitalizing neighborhoods, and zoning for housing. The request will also increase traffic calming on the street.
Change in Circumstances	The built character of the surrounding area has a mix of housing densities.
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcels only from Low Density Residential to Moderate Density Residential.
Recommendation	Approval

Motion and Vote	Motion: Miller; Second: Lampman; In Favor: Bennet, Fox, Hicks, Lampman, Mann, McIntosh, Miller, O'Haver, Tomasulo and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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.



Deputy Director of Planning and Development

Date November 12, 2020

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-31-20

Conditional Use District

OVERVIEW

This case is a request for rezoning from Residential-6 (R-6) to Residential-10-Conditional Use (R-10-CU). The subject property is composed of two parcels which form the northeast and northwest corners of the intersection of Woodlawn Drive and Brookvalley Drive. Each parcel is a little over one-half acre and the total rezoning area is 1.08 acres. The parcels are undeveloped lots produced as part of the Winter Park subdivision in 1959. The Winter Park neighborhood occupies most of the length of James Road and Woodlawn Drive on the east side of N. New Hope Road.

Woodlawn Drive and Brookvalley Drive are unconstructed along the frontage of the rezoning parcels. The Winter Park neighborhood is outside of Raleigh's city limits. It is likely that the subdivision was not within Raleigh's ETJ when it was recorded and therefore was not required to complete the street construction. The subject property and the unconstructed right-of-ways are entirely wooded and sloped downward from northwest to southeast. The slope of the site is around 10%. A stream runs along the western edge of the rezoning site. The stream is subject to Neuse riparian buffer requirements which prohibit development within 50 feet of the stream bank.

Winter Park occupies the area to the west and south of the rezoning site. Lots in Winter Park are zoned R-6 and generally around one-half acre in size. To the north is a subdivision named Valley Cove with lots of one tenth to one third of an acre. Valley Cove is zone R-10 despite being designated for Low Density Residential on the Future Land Use Map. The R-10 district was applied by two rezoning cases in 1984 and 1985. The Brookstone subdivision, zoned R-6, lies to the east and south and contains lots ranging from one sixth to one half of an acre. Louisburg Road passes the site 900 feet to the north. Nine hundred feet to the southwest is N. New Hope Road.

An undeveloped City of Raleigh park property is located 300 feet to the east on the east side of Valley Stream Drive. The park property is called Kyle Drive. A greenway trail is proposed on the east side of the Kyle Drive property. The greenway corridor is intended to connect the Kyle Drive park with Marsh Creek and Spring Forest parks in the future.

As described above, the zoning surrounding the rezoning site is a mixture of R-6 and R-10. Some mixed use zoning is present along Louisburg Road. The Future Land Use Map designates the zoning site and much of the surrounding area for Low Density Residential. The Kyle Drive property and nearby stream corridors are mapped with the Public Parks & Open Space designation.

Some Moderate Density Residential is designated on the Future Land Use Map along Kyle Drive to the east of the site and along N. New Hope Road to the west. The frontage of Louisburg Road is recommended for Neighborhood Mixed Use. There is no Urban Form guidance for the site.

The rezoning request is for an R-10 district with a condition offered to limit total development to eight dwelling units, compared to the six units that are possible with the existing zoning. The rezoning would allow the Townhouse and Apartment building types. These two building types are not permitted in the existing R-6 district.

The proposed R-10 may raise questions about spot zoning, particularly because if approved it would trigger a Future Land Use Map amendment to Moderate Density Residential for the rezoning site. Much of the surrounding area is designated for Low Density Residential. Spot zoning is a product of zoning, not Future Land Use guidance. The zoning districts in this area vary, especially moving north toward Louisburg Road. One of the key criteria for spot zoning is that the area surrounding a rezoning site is relatively large and homogeneously zoned. This site does not appear to fit that criterion.

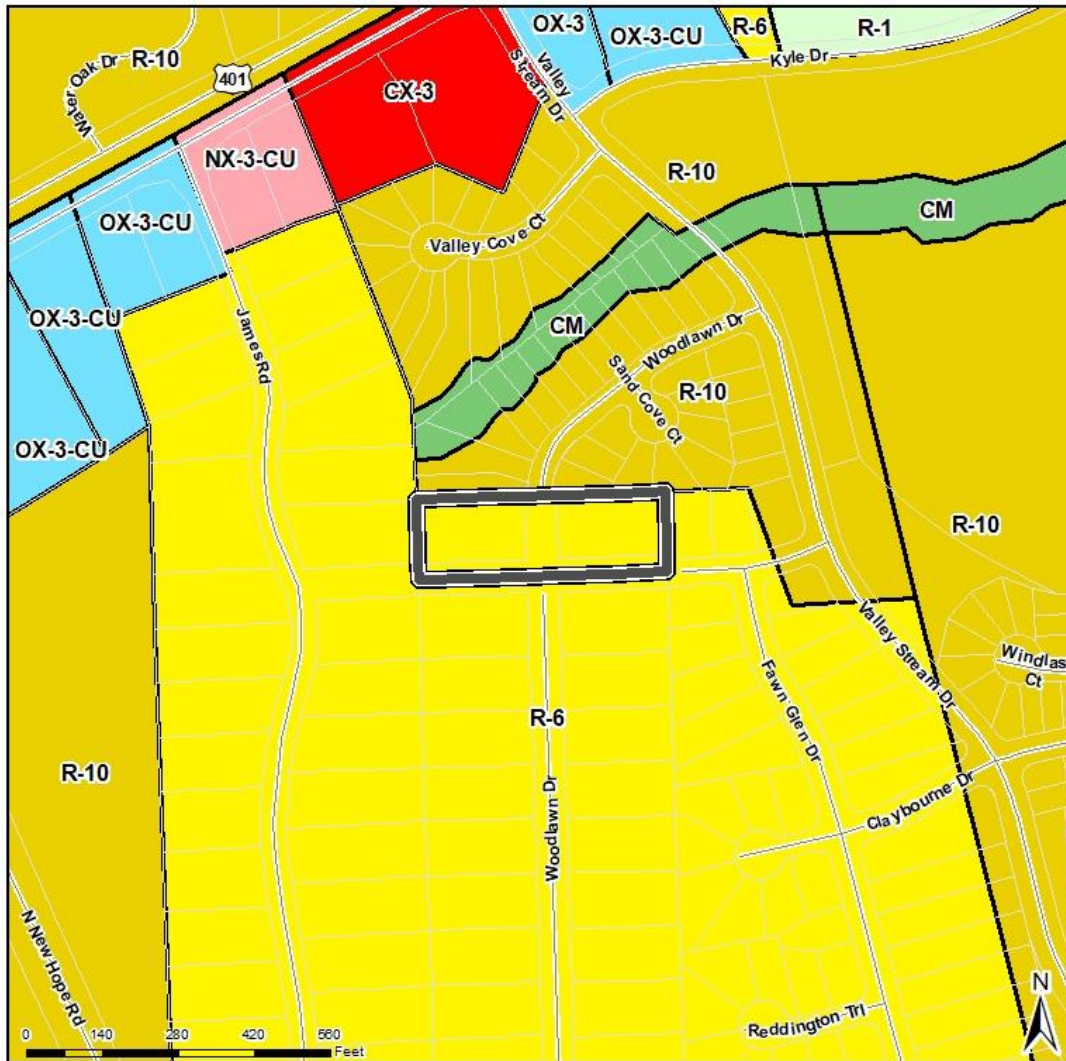
Update for November 10: The applicant has submitted a zoning condition requiring construction of a traffic circle in the intersection of Woodlawn Drive and Brookvalley Drive and to allow up to 10 dwelling units.

OUTSTANDING ISSUES

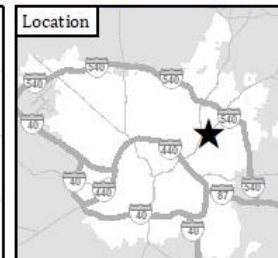
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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Existing Zoning

Z-31-2020



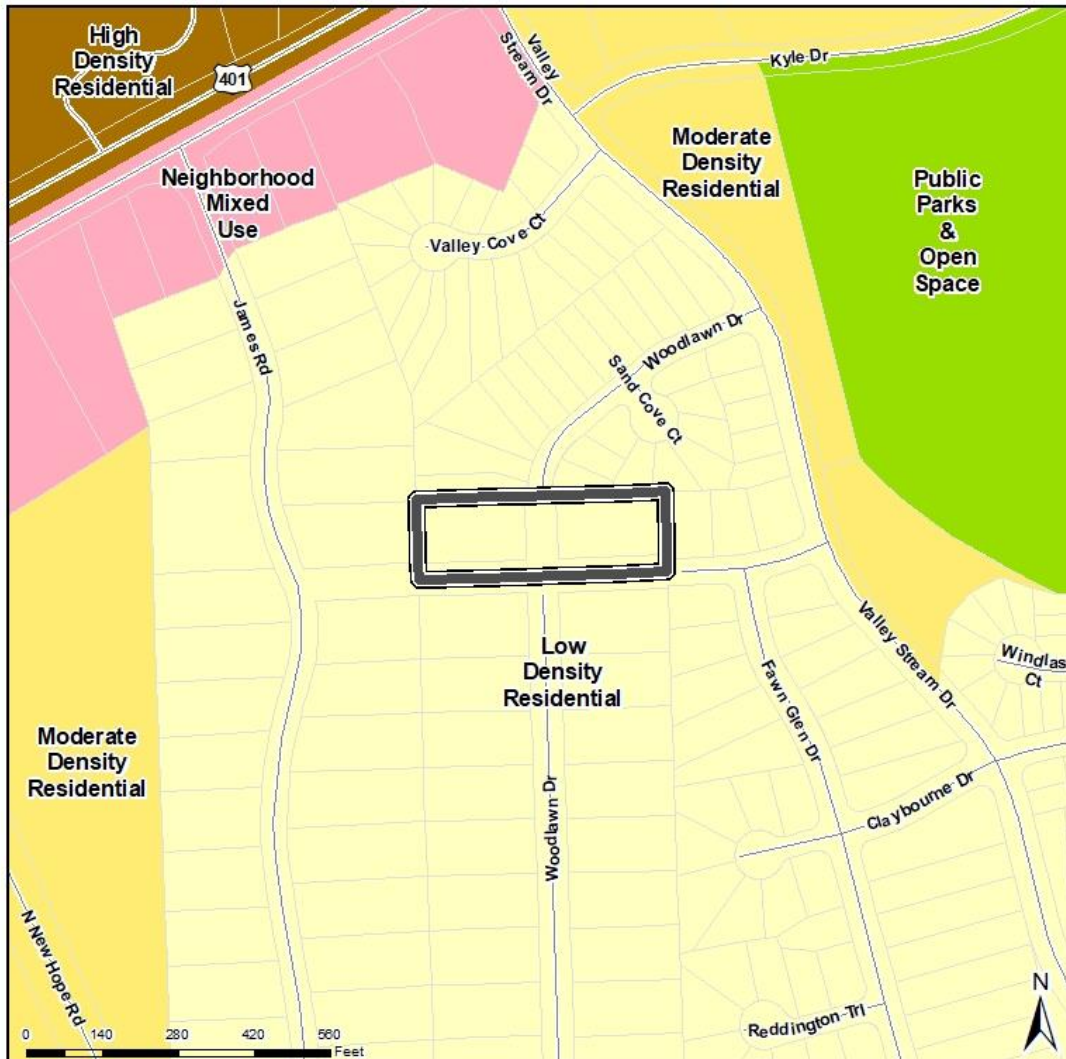
Property	4400 & 4401 Woodlawn Dr
Size	1.08 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



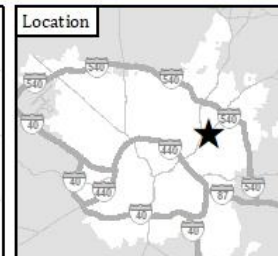
Map by Raleigh Department of City Planning (mansaf); 7/14/2020

Future Land Use

Z-31-2020



Property	4400 & 4401 Woodlawn Dr
Size	1.08 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



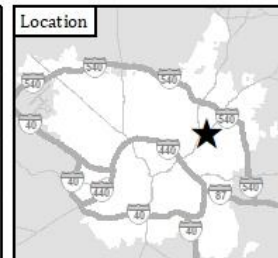
Map by Raleigh Department of City Planning (mansaf); 7/14/2020

Urban Form

Z-31-2020



Property	4400 & 4401 Woodlawn Dr
Size	1.08 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (mansaf); 7/14/2020

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 requested zoning is consistent with the Expanding Housing Choices Vision Theme because it would allow additional dwelling units in a wider variety of building types. This change enhances the potential for housing choices in the area. The request is also supported by the Managing Our Growth Vision Theme because it would facilitate development in an area that is served by existing City infrastructure such as utilities and parks. Development of the site will require construction of a public street connection that will improve the value of existing City streets for the surrounding neighborhoods.

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

No, the Future Land Use designation for the site is Low Density Residential, which encourages density of up to six units per acre and the Detached and Attached building types. The proposed zoning would allow up to eight dwelling units per acre in any residential building type, including Townhouses and Apartments. The allowed density and building types for the request are not aligned with the description of the Future Land Use designation.

- 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?

Yes, the development enabled by the rezoning would be similar in density to existing nearby subdivisions, which have densities ranging from two to six units per acre. The Residential Infill Compatibility standards found in UDO Section 2.2.7 apply to Townhouse and Apartment buildings and will require new development to have limited sidewall heights as well as front setbacks that match surrounding lots.

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

Yes, the rezoning site is adequately served by existing City infrastructure with the exception of public streets. Construction of public streets will be required for all frontages of the rezoning site as part of a development plan.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☒ **Inconsistent**

The Future Land Use Map has the rezoning site mapped with the Low Density Residential designation. This designation suggests that Detached and Attached houses with densities of six units per acre or less are appropriate. The request would allow development of Townhouse or Apartment buildings with density of up to eight units per acre.

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 proposed zoning district would allow two additional dwelling units as well as the Townhouse and Apartment building types. The Residential Infill Compatibility standards of UDO Section 2.2.7 ensure that Townhouse or Apartment building development will have similar massing to a Detached House, specifically front setbacks and sidewall height. The primary impact of this request is the additional housing units. New residential uses on this site will be compatible with other nearby residential development.

Public Benefits of the Proposed Rezoning

- Additional supply and variety of housing would be allowed. This may increase housing options in the area.

Detriments of the Proposed Rezoning

- No detriments have been identified.

Policy Guidance

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

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 requested zoning includes a zoning condition to limit development to eight dwelling units instead of the ten units per acre otherwise enabled by the requested R-10 district. This condition brings the proposal into greater conformity with the Future Land Use designation of Low Density Residential. Low Density Residential recommends a maximum density of six units per acre.

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.

The request would allow two additional housing units and the Townhouse and Apartment building types. This change increases the potential for housing variety.

Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

The potential character of new development allowed by the rezoning request may have a modest impact on neighborhood character. This impact is offset by the additional housing supply and variety that the proposed zoning would allow.

Policy LU 8.10—Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

The rezoning site is composed of two lots remaining from a subdivision that has otherwise been fully constructed since the 1960s. New development permitted by the requested zoning would not create a sharp change in the character of the area because it would be of similar density. Additionally, building massing for new development will be controlled by the Residential Infill Compatibility standards for front setback and sidewall height.

Policy LU 8.11—Development of Vacant Sites

Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.

The two subject parcels cannot be developed without the construction of new public streets along two frontages. The amount of street construction required may be a barrier to development of the parcels under the existing zoning. Allowing additional density as well as more flexible lot sizes and building types may increase the likelihood of the site being developed with a residential use.

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 types and quantity of housing allowed by the rezoning proposal would increase the housing options in this neighborhood. The character of new development will be similar in density to existing subdivisions. New buildings will be required to have massing similar to detached houses due to the Residential Infill Compatibility standards in the UDO.

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

Policy LU 1.2—Future Land Use Map and Zoning

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

The requested zoning would allow density of up to eight dwelling units per acre that may be developed in Townhouse or Apartment building types. The Low Density Residential designation for this site supports density of no more than six units per acre and does not recommend Townhouse or Apartment buildings in a context such as this one. The proposal could be more consistent with the Future Land Use Map by further restricting density and prohibiting the Townhouse and Apartment building types.

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 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.

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.

New buildings may have different architectural features from existing homes in the area. The style of existing nearby development is two-story detached houses with pitched roofs. The request would be more consistent with this policy if zoning conditions were offered to limit height to two stories and require pitched roofs.

Area Plan Policy Guidance

There is no area plan guidance for this site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	35	Somewhat higher than the citywide average
Walk Score	30	30	Equal to the citywide average

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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The nearest destinations to the rezoning site are more than one-half mile away at the corner of New Hope Church Road and Louisburg Road. The nearest transit service is GoRaleigh Route 23L Millbrook Connector. The nearest stops for Route 23L are on Calvary Drive and New Hope Road north of Louisburg Road. Both stops are more than three quarters of a mile away from the rezoning property and require a pedestrian to cross Louisburg Road. The walking distance to nearby destinations would be shortened by the connection of Brookvalley Drive to James Road. Development of the rezoning site would not require this connection to be made. If Brookvalley Drive is constructed, the walking distance to the transit stops would be closer to one-half mile.

Carbon/Energy Footprint: Housing

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

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

Summary: The proposal would allow all residential building types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would allow two additional dwelling units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Detached, Attached, Townhouse, and Apartment buildings would be allowed in the proposed zoning district.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The lot size permitted by the request could be as small as one tenth of an acre.
Is it within walking distance of transit?	No	Two transit stops are located on the north side of Louisburg near the site. The distance to the transit stops is about three quarters of a mile.

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

Summary: The proposed zoning would allow two additional housing types, townhouses and apartments. The potential number of dwelling units would increase by two. Lot sizes could be smaller than the city average. The rezoning site is not within convenient walking distance to many destinations or transit service.

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

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Spring Forest Rd Park (1.8 miles) and Green Rd Park (1.9 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (2.3 miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	1,500	2,000
Waste Water	0	1,500	2,000

Impact Identified:

1. The proposed rezoning would add approximately 2000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
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 Developed

Stormwater

Floodplain	none
Drainage Basin	Beaverdam-E
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: Alluvial soil type Me; possible blue line stream with buffers.

Transit

No comments.

Impact Identified: None.

Transportation

Site and Location Context

Location

The Z-31-20 site is in Northeast Raleigh near the Kyle Drive Park Property.

Area Plans

The Z-31-20 site is not located in an area with an adopted area plan (Map AP-1) in Comprehensive Plan.

Existing and Planned Infrastructure

Streets

The Z-31-20 site is at the intersection of two existing public rights-of-way, Brookvalley Drive and Woodlawn Drive. Neither streets are in the Street Plan (Map T-1 in the comprehensive plan) and are thus as local streets. Constructed portions of each that are within the City of Raleigh city limits are maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet and the maximum dead-end street length is 300 feet. Build out of the existing rights-of-way would result in block of 1500 feet and 3150 feet. Development of the Z-31-20 requires construction of the two streets along the site's frontage.

Construction of these street is consistent with the Comprehensive Plan, including Policies T 2.3, T 2.4, T 2.5, and T 2.6, which all concern interconnected streets. These policies and the block perimeter standards in UDO Article 8.3 reduce per-capita vehicle miles traveled and increase the efficiency of providing city services such as solid waste collection.

Pedestrian Facilities

Brookvalley Drive and Woodlawn Drive have sidewalks constructed on one side. Frontage improvements, including sidewalks are required for subdivision or site plan approval.

Bicycle Facilities

There are no existing bikeways near the Z-31-20 site. Valley Stream Drive is designated for bicycle lanes in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan); Louisburg Road is designated for a separated bikeway.

Transit

The nearest transit service is on New Hope Road and Rolling Green Court, approximately 3/4 mile from the site.

Access

Vehicle access to the subject site is via Brookvalley Drive and Woodlawn Drive.

Other Projects

There is a City of Raleigh project to fill in missing sidewalk gaps along New Hope Church and Millbrook Roads near Capital Boulevard. This project is currently in the right-of-way acquisition phase and is expected to be constructed in 2021.

There is also a City of Raleigh street improvement project on Fox Road, between Sumner Boulevard and Spring Forest Road. This project is currently under construction.

TIA Determination

Based on the Envision results, approval of case Z-31-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-6 to R-10-CU is projected to have 1 new trip in the AM peak hour and 2 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-31-20 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-31-20 Current Zoning Entitlements R-6	Daily	AM	PM
	57	4	6
Z-31-20 Proposed Zoning Maximums R-10-CU	Daily	AM	PM
	76	6	8
Z-31-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	19	1	2

Impact Identified: None.

Urban Forestry

No comments.

Impact Identified: None.

Impacts Summary

No significant impacts have been identified for this request.

Mitigation of Impacts

No mitigation is recommended.

CONCLUSION

The rezoning request pertains to two parcels that form the northeast and northwest corners of the intersection of Woodlawn Drive and Brookvalley Drive. The total area of the parcels is 1.08 acres. They are currently zoned Residential-6 (R-6). The requested zoning is Residential-10-Conditional Use. One condition is offered which sets a cap on development at eight dwelling units. The request would allow townhouses and apartments, which are not allowed in the R-6 zoning.

The request is inconsistent with the Future Land Use Map because the proposed density and building types are not recommended in the site's Low Density Residential designation. The request is consistent with Comprehensive Plan policies supporting housing supply and variety as well as compatibility between new and existing development. Some policy inconsistencies exist in terms of the potential for new development that does not reflect the architectural features of existing development, particularly pitched roofs and two-story height. Overall, the proposal is consistent with the Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
7/14/2020	Application submitted	
8/3/2020	Application complete	
9/8/2020	Placed on Planning Commission agenda but not discussed	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	R-10	R-6	R-6	R-6
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Undeveloped	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Urban Form	None	None	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-6	R-10
Total Acreage	1.08	1.08
Setbacks:		
Front	10'	10'
Side	5'	5'
Rear	20'	10'
Residential Density:	5.56	7.41
Max. # of Residential Units	6	8
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-31-20

OVERVIEW

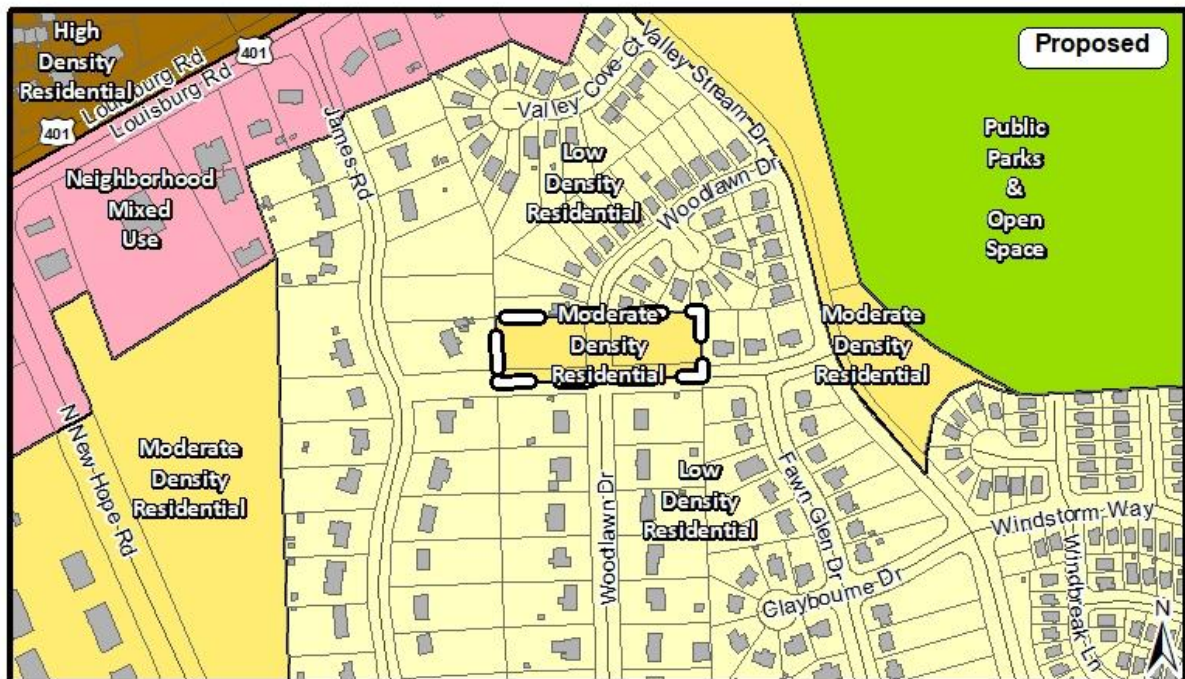
Approval of the rezoning request will require the Future Land Use Map for the subject property to be amended from Low Density Residential to Moderate Density Residential.

LIST OF AMENDMENTS

1. Amend the Future Land Use Map designation from Low Density Residential to Moderate Density Residential.

AMENDED MAPS

Proposed Designation: Moderate Density Residential



IMPACT ANALYSIS

The Future Land Use Map amendment caused by approval of this case may encourage a future rezoning to further increase the density on the site. Greater density may lead to additional demand for on-street parking.


Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

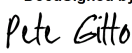
REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	R-6	Height		Frontage
Overlay(s)	N/A			
Proposed Zoning Base District	R-10	Height		Frontage
Overlay(s)			N/A	
Click here to view the Zoning Map. 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: not known				
GENERAL INFORMATION				
Date	Date Amended (1)		Date Amended (2)	
Property Address 4400 & 4401 Woodlawn Drive				
Property PIN 1726718695 & 1726716634		Deed Reference (book/page) BK17912 PG 1050-1051		
Nearest Intersection Brookvalley Drive & Fawn Glen Drive				
Property Size (acres)	0.55 ac 0.53 ac	For Planned Development Applications Only:	Total Units 8 Total Square Footage not known Total Parcels 9 Total Buildings 8	
Property Owner Name/Address VGG HOLDINGS , LLC 7320 BASSETT HAL COURT RALEIGH, NC 27616		Phone	(919) 809-2860 Fax N/A	
		Email gittopm@gmail.com		
Applicant Name/Address VGG HOLDINGS , LLC 7320 BASSETT HAL COURT RALEIGH, NC 27616		Phone	(919) 809-2860 Fax N/A	
		Email gittopm@gmail.com		
Applicant* Signature(s) 		Email gittopm@gmail.com		

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	Z-31-20	OFFICE USE ONLY Rezoning Case #
Date Submitted	July 2020	
Existing Zoning	R-6 Proposed Zoning R-10-CU	
Narrative of Zoning Conditions Offered		
<p>1. No more than 10 dwelling units will be allowed within the rezoning area contemplated herein.</p> <p>2. Subdivision of the site will include installation of a circular intersection treatment at the intersection of Woodlawn Drive and Brookvalley Drive, such as a neighborhood traffic circle. The device will be sized to fit within the existing right-of-way.</p>		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:

 E9FC11F5D6D6493...

Print Name Pete Gitto

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning Case #
<p>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.</p>	
STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p> <p>See attached Exhibit A attached hereto and made apart hereof</p>	
PUBLIC BENEFITS	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p> <ol style="list-style-type: none"> 1. Project conforms to the low density conditions contemplated in the 2030 Comprehensive Plan. 2. Project increases the tax base of the city of Raleigh as the project utilizes the full potential of the density allowed under R-6 conventional development. 3. Roadway connectivity between BROOKVALLEY DRIVE and WOODLAWN DRIVE which provides better circulation and improved police, fire and rescue access. 4. Connectivity of waterlines in BROOKVALLEY DRIVE and WOODLAWN DRIVE which increased redundancy of service and improves fire protection. 	

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

SUMMARY OF ISSUES

A neighborhood meeting was held on 15-June-2020 (date) to discuss a potential rezoning located at 4400 & 4401 Woodlawn Drive (property address).
 The neighborhood meeting was held at Virtual Meeting (zoom) (location).
 There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic generated by street connections. Since Fawn Glen Drive has been closed at the intersection of Fawn Glen and New Hope, neighbors are very concerned that if Woodlawn Drive is connected North to South, then Woodlawn will become the "shortcut" corridor that Fawn Glen used to be.
Neighbors are concerned that R-10 could allow for increased density from R-6 to R-10.
Neighbors were concerned that their properties might be annexed into the city of Raleigh as a part of this development.
Neighbors do not wish to give us property for future roads and sidewalks.
Neighbors were interested in what type of housing is being proposed.

[illegible]