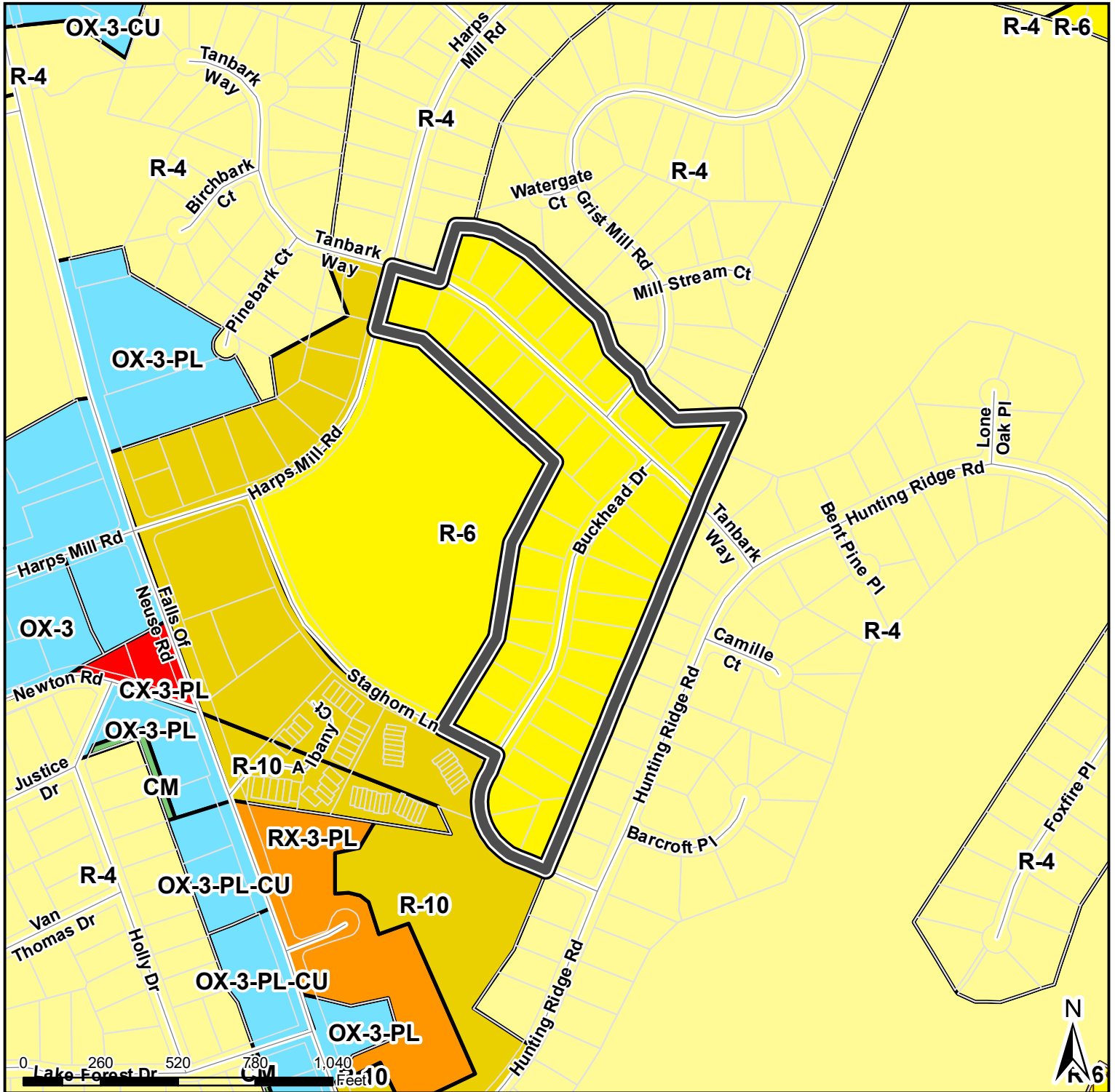
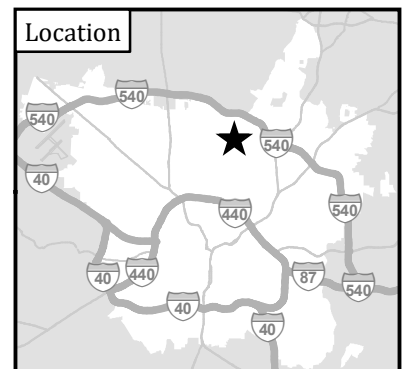


Existing Zoning

Z-33-2018



Property	North Ridge West
Size	24 acres
Existing Zoning	R-6
Requested Zoning	R-6 w/NCOD





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director; Sara Ellis, Planner II

DEPARTMENT: City Planning

DATE: January 22, 2019

SUBJECT: City Council agenda item for January 22, 2019 – Z-33-18

On December 4, 2018, City Council authorized the public hearing for the following item:

Z-33-18 North Ridge West NCOD, approximately 24 acres located [along Buckhead Drive and the eastern portion of Tanbark Way](#), encompassing 41 individual properties.

Current zoning: Residential-6 (R-6)

Requested zoning: Residential-6 w/ Neighborhood Conservation Overlay District (R-6 w/ NCOD)

This is a general use rezoning case, and as such does not have zoning conditions. If approved the following dimensional standards would be applied to the underlying R-6 zoning:

- Minimum lot size: 20,000 square feet.
- Minimum lot width - interior lot: 100 feet.
- Minimum lot width - corner lot: 151 feet.
- Front yard setback: Minimum of 49 feet.
- Side yard setback: Minimum of 11 feet.
- Side street setback: 35 feet.
- Maximum building height: 29 feet.
- Maximum residential density: 2.2 dwellings per acre.

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

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

The **Planning Commission** recommends **approval** in a vote of 8 to 0.

The **North CAC** supports **approval** in a vote of 27 to 1 (February 25, 2019).

Attached are the Planning Commission Certified Recommendation (including Staff Report and Traffic Study Worksheet) the Petition for Rezoning, and the 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)



CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR# 11881

Z-33-18 NORTH RIDGE WEST NCOD

Location	The properties along Buckhead Drive and the eastern portion of Tanbark Way (See Exhibit B) Address: See Exhibit A PIN: See Exhibit A
Request	Rezone property from R-6 to R-6 w/NCOD
Area of Request	24 acres
Corporate Limits	The rezoning site is located within Corporate limits.
Property Owner	See Exhibit A.
Applicant	Jim Greene, Assistant City Manager, City of Raleigh
Citizens Advisory Council (CAC)	North CAC, meets the third Tuesday of each month Dan Bagley, Community Relations Analyst 919.996.5718, dan.bagley@raleighnc.gov
PC Recommendation Deadline	February 25, 2018

COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN GUIDANCE

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 8.3 Conserving, Enhancing and Revitalizing Neighborhoods Policy LU 8.5 Conservation of Single Family Neighborhoods Policy LU 8.6 – Teardowns Policy H 1.6 Housing Preservation Policy UD 1.1 Protecting Neighborhood Identity Policy UD 1.4 Maintaining Façade Lines Policy UD 5.1 Contextual Design Policy UD 5.5 Areas of Strong Architectural Character

	Policy HP 4.5 Support for Neighborhoods
<i>INCONSISTENT Policies</i>	Policy LU 2.2 Compact Development Policy EP 1.7 Sustainable Development Policy LU 4.7 Capitalizing on Transit Access Policy H 1.8 Zoning for Housing

SUMMARY OF PROPOSED CONDITIONS

None, this is a general use rezoning case.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
09/26/2018	10/16/2018, 11/20/2018	11/27/2018	12/4/2018

PLANNING COMMISSION RECOMMENDATION

☒ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	The request is reasonable and in the public interest because it supports the previously approved text change, and is consistent with 2030 Comprehensive Plan policies and the Future Land Use Map.
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Change(s) in Circumstances [if applicable]	Not applicable.
Amendments to the Comprehensive Plan [if applicable]	Not applicable.
<i>Recommendation</i>	Approve. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
<i>Motion and Vote</i>	Motion: Geary Second: Jeffreys In Favor: Braun, Geary, Jeffreys, Lyle, Novak, Queen, Swink and Tomasulo Opposed: None

ATTACHMENTS

1. Staff report
2. Exhibits A & B

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.

Planning Director 11/27/2018

Planning Commission Chairperson 11/27/2018

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



ZONING STAFF REPORT – CASE Z-33-18

GENERAL USE DISTRICT

OVERVIEW

The rezoning site is a collection of 41 properties, comprising approximately 24 contiguous acres in northwest Raleigh fronting on Buckhead Drive and Tanbark Way. The site is a mid-20th Century detached home neighborhood commonly known as North Ridge West. Homes in the neighborhood date from 1969 to 1975, with an average lot size of half an acre. The lots are generally deeper than they are wide and have a fair amount of older tree growth. Traditional architectural styles such as Ranch, Tudor, Colonial, Craftsman, and Split-Level are well represented with a few Mid-Century Modern homes mixed in.

The North Ridge West rezoning site is just north and west of the North Ridge Country Club and borders North Ridge Elementary School on the north and west sides. Nearby major streets include Harps Mill Road to the north, Falls of Neuse Road to the west and Hunting Ridge Road to the south and east. North Ridge West is situated approximately a quarter mile east of the intersection of Falls of Neuse Road and Harps Mill Road. The Falls of Neuse and I-540 Interchange is located approximately two miles to the north of the site. Land uses to the north and east are predominately detached homes, to the south there is a small townhome development and the elementary school is to the west.

The rezoning site is designated Residential-6 (R-6), which is a departure from the predominate Residential-4 (R-4) zoning designation in the area, which characterizes most of the neighborhoods to the north and south. North Ridge Elementary School borders the eastern sides of Tanbark Way and Buckhead Drive to the east and shares the Residential-6 (R-6) zoning designation. Directly south of the site, along Falls of Neuse Road the zoning designation becomes Residential-10 (R-10) and contains mostly townhomes and some churches. Also along Falls of Neuse, south of the site is some Residential Mixed-Use with a three story height limit and Parking Limited Frontage (RX-3-PL) which contains apartments.

The surrounding area follows a similar development pattern of low density residential uses, with higher intensity uses fronting Falls of Neuse Road, which is considered a Transit Emphasis Corridor on the Urban Form Map. Transit Emphasis Corridors are roads identified in the Wake County Bus plan for a high level of frequent transit service.

The rezoning request is to apply a Neighborhood Conservation District (NCOD) to approximately 24 acres or 41 properties that were identified to have predominate built character. The application of an NCOD intends to respect the context of existing built character and reduce potential conflict between new construction and existing development. If approved, more restrictive dimensional standards would be applied to the underlying R-6 zoning, shown below:

- Minimum lot size: 20,000 square feet.
- Minimum lot width - interior lot: 100 feet.
- Minimum lot width - corner lot: 151 feet.
- Front yard setback: Minimum of 49 feet.
- Side yard setback: Minimum of 11 feet.
- Side street setback: 35 feet.
- Maximum building height: 29 feet.
- Maximum residential density: 2.2 dwellings per acre.

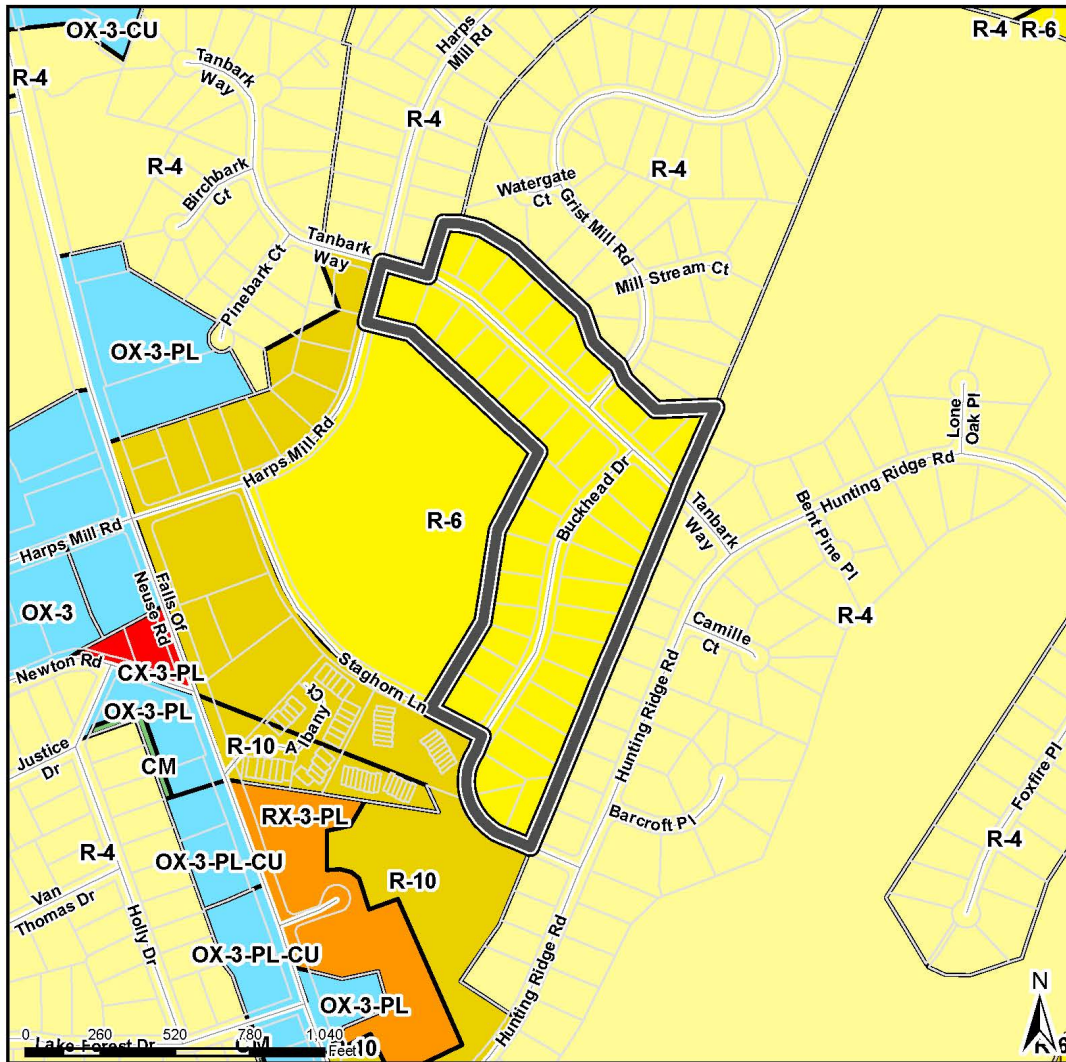
Staff analysis shows that 29 lots of 41 lots would not conform to all minimum standards put forth in the North Ridge West NCOD, however 100% of properties are in conformance with the maximum building height of 29 feet. Per the Unified Development Ordinance (UDO) no structures or lots shall be deemed non-conforming because of the application of the overlay district. The application of the NCOD will however limit the expansion of non-conformities to no more than 25%.

OUTSTANDING ISSUES

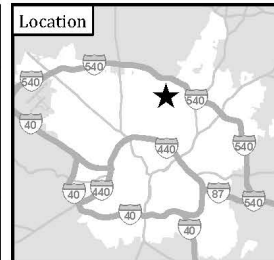
Outstanding Issues	1. None.	Suggested Mitigation	1. N/A
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Existing Zoning

Z-33-2018



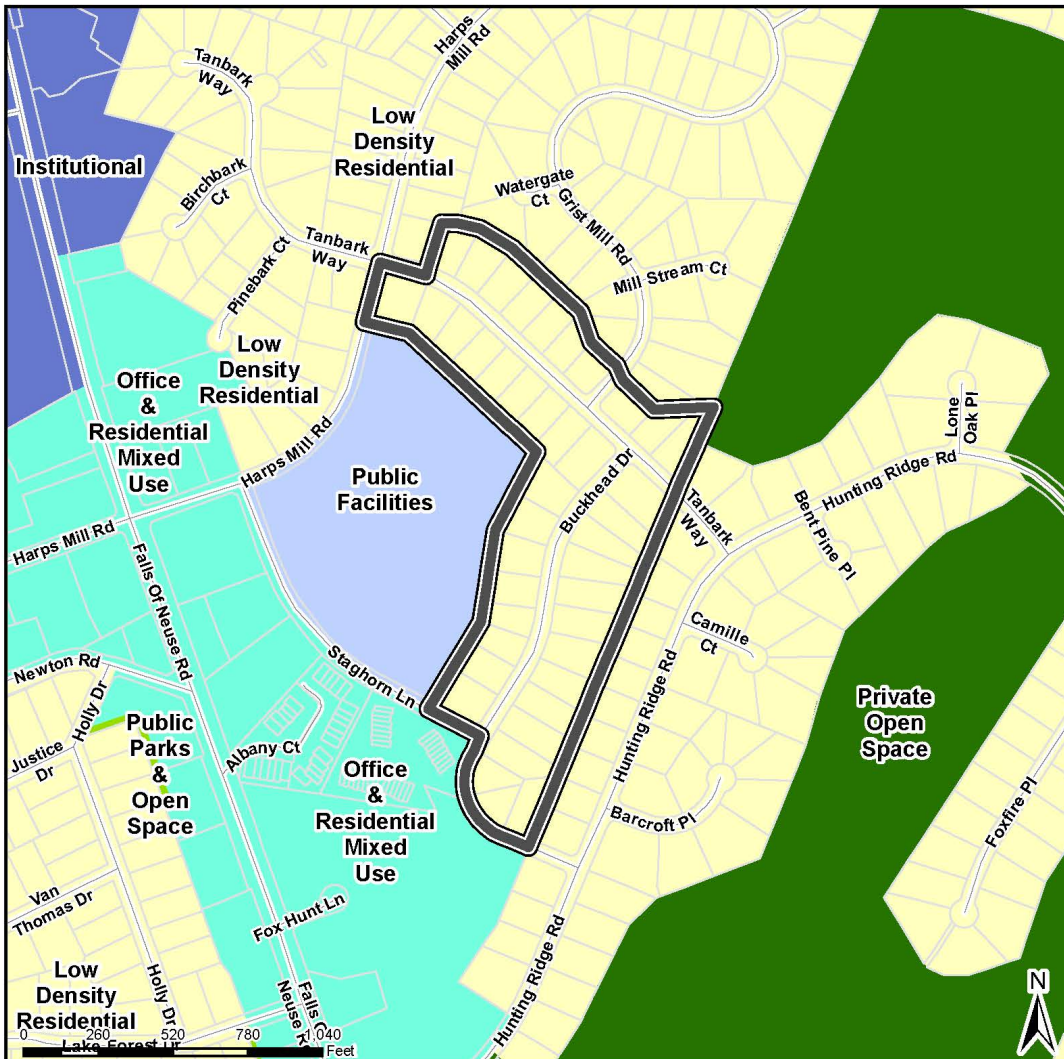
Property	North Ridge West
Size	24 acres
Existing Zoning	R-6
Requested Zoning	R-6 w/NCOD



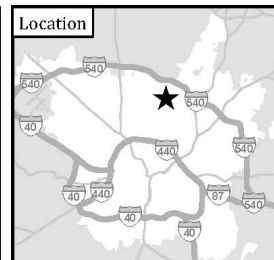
Map by Raleigh Department of City Planning (jttlek) 10/17/2018

Future Land Use

Z-33-2018



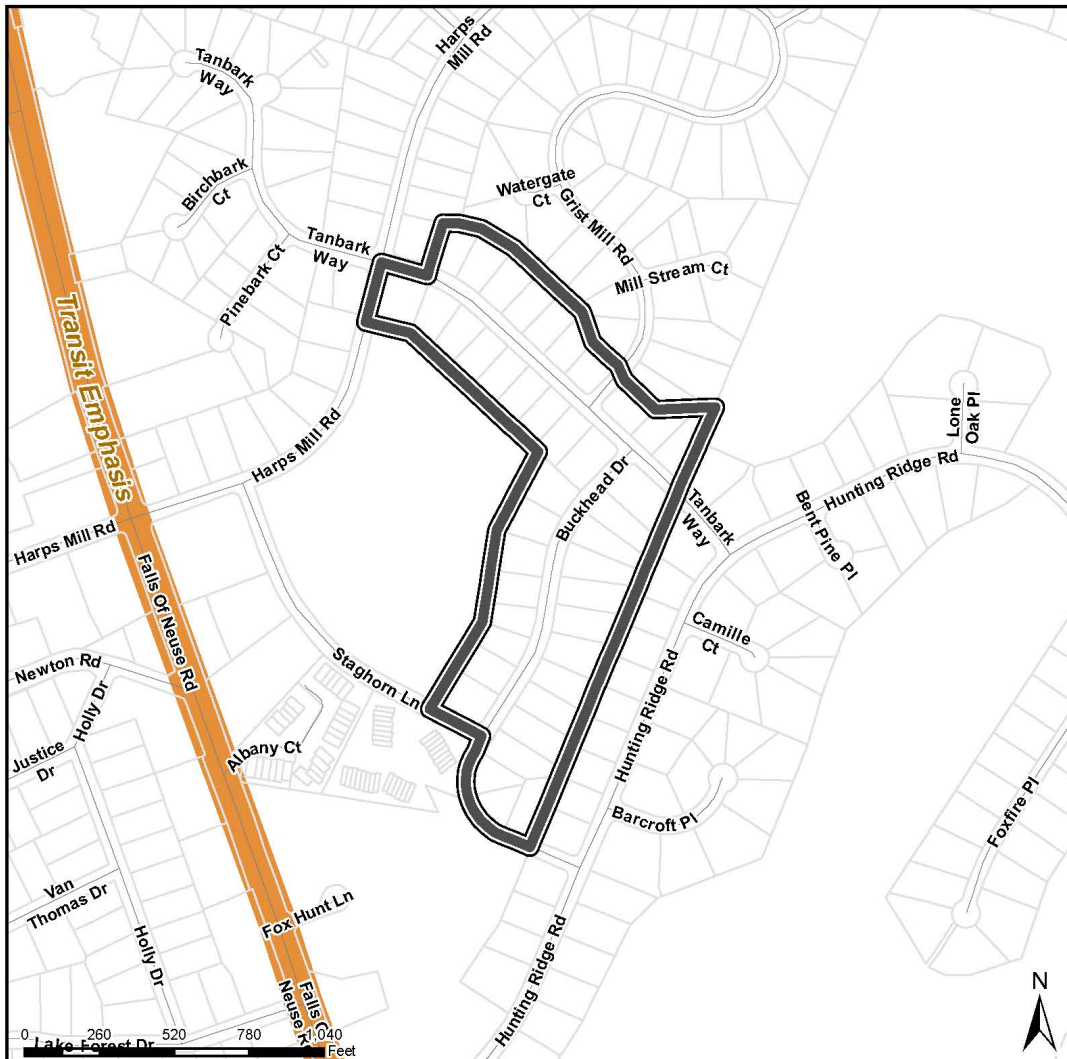
Property	North Ridge West
Size	24 acres
Existing Zoning	R-6
Requested Zoning	R-6 w/NCOD



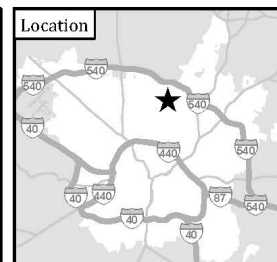
Map by Raleigh Department of City Planning (littlek) 10/17/2018

Urban Form

Z-33-2018



Property	North Ridge West
Size	24 acres
Existing Zoning	R-6
Requested Zoning	R-6 w/NCOD



Map by Raleigh Department of City Planning (littlesk). 10/17/2018

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 would strengthen zoning protections for the existing development pattern of detached homes. The proposed zoning is also consistent with a number of Comprehensive Plan policies related to preserving neighborhood character and encouraging compatible infill development and redevelopment.

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

Yes, the Low Density Residential designation on the Future Land Use Map recommends the current base zoning district, which would remain unchanged. The proposed overlay district would not change the allowed uses.

- B. 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?

Not applicable. The use proposed is designated on the Future Land Use Map.

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

Yes, the rezoning site is in an urbanized area near the core of Raleigh that is well-served by community facilities and infrastructure.

Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency: The proposal would not change the underlying zoning of Residential-6 (R-6), which allows uses and densities that are consistent with the Low Density Residential zoning designation.

Urban Form

Urban Form designation:

The rezoning request is:

☒ **Not applicable** (no Urban Form designation)

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

☐ **Inconsistent**

Not Applicable: There is no Urban Form Map designation for this site.

Compatibility

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Compatibility: The rezoning request would not change the allowed uses on the site. Detached homes are a compatible use with existing and permitted development in the area. The request is also compatible with the adjacent residential neighborhoods to the north, south, east and west of the site.

Public Benefits of the Proposed Rezoning

The proposal would add zoning standards that can help maintain the built character of the neighborhood.

Detriments of the Proposed Rezoning

The zoning request may reduce the potential for ridership on nearby transit routes and may decrease the potential number of homes that could be constructed in the area. The proposal may also impact the affordability of homes in the area by increasing the minimum lot size.

Policy Guidance

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.

The Future Land Use Map (FLUM) designates areas identified for Low Density Residential, to have a residential density of one to six units per acre, which is consistent with the current R-6 zoning. The rezoning request will not change the underlying R-6 zoning, the permitted density will be reduced from a current one to six units per acre to a maximum 2.2 units per acre.

Policy LU 5.1 Reinforcing the 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.

The proposal would increase the likelihood that new development matches the existing urban fabric by requiring dimensional standards based on the surrounding context.

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 proposed zoning would protect neighborhood character by requiring dimensional standards based on the surrounding context.

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.

The request would conserve the low density residential character of the North Ridge West Neighborhood, by applying a more restrictive layer of zoning that would limit density to 2.2 units per acre.

Policy LU 8.6 – Teardowns

Discourage the replacement of quality homes in good physical condition with new homes that are substantially larger, taller, and bulkier than the prevailing building stock.

The proposed standards are more restrictive than the existing Residential-6 (R-6) standards and may prevent the ability for subdivision, which may discourage teardowns. Additionally, the minimum setback, lot size and height standards would prevent structures that are substantially taller and bulkier from being built in the area.

Policy H 1.6 Housing Preservation

Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.

The proposal would encourage preservation of the existing housing stock by reducing the likelihood of subdivision, which may discourage teardowns in the area.

Policy UD 1.1 - Protecting Neighborhood Identity

The proposed dimensional standards are based on the existing identity of the neighborhood. Approval of the request for an NCOD would help to retain this identity.

The application of the NCOD would place additional restrictions on the base zoning of Residential-6 (R-6), which may help maintain the visual order of the existing development pattern; by maintaining façade lines through more restrictive building setbacks and height restrictions.

Policy UD 1.1 Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

The use of NCOD in the rezoning area would help to retain the existing built character of the neighborhood by requiring more restrictive minimum setbacks, lot sizes and widths which will aid in the prevention of subdivision. These additional restrictions may also help strengthen the sense of visual order by reinforcing the existing development pattern.

Policy UD 1.4 Maintaining Façade Lines

Maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks. Avoid violating this pattern by placing new construction in front of the historic facade line unless the streetscape is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm.

The application of this NCOD to the North Ridge West Neighborhood would create a minimum front yard building setback of 49 feet, which is consistent with the average setback of homes in the area of 54 feet. If adopted the building façade lines along Buckhead Drive and Tanbark Way may remain more uniform than under the current R-6 front yard standards, which require a minimum 10' setback.

Policy UD 5.1 Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

The North Ridge West NCOD Built Environmental Characteristics Study found that of the 41 properties in the rezoning request, 75% or more (31) of the properties share a common minimum set of built characteristics. The application of an NCOD would help to preserve these characteristics and require new construction to conform more closely to them as well.

Policy UD 5.5 Areas of Strong Architectural Character

Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk.

If adopted the North Ridge West NCOD would require future development to conform to the existing built character of the neighborhood in terms of height and bulk. The rezoning would place additional restrictions on building setback, height and residential density.

Policy HP 4.5 Support for Neighborhoods

Support neighborhood efforts to pursue both federal and Raleigh historic designations, and to make use of zoning overlay districts.

Of the 41 total properties in the rezoning site, 29 property owners signed the petition to request a Built Environmental Characteristics Study, which is the first step in the creation of a Neighborhood Conservation District or NCOD. Residents of North Ridge West have continued active involvement in the NCOD creation process by petitioning for the text change that brought forth the characteristics being considered in this rezoning application. Approving the rezoning request would support those residents.

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

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 rezoning request would reduce the maximum allowable density permitted in the area by about half of what is currently possible under the existing Residential-6 (R-6) zoning entitlement. This reduction in density may reduce the potential for new housing in an urbanized area, located near multiple schools and community facilities and a frequent transit corridor.

Policy EP 1.7 Sustainable Development

Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.

The request would discourage infill development in an urbanized area and reduce the allowable density by about half of what is permitted under the current Residential-6 (R-6) zoning entitlement. This density reduction may contribute to the city-wide issue of greater development pressure on greenfield sites.

Policy H 1.1 Mixed-Income Neighborhoods

Promote mixed-income neighborhoods throughout the City, particularly within high density development at employment centers, downtown, and along transit corridors.

The proposal would increase the minimum lot size in the area by about three times what is currently required under the Residential-6 (R-6) zoning standards. This may have the impact of inducing construction of larger, more expensive homes that are less accessible to residents with a mix of incomes. The rezoning site is located approximately half a mile from the Falls of Neuse Transit Emphasis Corridor, which is in conflict with this policy to increase density.

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.

This proposal would downzone the area and decrease the number of homes that may be constructed by limiting the residential density to no more than 2.2 units per acre. The requested may reduce the types and price ranges of homes that can be developed in the future. The request would also increase the minimum lot size from a current minimum of 6,000 square feet to a 20,000 square feet minimum which may increase the cost of housing in the area.

Area Plan Policy Guidance

There is no area plan guidance for this site.

IMPACT ANALYSIS

Transportation

Site Location and Context

Location

The Z-33-2018 site is located in north Raleigh, surrounding the North Ridge Elementary School. The site is a ¼ mile east of Falls of Neuse Road, between Harps Mill Road and Hunting Ridge Road.

Existing and Planned Infrastructure

Streets

The parcels are located on Tanbark Way, classified as a neighborhood street in the Street Plan (Map T-1 in the Comprehensive Plan), and Buckhead Drive, which is a local street. The surrounding streets are all maintained by the City of Raleigh. Nearby Falls of Neuse Road is classified as a 6-lane divided avenue in the Street Plan. It is currently configured with 5-lanes, including a center turn lane. It is maintained by NCDOT, and connects to Downtown Raleigh, I-440, and I-540.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts with average lot sizes between 20,000 sf and 39,999 sf is 6,000 feet. Approximate existing Block Perimeter measures for the area are as follows:

Staghorn Ln / Harps Mill Rd / Tanbark Way / Buckhead Dr – 4,200 feet
Harps Mill Rd / Grist Mill Rd / Tanbark Way – 5,000 feet
Buckhead Dr / Tanbark Way / Hunting Ridge Rd – 3,300 feet

Harps Mill Road and Hunting Ridge Road are both high-ranking streets for traffic calming treatments due primarily to high vehicle volumes and speeds.

Pedestrian & Bicycle Facilities

Sidewalks currently exist on both sides of Tanbark Way and the west side of Buckhead Drive; there is no sidewalk on the east side of Buckhead Drive. Biking and walking connections to the elementary school are pertinent to this case. All of the Z-33-2018 parcels are 1,900 feet or less from North Ridge Elementary School. The 2030 Comprehensive Plan

includes Policy T 5.12, which supports infrastructure and programs that encourage children to walk and bicycle safely to school.

There is a multiuse path on Falls of Neuse Road that serves walkers and cyclists in the neighborhood. Comprehensive Plan Policy T 1.3 is to offer residents safe and attractive choices among modes including pedestrian walkways, bikeways, and public transportation.

TIA Determination

Approval of case Z-33-18 would reduce the trip generation potential of the parcels. There are no site context triggers applicable to this proposal that would require traffic analysis. A traffic study is not required for case Z-33-18.

Impact Identified: None.

Transit

Z-33-18 is located near the intersection of Falls of Neuse Rd and Huntington Ridge Rd. Currently the #2 Falls of Neuse GoRaleigh route operates 30-minute peak service and 60 minute off-peak and weekend service. The 2016 Wake Transit Plan proposed to the voters of Wake County for the sales tax referendum which was ultimately approved proposes a similar level of service for Falls of Neuse.

Portions of Z-33-18 are within a ¼ mile walking distance to the nearest existing bus stop on the #2 route, which is the accepted catchment area for transit planning purposes. Because transit works better when land use densities are higher, a reduction in density as proposed in Z-33-18 may reduce the number of individuals who could reasonably be presumed to use transit in the future.

Impact Identified: None.

Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Perry Creek
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	None.

Impact Identified:

Numerous drainage complaints and questions around and below the existing 24" pipe crossing on Tanbark Way, however no structural flooding was found.

Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	30,500 gpd	10,250 gpd
<i>Waste Water</i>	30,500 gpd	10,250 gpd

Impact Identified:

1. The proposed rezoning would provide no change 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

Parks and Recreation

1. The site is not directly impacted by any existing or proposed greenway trails, corridors or connectors.
2. Nearest existing park access is provided by Millbrook Exchange Park (2.0 miles) and Longstreet Park (2.3 miles).
3. Nearest existing greenway trail access is provided by East Fork Mine Creek trail (1.6 miles).
4. Park access level of service in this area is graded a C letter grade.
5. This area is considered a low priority for park land acquisition.

Impact Identified: None.

Urban Forestry

Each property is currently less than two acres in size and therefore would not need to comply with UDO 9.1 if a development plan was submitted for any of the lots within this rezoning case. The proposed zoning will not affect the Urban Forestry requirements.

Impact Identified: None

Designated Historic Resources

The proposed NCOD 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. North Ridge Elementary School, located adjacent to the proposed NCOD, is listed as “Survey Only” by the State Historic Preservation Office and has been identified as site WA7951.

Impact Identified: None.

Impacts Summary

The properties that do not conform to the standards set forth by the proposed NCOD may face additional steps during the permitting process should they choose to make changes or additions to their structures. Per staff analysis, 29 of the 41 properties do not conform to all the minimum characteristics set forth, and although the application of the NCOD will not render these properties non-conforming, property modifications may require a variance.

The potential housing supply for the city may be reduced by from a possible 122 units to a possible 41 units, this is a reduction of about half. This reduction in density may also have negative impacts on transit ridership for nearby routes, by reducing the number of potential riders in the area.

Mitigation of Impacts

No mitigation of impacts is needed at this time.

CONCLUSION

The request is to apply a Neighborhood Conservation Overlay District to the North Ridge West Neighborhood.

The request is **consistent** with the Future Land Use Map and **consistent** with the Comprehensive Plan overall. Approval of the rezoning request would not alter the type of development that exists in the area currently but may prevent subdivision of existing lots and construction of smaller homes at a greater density. It would provide a benefit to the neighborhood by conserving the established character.

The request is **consistent** with the Comprehensive Plan policies regarding neighborhood conservation, housing preservation, protecting neighborhood identity and contextual design. The request is **inconsistent** with policies regarding compact development, zoning for housing and mixed-income neighborhoods.

CASE TIMELINE

<i>Date</i>	<i>Action</i>	<i>Notes</i>
10/17/2018	General use rezoning case application submitted.	

APPENDIX

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-6	R-4	R-10	R-4	R-6 & R-10
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Low Density Residential	Office & Residential Mixed Use/ Low Density Residential	Low Density Residential	Public Facilities & Low Density Residential
Current Land Use	Detached Homes	Detached Homes	Attached Homes & Townhomes	Detached Homes	Elementary School & Detached Homes
Urban Form	None	None	None	None	None

Current vs. Proposed Zoning Summary

	<i>EXISTING ZONING</i>	<i>PROPOSED ZONING</i>
Zoning	R-6	R-6 w/NCOD
Total Acreage	24	24
Setbacks		
Front:	10'	49'
Side:	5'	11'
Rear:	20'	20'
Residential Density:	6 units/acre	2.2 d/u per acre
Max. # of Residential Units	122	41
Max. Gross Building SF (if applicable)	N/A	N/A
Max. Gross Office SF	N/A	N/A
Max. Gross Retail SF	N/A	N/A
Max. Gross Industrial SF	N/A	N/A
Potential F.A.R	--	--

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

Rezoning Application



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # OCT 17 2018 AM 11:17 Rezoning Case #
Existing Zoning Base District	R-6	Height Frontage Overlay(s) _____	
Proposed Zoning Base District	R-6	Height Frontage Overlay(s) <u>NCOD</u>	
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:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
571157			

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address See Exhibit A			
Property PIN See Exhibit A		Deed Reference (book/page) See attached	
Nearest Intersection See Exhibit B			
Property Size (acres) 24	(For PD Applications Only) Total Units		Total Square Feet
Property Owner/Address See Exhibit A		Phone	Fax
		Email	
Project Contact Person/Address Jim Greene, Assistant City Manager Matthew Klem, Planner II City of Raleigh P.O. Box 590 Raleigh, NC 27602		Phone 919-996-4637	Fax
		Email matthew.klem@raleighnc.gov	
Owner/Agent Signature 		Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be 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>The Future Land Use Map classifies the identified rezoning area as Low Density Residential which</p> <p>1. recommends up to six units per acre. The base zoning district in the proposal is Residential-6 (R-6); a change to the base district is not requested. Maintaining the residential zoning of R-6 is consistent with the FLUM</p>	
<p>2. There is no Urban Form designation associated with the request.</p>	
<p>3. Please see Exhibit C for additional Comprehensive Plan analysis.</p>	
<p>4.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. Applying the North Ridge West NCOD to the subject area will help to conserve the character and identity of the neighborhood by applying neighborhood-specific zoning standards that reflect the built environment of the area.</p>	
<p>2.</p>	
<p>3.</p>	
<p>4.</p>	

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 type="checkbox"/>	<input type="checkbox"/>	✓		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input type="checkbox"/>	<input type="checkbox"/>			✓
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			✓
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>		✓	✓
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>		✓	
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>		✓	
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>		✓	
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input type="checkbox"/>		✓	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources****OFFICE USE ONLY****Transaction #****Rezoning Case #**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no identified historic resources in the request area. All 41 detached houses were constructed between 1969 and 1975, making the oldest house in the neighborhood 49 years old.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Exhibit A

Site Address	PIN	Owner
6804 BUCKHEAD DR	1717242836	KENNY, MARGARET
6808 BUCKHEAD DR	1717241827	PALAZZO, MICHAEL J III PALAZZO, CATHY L
6812 BUCKHEAD DR	1717241906	FERGUSON, HOLLY K TRUSTEE HOLLY K SINSLEY AKA HOLLY K FERGUSON REVOCABLE LIV
6816 BUCKHEAD DR	1717251073	BOYKIN, CASHWELL J BOYKIN, JEFFREY N
6900 BUCKHEAD DR	1717252132	FARRIS, PAUL FARRIS, JACALYN
6901 BUCKHEAD DR	1717250213	RALEIGH CUSTOM HOMES INC
6904 BUCKHEAD DR	1717252199	GILCHRIST, KEVIN W GILCHRIST, KELSEY LANE WAGNE
6905 BUCKHEAD DR	1717250374	DANG, THANH HUU NGUYEN, NGOC THI
6908 BUCKHEAD DR	1717253248	BUFFALOE, DAVID E BUFFALOE, ELLEN G
6909 BUCKHEAD DR	1717251432	KENNY, JOHN DAVID
6912 BUCKHEAD DR	1717253388	ELLIS, FRANK D ELLIS, JACALYN G
6913 BUCKHEAD DR	1717251561	LANE, CYNTHIA C
6916 BUCKHEAD DR	1717254419	HILL, DOUGLASS O JR HILL, PAMELA M
6917 BUCKHEAD DR	1717251671	MCINTYRE, MARGARET G
6920 BUCKHEAD DR	1717254519	HALL, MELISSA DAWN HALL, ERIK WESLEY
7000 BUCKHEAD DR	1717254629	JOYNER, JASON A JOYNER, JENNIFER E
7001 BUCKHEAD DR	1717251792	GRAVELY, BENJAMIN T GRAVELY, MARTHA F
7004 BUCKHEAD DR	1717254749	GHODDOUSSI, ALI GHODDOUSSI, AZAR T
7005 BUCKHEAD DR	1717252834	PARKER, EMMA TERESA PARKER, TIMOTHY LYNN
7008 BUCKHEAD DR	1717255872	ROGERS, JAMES R IV ROGERS, ANNE R
7009 BUCKHEAD DR	1717252995	ABE, KATSUFUMI ABE, KYOKO
7012 BUCKHEAD DR	1717256914	RALEIGH CUSTOM HOMES, INC
7013 BUCKHEAD DR	1717264036	HAAG, JOSEPHINE G
6908 TANBARK WAY	1717267152	THOMPSON, BARBARA
6912 TANBARK WAY	1717266177	KELSCH, JOHN M KELSCH, LESLEY L
7000 TANBARK WAY	1717265264	WETZEL, HAROLD L TRUSTEE
7004 TANBARK WAY	1717264337	FRANKEN, MICHAEL H FRANKEN, CYNTHIA S
7005 TANBARK WAY	1717263134	CARTER, CHAD CARTER, CAROLINE
7008 TANBARK WAY	1717263476	COX, EDWARD L COX, MAUREEN K
7009 TANBARK WAY	1717262260	WHALEY, THOMAS WHALEY, JENNIFER
7012 TANBARK WAY	1717263504	WATERS, ROBERT L HEYES, NANCY E
7013 TANBARK WAY	1717261288	DANIELS, RAYMOND CHARLES DANIELS, SARAH ALEXANDRA
7016 TANBARK WAY	1717262621	CHURCH OF JESUS CHRIST
7017 TANBARK WAY	1717261315	THOENEN, DAVID H TRUSTEE THOENEN, MARIA TRUSTEE
7021 TANBARK WAY	1717260442	TELESCA, GLADYS S HEIRS
7100 TANBARK WAY	1717261657	HOWE, LYMAN A HOWE, SONJA N JR
7101 TANBARK WAY	1717169479	ROSENTHAL, JACOB D ROSENTHAL, AMY W
7104 TANBARK WAY	1717260764	MATTHEWS, BRADLEY A MATTHEWS, ANDREA C
7105 TANBARK WAY	1717168596	POOLE, MARK N POOLE, ASHLEY K
7108 TANBARK WAY	1717169759	MCCULLEN, GRANVILLE T MCCULLEN, HEATHER J
7109 TANBARK WAY	1717167671	HURD, ROBERT F

Exhibit B

North Ridge West Neighborhood

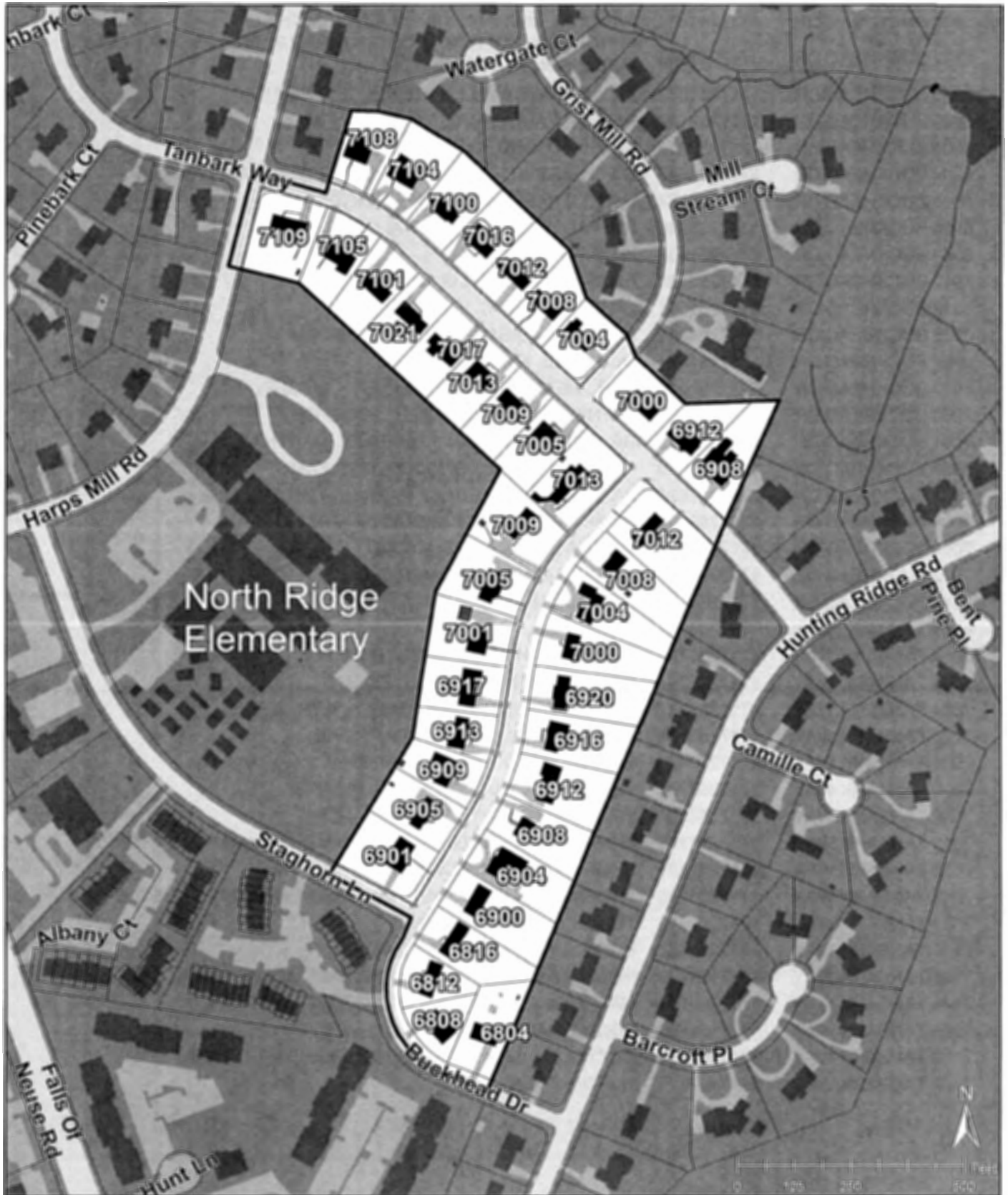


Exhibit C – 2030 Comprehensive Plan Analysis

The rezoning request is consistent with the following aspects of the Comprehensive Plan:

Vision Theme: Growing Successful Neighborhoods and Communities

Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding our local businesses. The City will have healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character and responds to natural features. Places of historic and architectural significance will be protected. Newly developed areas will be diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment.

- The request is consistent with the Growing Successful Neighborhoods and Communities Vision Theme by seeking to conserve and enhance an older neighborhood through the application of neighborhood-specific zoning standards.

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.

- The Future Land Use Map classifies the identified rezoning area as Low Density Residential which recommends up to six units per acre. The base zoning district in the proposal is Residential-6 (R-6); a change to the base district is not requested. Maintaining the residential zoning of R-6 is consistent with the FLUM.

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.

- Adoption of the NCOD will provide added means for protecting neighborhood character through aligning minimum zoning standards with the existing development pattern.

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.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The base zoning district of the rezoning area has minimum standards for development that are less restrictive than the current development pattern. Applying the standards in the North Ridge West NCOD would help to mitigate that discrepancy.

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.

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.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The neighborhood-specific regulations of the North Ridge West NCOD would align potential redevelopment with the existing development pattern.

Policy UD 1.1 - Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The proposed zoning standards would maintain the visual order of the existing development pattern.

Policy UD 5.1 - Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The proposed zoning standards reflect the character of the area.

Policy HP 2.5 - Conserving Older Neighborhoods

Develop plans and programs to conserve older neighborhoods that have a unique scale and identity, but are not yet protected by an overlay district.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The scale and identity of the mid-century, large lot neighborhood will be conserved by applying the proposed lot standards.



City of Raleigh
North Carolina

September 26, 2018

Dear North Ridge West Neighbor,

Your property is the subject of a rezoning request. Please plan to attend a neighborhood meeting on **Wednesday, October 10, 2018 from 6:00 p.m. to 7:00 p.m.** in the fellowship hall of Saint Andrews Presbyterian Church located at 7506 Falls of Neuse Road Raleigh, NC 27615. The purpose of the meeting will be to provide the community with information about the request and the rezoning process. The meeting will consist of a brief presentation and a question and answer session.

The proposal is to rezone from Residential-6 (R-6) to Residential-6 with Neighborhood Conservation Overlay District (R-6 w/ NCOD). The rezoning area consists of 41 individual properties and 24 acres in the North Ridge West neighborhood. The proposal would add an additional layer of zoning called a Neighborhood Conservation Overlay District (NCOD). This additional set of regulations would add standards based on built characteristics specific to the North Ridge West neighborhood and would only apply to your property if City Council approves the rezoning case. These standards were adopted into the Unified Development Ordinance due to a recent neighborhood study and text change (TC-4-18). The standards are:

North Ridge West NCOD

- a. Minimum lot size: 20,000 square feet.
- b. Minimum lot width - interior lot: 100 feet.
- c. Minimum lot width - corner lot: 151 feet.
- d. Front yard setback: Minimum of 49 feet.
- e. Side yard setback: Minimum of 11 feet.
- f. Side street setback: 35 feet.
- g. Maximum building height: 29 feet.
- h. Maximum residential density: 2.2 dwellings per acre.

For more information about the potential rezoning and the NCOD process, please visit the North Ridge West NCOD project page on the City's web site: www.raleighnc.gov. In the upper right-hand corner of any page, search the term "North Ridge West NCOD" in the search box and click on the link titled "Potential Neighborhood Conservation Overlay District (NCOD)."

City staff is available to answer any questions prior to the meeting. Please contact Matthew Klem at 919-996-4637 or matthew.klem@raleighnc.gov. We look forward to meeting with you on October 10, 2018.

Sincerely,

Ken A. Bowers, AICP
Planning Director

ABE, KATSUFUMI ABE, KYOKO
7009 BUCKHEAD DR
RALEIGH NC 27615-7008

BOYKIN, CASHWELL J BOYKIN, JEFFREY N
6816 BUCKHEAD DR
RALEIGH NC 27615-7003

BUFFALOE, DAVID E BUFFALOE, ELLEN G
6908 BUCKHEAD DR
RALEIGH NC 27615-7005

CARTER, CHAD CARTER, CAROLINE
7005 TANBARK WAY
RALEIGH NC 27615-5360

CHURCH OF JESUS CHRIST
TAX ADM DIV 521-4696
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY UT 84150-0022

COX, EDWARD L COX, MAUREEN K
7008 TANBARK WAY
RALEIGH NC 27615-5359

DANG, THANH HUU NGUYEN, NGOC THI
6905 BUCKHEAD DR
RALEIGH NC 27615-7006

DANIELS, RAYMOND CHARLES DANIELS,
SARAH ALEXANDRA
7013 TANBARK WAY
RALEIGH NC 27615-5360

ELLIS, FRANK D ELLIS, JACALYN G
6912 BUCKHEAD DR
RALEIGH NC 27615-7005

FARRIS, PAUL FARRIS, JACALYN
6900 BUCKHEAD DR
RALEIGH NC 27615-7005

FERGUSON, HOLLY K TRUSTEE HOLLY K
SINSLEY AKA HOLLY K FERGUSON
REVOCABLE LIV
6812 BUCKHEAD DR
RALEIGH NC 27615-7003

FRANKEN, MICHAEL H FRANKEN, CYNTHIA
7004 TANBARK WAY
RALEIGH NC 27615-5359

GHODDOUSSI, ALI GHODDOUSSI, AZAR T
7004 BUCKHEAD DR
RALEIGH NC 27615-7007

GILCHRIST, KEVIN W GILCHRIST, KELSEY
LANE WAGNE
6904 BUCKHEAD DR
RALEIGH NC 27615-7005

GRAVELY, BENJAMIN T GRAVELY, MARTHA
7001 BUCKHEAD DR
RALEIGH NC 27615-7008

HAAG, JOSEPHINE G
7013 BUCKHEAD DR
RALEIGH NC 27615-7008

HALL, MELISSA DAWN HALL, ERIK WESLEY
6920 BUCKHEAD DR
RALEIGH NC 27615-7005

HILL, DOUGLASS O JR HILL, PAMELA M
6916 BUCKHEAD DR
RALEIGH NC 27615-7005

HOWE, LYMAN A HOWE, SONJA N JR
7100 TANBARK WAY
RALEIGH NC 27615-5361

HURD, ROBERT F
7109 TANBARK WAY
RALEIGH NC 27615-5362

JOYNER, JASON A JOYNER, JENNIFER E
7000 BUCKHEAD DR
RALEIGH NC 27615-7007

KELSCH, JOHN M KELSCH, LESLEY L
6912 TANBARK WAY
RALEIGH NC 27615-5357

KENNY, JOHN DAVID
6909 BUCKHEAD DR
RALEIGH NC 27615-7006

KENNY, MARGARET
6804 BUCKHEAD DR
RALEIGH NC 27615-7003

LANE, CYNTHIA C
6913 BUCKHEAD DR
RALEIGH NC 27615-7006

MATTHEWS, BRADLEY A MATTHEWS,
ANDREA C
7104 TANBARK WAY
RALEIGH NC 27615-5361

MCCULLEN, GRANVILLE T MCCULLEN,
HEATHER J
7108 TANBARK WAY
RALEIGH NC 27615-5361

MCINTYRE, MARGARET G TRUSTEE
MCINTYRE TRUST THE
6917 BUCKHEAD DR
RALEIGH NC 27615-7006

PALAZZO, MICHAEL J III PALAZZO, CATHY L
6808 BUCKHEAD DR
RALEIGH NC 27615-7003

PARKER, EMMA TERESA PARKER, TIMOTHY
LYNN
7005 BUCKHEAD DR
RALEIGH NC 27615-7008

POOLE, MARK N POOLE, ASHLEY K
7105 TANBARK WAY
RALEIGH NC 27615-5362

RALEIGH CUSTOM HOMES INC
PO BOX 99636
RALEIGH NC 27624-9636

RALEIGH CUSTOM HOMES, INC
PO BOX 9639
RALEIGH NC 27676-9639

ROGERS, JAMES R IV ROGERS, ANNE R
7008 BUCKHEAD DR
RALEIGH NC 27615-7007

ROSENTHAL, JACOB D ROSENTHAL, AMY W
7101 TANBARK WAY
RALEIGH NC 27615-5362

TELESCA, GLADYS S HEIRS
7021 TANBARK WAY
RALEIGH NC 27615-5360

THOENEN, DAVID H TRUSTEE THOENEN,
MARIA TRUSTEE
7017 TANBARK WAY
RALEIGH NC 27615-5360

THOMPSON, BARBARA
6908 TANBARK WAY
RALEIGH NC 27615-5357

WATERS, ROBERT L HEYES, NANCY E
7012 TANBARK WAY
RALEIGH NC 27615-5359

WETZEL, HAROLD L TRUSTEE
7000 TANBARK WAY
RALEIGH NC 27615-5359

WHALEY, THOMAS WHALEY, JENNIFER
7009 TANBARK WAY
RALEIGH NC 27615-5360

ALLEN, LAWRENCE R
PO BOX 32151
RALEIGH NC 27622-2151

ALLRED, CAROL ROGERS
938 ALBANY CT
RALEIGH NC 27615-5301

ANDERSON, ROBERT E ANDERSON,
FRANCES R
1116 HUNTING RIDGE RD
RALEIGH NC 27615-7014

AZIEM, SAIYYED OOMER AZIEM, SANA R
7200 GRIST MILL RD
RALEIGH NC 27615-5405

BELCHER, ARNOLD III DOZIER, ELIZABETH
909 ALBANY CT
RALEIGH NC 27615-5302

BERGDOLT, BRIAN
7112 TANBARK WAY
RALEIGH NC 27615-5361

BERGDOLT, ELLEN P
1200 WATERGATE CT
RALEIGH NC 27615-5473

BEUST, STEVEN E BEUST, KARA D
1200 HUNTING RIDGE RD
RALEIGH NC 27615-7016

BISCHOFF, THOMAS REISCHL, CHRISTINE
1216 HUNTING RIDGE RD
RALEIGH NC 27615-7018

BLAND, WILLIAM B
6909 STAGHORN LN
RALEIGH NC 27615-5354

BOWER, SHELLEY M
6949 STAGHORN LN
RALEIGH NC 27615-5354

BOYD, MARK D BOYD, JANETTE L
1108 HUNTING RIDGE RD
RALEIGH NC 27615-7014

BRADSHAW, THOMAS W III BRADSHAW,
SUSAN T
7208 PINEBARK CT
RALEIGH NC 27615-5352

BRICTSON, DERIK ALLEN BRICTSON, DIANA
MARIE
1208 BARCROFT PL
RALEIGH NC 27615-7001

BROOKS, MARTINA ROHWEDER
ROHWEDER, THOMAS E
3000 ALLENBY DR
RALEIGH NC 27604-5802

BURNETTE, HUNTER BURNETTE, NICOLE
1109 HUNTING RIDGE RD
RALEIGH NC 27615-7015

CAPPS, DEBORAH C
920 ALBANY CT
RALEIGH NC 27615-5301

CARLYLE, RITA DIANNE
6913 STAGHORN LN
RALEIGH NC 27615-5354

CAROTHERS, DON T CAROTHERS, SUZANNE
SEITZ
7209 PINEBARK CT
RALEIGH NC 27615-5352

CATENIS, ALEXANDER CATENIS, GENEVIEVE
1308 CAMILLE CT
RALEIGH NC 27615-7009

CLOVER, MARGARET M
1204 WATERGATE CT
RALEIGH NC 27615-5473

COBB, KENNETH D III COBB, ANN L
7301 GRIST MILL RD
RALEIGH NC 27615-5408

COBLE, BRYAN M COBLE, KELLY M
7116 GRIST MILL RD
RALEIGH NC 27615-5403

CRISP, FRED D III
6904 TANBARK WAY
RALEIGH NC 27615-5357

CRUESS, REED L CRUESS, CHERYLE P
7301 HARPS MILL RD
RALEIGH NC 27615-5418

DAVIS, BRUCE /TR
944 ALBANY CT
RALEIGH NC 27615-5301

DAVIS, JONATHAN Q
6923 STAGHORN LN
RALEIGH NC 27615-5354

DEERFIELD SQUARE HOMEOWNERS
10720 FALLS OF NEUSE RD
RALEIGH NC 27614-9302

DEERFIELD SQUARE HOMEOWNERS
1033 DRESSER CT
RALEIGH NC 27609-7323

DEVER, JAMES C III DEVER, AMY N
1304 CAMILLE CT
RALEIGH NC 27615-7009

DEVINE, MICHAEL DEVINE, BETSI T
1409 HUNTING RIDGE RD
RALEIGH NC 27615-7023

DION, JACQUELINE C
1309 HUNTING RIDGE RD
RALEIGH NC 27615-7020

DOWELL, JEFFERY E II DOWELL, KATHERINE
MARIE
1401 HUNTING RIDGE RD
RALEIGH NC 27615-7023

DUNLAP, ERIC DUNLAP, KATIE ANN
7109 GRIST MILL RD
RALEIGH NC 27615-5404

EARNHARDT, EUGENIA P
1400 HUNTING RIDGE RD
RALEIGH NC 27615-7022

EARP, JULIA TAPP TRUSTEE
PO BOX 1266
KNIGHTDALE NC 27545-1266

EDWARDS, MICHAEL SWENSON EDWARDS,
CAROLYN
1301 HUNTING RIDGE RD
RALEIGH NC 27615-7020

EDWIN PROPERTIES LLC
1113 SILVER OAKS CT
RALEIGH NC 27614-9359

EDWIN PROPERTIES LLC
1113 SILVER OAKS CT
RALEIGH NC 27614-9359

EFTEKHARI, SHOKOUH
6832 GREYSTONE DR
RALEIGH NC 27615-7407

ELIZABETH WILSON, MARY GREY
6935 STAGHORN LN
RALEIGH NC 27615-5354

ELLIS, CURTIS L ELLIS, BETH V
7212 TANBARK WAY
RALEIGH NC 27615-5363

ENGLAND, EDNA K
5412 ALPINE DR
RALEIGH NC 27609-4604

ETTINGER, JERRY M ETTINGER, SHEILA P
1312 HUNTING RIDGE RD
RALEIGH NC 27615-7021

FAUCETTE, DAVID H PARKER, CAROLYN
1105 HUNTING RIDGE RD
RALEIGH NC 27615-7015

FELTS, GREGORY N
6957 STAGHORN LN
RALEIGH NC 27615-5354

FULP, DONALD B FULP, GAIL S
1305 MILL STREAM CT
RALEIGH NC 27615-5455

GARDNER, RICHARD I GARDNER, ELLEN R
6937 STAGHORN LN
RALEIGH NC 27615-5354

GARFIELD, SAMUEL E GARFIELD, JEAN E
1207 BARCROFT PL
RALEIGH NC 27615-7001

GAY, DELBERT P
7208 TANBARK WAY
RALEIGH NC 27615-5363

GLASBROOK, DONNA LYNNE
6903 STAGHORN LN
RALEIGH NC 27615-5354

GRADY, ELIZABETH ANN
928 ALBANY CT
RALEIGH NC 27615-5301

GT & UNC, LLC
107 SEAGRAVE PL
MORRISVILLE NC 27560-7040

GUILFORD, DAVID E GUILFORD, ROCHELLE
7400 GRIST MILL RD
RALEIGH NC 27615-5409

H R REALTY COMPANY LLC
MARVIN F POER & COMP
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

HALIFAX, JOHN F HALIFAX, PEGGY S
1201 WATERGATE CT
RALEIGH NC 27615-5473

HARRELL, ROBERT K HARRELL, VIRGINIA T
7313 HARPS MILL RD
RALEIGH NC 27615-5418

HARROD, JEFFREY A HARROD, KRISTIN P
7621 RAINWATER RD
RALEIGH NC 27615-3746

HARTSEMA, RONALD D HARTSEMA, MARY L
7104 GRIST MILL RD
RALEIGH NC 27615-5403

HASTY, MARY CATHERINE
2935 FOREST PARK DR
CHARLOTTE NC 28209-1401

HECKEL, AMANDA LEA
7309 HARPS MILL RD
RALEIGH NC 27615-5418

HENDERSON, MILLICENT M
6945 STAGHORN LN
RALEIGH NC 27615-5354

HERMAN, PAUL M HERMAN, HELANA
7115 GRIST MILL RD
RALEIGH NC 27615-5404

HOMESTEAD BUILDING COMPANY
PO BOX 848
WAKE FOREST NC 27588-0848

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PO BOX 848
WAKE FOREST NC 27588-0848

HOPKINS, RYAN HOPKINS, HEATHER
7300 TANBARK WAY
RALEIGH NC 27615-5365

HORWITZ, MICHAEL HORWITZ, LESLIE
1303 MILL STREAM CT
RALEIGH NC 27615-5455

HOWARD, JERALD D HOWARD, LINDSEY M
1201 HUNTING RIDGE RD
RALEIGH NC 27615-7017

HUGGINS, HUBERT S III HUGGINS, KOLEEN
1112 HUNTING RIDGE RD
RALEIGH NC 27615-7014

IH3 PROPERTY NORTH CAROLINA LP
INVITATION HOMES-TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

JOHNSON, FRANK DAVIS JOHNSON, MARY J
7212 GRIST MILL RD
RALEIGH NC 27615-5405

KEASLER, ANDREW KEASLER, MARGARET
1205 HUNTING RIDGE RD
RALEIGH NC 27615-7017

KELLER, PATRICIA L
TRADEMARK PROPERTIES
1001 WADE AVE STE 300
RALEIGH NC 27605-3323

KINDSVATTER, ROBERT W KINDSVATTER,
MICHELLE H
7320 GRIST MILL RD
RALEIGH NC 27615-5407

KING, RONALD S KING, DONNA E
1417 HUNTING RIDGE RD
RALEIGH NC 27615-7023

KNIGHT-LISK, SIDNEY KNIGHT, MICHAEL
6955 STAGHORN LN
RALEIGH NC 27615-5354

LEDER, STUART A
6931 STAGHORN LN
RALEIGH NC 27615-5354

LEPAGE, STEPHEN L LEPAGE, PAULA
7871 BUTTERNUT LN
DENVER NC 28037-7689

LEVIN, NANCY JEAN
7309 GRIST MILL RD
RALEIGH NC 27615-5408

LEWIS, CHARLES M III LEWIS, ASHLEY K
7316 HARPS MILL RD
RALEIGH NC 27615-5417

MACKINTOSH, CATHERINE F
10 DUNNEMANN AVE APT B
CHARLESTON SC 29403-3653

MACMARTIN, JAMES C ROGERS, MARTHA
LOUISE
7213 PINEBARK CT
RALEIGH NC 27615-5352

MADLON, MARY L MADLON, MARY L
TRUSTEE
7300 GRIST MILL RD
RALEIGH NC 27615-5407

MANGRUM BUILDING LLC
412 E WILLIAMS ST STE A
APEX NC 27502-2186

MANLA, ANTHONY MANLA, DONNA
1101 HUNTING RIDGE RD
RALEIGH NC 27615-7015

MANLA, ANTHONY V MANLA, DONNA L
1101 HUNTING RIDGE RD
RALEIGH NC 27615-7015

MARGO, RONALD E MARGO, BRENDA M
934 ALBANY CT
RALEIGH NC 27615-5301

MASSEY, E ALLEN
7304 TANBARK WAY
RALEIGH NC 27615-5365

MATHEWS, NORMA JOANN
924 ALBANY CT
RALEIGH NC 27615-5301

MCBRIDE, JACQUELINE JEANNE
6925 STAGHORN LN
RALEIGH NC 27615-5354

MCCULLOCH, BAILEY MARIE
6927 STAGHORN LN
RALEIGH NC 27615-5354

MEDINA, JOSEPH MEDINA, YVETTE
7205 TANBARK WAY
RALEIGH NC 27615-5364

MENZIES, TIMOTHY J BURGESS, HELEN J
7312 HARPS MILL RD
RALEIGH NC 27615-5417

MICHELS, GARY EDWARD
7108 GRIST MILL RD
RALEIGH NC 27615-5403

MIDGETT, VANCE L
911 ALBANY CT
RALEIGH NC 27615-5302

MILL, ALLISON M
6959 STAGHORN LN
RALEIGH NC 27615-5354

MULL, SUSAN
6921 STAGHORN LN
RALEIGH NC 27615-5354

NADEAU, EDWARD J NADEAU, JACQUELINE
7112 GRIST MILL RD
RALEIGH NC 27615-5403

NORTH RIDGE COUNTRY CLUB INC
% NORTH RIDGE INC
6612 FALLS OF NEUSE RD
RALEIGH NC 27615-6815

NORTH RIDGE COUNTRY CLUB INC
6612 FALLS OF NEUSE RD
RALEIGH NC 27615-6815

PAISLEY, MARTHA HINTON
7304 HARPS MILL RD
RALEIGH NC 27615-5417

PERRY, WILLIAM L JR NELSON, BRIAN E
403 E YOUNG ST
ROLESVILLE NC 27571-9438

PHARES, BRENT A AMES-PHARES,
BRENNAN K
7201 GRIST MILL RD
RALEIGH NC 27615-5406

PIASKI, E JOHN PIASKI, LINDA L
1304 MILL STREAM CT
RALEIGH NC 27615-5455

POSTON, MARK A TRUSTEE POSTON,
ANGELA A TRUSTEE
6965 STAGHORN LN
RALEIGH NC 27615-5354

PRICE, DAVID JOHN
7305 HARPS MILL RD
RALEIGH NC 27615-5418

PRIMARY HOLDINGS LLC
4001 SPRING FOREST RD
RALEIGH NC 27616-4609

PURSER, BETTY O
PAULA P MCMANIMEN
8161 CAMELOT DR
HARRISBURG NC 28075-9376

PURSER, BETTY O
PAULA PURSER MCMANIMEN
8161 CAMELOT DR
HARRISBURG NC 28075-9376

QUALLE, PAUL D QUALLE, LORRAINE F
7205 GRIST MILL RD
RALEIGH NC 27615-5406

RALEIGH CUSTOM HOMES INC
6736 FALLS OF NEUSE RD STE 300
RALEIGH NC 27615-5300

RALEIGH CUSTOM HOMES INC
6736 FALLS OF NEUSE RD STE 300
RALEIGH NC 27615-5300

RALEIGH CUSTOM HOMES INC
6736 FALLS OF NEUSE RD STE 300
RALEIGH NC 27615-5300

RAND, MARTHA DIANE RAND, JEFFREY NEIL
926 ALBANY CT
RALEIGH NC 27615-5301

RAWLEY, WILLIAM F SR
1209 HUNTING RIDGE RD
RALEIGH NC 27615-7017

RHODES, MURDEN CECIL RHODES, LUCY
7216 PINEBARK CT
RALEIGH NC 27615-5352

RILEY, JORDAN C RILEY, KATIE
1115 HUNTING RIDGE RD
RALEIGH NC 27615-7015

RILEY, SHERI LYNN
6961 STAGHORN LN
RALEIGH NC 27615-5354

ROBERTS, JUDY W
1413 HUNTING RIDGE RD
RALEIGH NC 27615-7023

ROBERTSON, HAZEL HOLT ROBERTSON,
JOHN T
7305 GRIST MILL RD
RALEIGH NC 27615-5408

ROMINE, FRED A M
7324 HARPS MILL RD
RALEIGH NC 27615-5417

ROTATE LLC
287 PINE TRL
HENDERSON NC 27537-6666

ROURA, SERGI
7916 HARDWICK DR
RALEIGH NC 27615-5415

SADIK, SIDKI SADIK, INTISAR T
7321 HARPS MILL RD
RALEIGH NC 27615-5418

SANTORO, JENNIFER E
916 ALBANY CT
RALEIGH NC 27615-5301

SCHMIDT, CHRISTOPHER M SCHMIDT,
ANAMARIA
6905 STAGHORN LN
RALEIGH NC 27615-5354

SHERRER, SHIRLEY S. SHERRER, JAMES W SR
1405 HUNTING RIDGE RD
RALEIGH NC 27615-7023

SIMMONS, GERALD D SIMMONS, CAROL R
1997 WOODINGTON RD
KINSTON NC 28504-7063

SINGHAL, ABHINAV
1217 HUNTING RIDGE RD
RALEIGH NC 27615-7017

SMITH, KATHERINE M
7204 PINEBARK CT
RALEIGH NC 27615-5352

SNYDER, WILLIAM H S, LINDA
7312 GRIST MILL RD
RALEIGH NC 27615-5407

SNYDER, WILLIAM H SNYDER, LINDA S
7312 GRIST MILL RD
RALEIGH NC 27615-5407

SOLOMON, ERIC M SOLOMON, JENNIFER R
1212 HUNTING RIDGE RD
RALEIGH NC 27615-7018

STAFFORD, SHERRY D
6929 STAGHORN LN
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RALEIGH NC 27615-5301

TGL WILSON LLC
PO BOX 20969
RALEIGH NC 27619-0969

TGL WILSON LLC
PO BOX 20969
RALEIGH NC 27619-0969

THOMAS, ELIZABETH
1213 HUNTING RIDGE RD
RALEIGH NC 27615-7017

THOMASON, JOHN MILLER JR THOMASON,
URTNEY PHARR
1300 HUNTING RIDGE RD
RALEIGH NC 27615-7019

TUTTLE, KATIE QUIGLEY TUTTLE, WALTER
CRADDOCK
7317 HARPS MILL RD
RALEIGH NC 27615-5418

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WAKEFORD, CHARLES W WAKEFORD,
KAREN R
9509 KIRK HILL DR
RALEIGH NC 27615-1949

WALKER, SARAH BROOKE
6953 STAGHORN LN
RALEIGH NC 27615-5354

WALSH, JAMES FRANCIS JR WALSH, AMY J
1204 BARCROFT PL
RALEIGH NC 27615-7001

WALSTAD, JACK MICHAEL TRUSTEE
WALSTAD, SHERRE MAE TRUSTEE
7208 GRIST MILL RD
RALEIGH NC 27615-5405

WATERS, ROBERT L WATERS, NANCY
EILEEN
7012 TANBARK WAY
RALEIGH NC 27615-5359

WHITE, ANGELA A
6941 STAGHORN LN
RALEIGH NC 27615-5354

WHITE, JAMES N WHITE, BONNIE F
7217 PINEBARK CT
RALEIGH NC 27615-5352

WILKES, LOU ANN B
7320 HARPS MILL RD
RALEIGH NC 27615-5417

WILLETT, JOSEPH JR WILLETT, CAROLYN W
6804 JUSTICE DR
RALEIGH NC 27615-5213

WILLIAMS, BONNIE S
1305 CAMILLE CT
RALEIGH NC 27615-7009

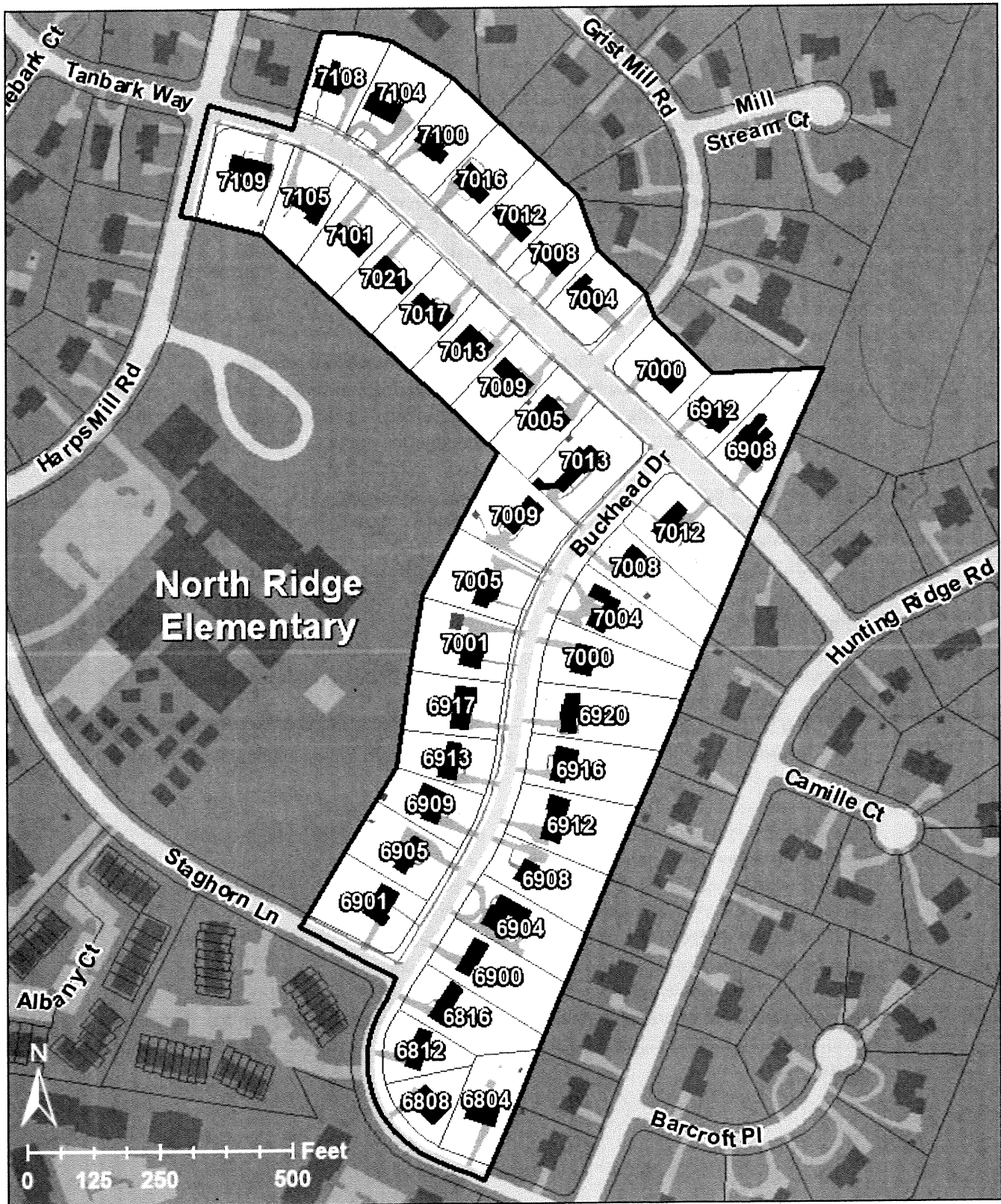
WILLINGHAM, EDWARD L IV WILLINGHAM,
CAROLANN
7212 PINEBARK CT
RALEIGH NC 27615-5352

YARBRO, JEROME YARBRO, BARBARA J
1221 HUNTING RIDGE RD
RALEIGH NC 27615-7017

YEATTS, WARREN THOMPSON JR YEATTS,
SANDRA L
1305 HUNTING RIDGE RD
RALEIGH NC 27615-7020

North Ridge West

Potential Neighborhood Conservation Overlay District (NCOD)



North Ridge West NCOD
Neighborhood Meeting
October 10, 2018
Meeting record

- Is there any opposition?
 - 31 of 41 property owners signed the petition to start the process
- Why does the NCOD boundary not include the whole neighborhood, if this is so important?
 - The citizen petition was for a specific subset of 41 properties.
- Could I rebuild taller than the proposed height standard?
 - No. If approved, the height would be limited to the new standard of 29 feet.
- What started this process?
 - Citizen concerns about subdivision in neighborhood
- Does Planning Commission meet at City Hall?
 - Yes. 2nd and 4th Tuesday of the month at 9:00 am
- Is the tree ordinance in effect?
 - The tree ordinance is not changing based on the requested rezoning
- If I live adjacent to the NCOD, will my zoning or existing utility easement change?
 - The requested zoning only applies to the specified 41 properties and will not change zoning of adjacent properties. The rules regulating utility easements will also not change.
- Will the development be stopped while the request is pending?
 - Yes, the NCOD is not in effect until City Council approves the rezoning.
- What is the time frame of a rezoning?
 - Most rezoning cases take between 4 and 6 months. Some are more complicated and take longer, others can move as fast as 90 days.
- Do the builders who might have objections have a vote?
 - Anyone can attend public meetings and voice their opinion.
- Staff review will consider if request is consistent with 2030 Comprehensive Plan.
- Did Comprehensive Plan have specific plan for this area?
 - The Future Land Use Map is a policy map in the Comprehensive Plan that envisions future land use. North Ridge West area is designated as Low Density Residential, which supports from 1 to 6 residential units per acre
- Are there studies on the effect of subdivision on property values?
 - This is not a part of the NCOD process or staff review of rezoning requests
- Where could we get information about property values?
 - Private services from an appraiser would be able to provide a knowledgeable opinion.
- Does Tanbark have a 35 mph speed limit, will NCOD have any effect?
 - No, the NCOD will not affect speed limit in area.
- Under current zoning could someone build 6 duplexes per acre?
 - The density could not exceed 6 units per acre
- There was discussion of property values and positive and negative effect on residents. One attendee offered that he might subdivide and increase density to accommodate family for aging in place.

North Ridge West NCOD
Neighborhood Meeting
October 10, 2018
Attendees List

1. Michael Edwards
2. Lou Wilkes
3. Doug Hill
4. Peggy McIntyre
5. Azor Ghobboussi
6. Tom Whaley
7. Bob Harrell
8. Eric Soloman
9. Eileen Heyes
10. Rob Waters
11. Frank Johnson
12. Cynthia Franken
13. Mike Devine
14. Ron Margo
15. Brenda Margo

North Ridge West NCOD
Neighborhood Meeting
October 10, 2018

Name

Email

Michael Edwards mike.edwards101@gmail.com

Lou Ann Wilkes

Doug Hill dohilljr@hotmail.com

Peggy McIntyre peggy-mcintyre@MSN.com

Azar Ghoddoussi atghoddoussi@yahoo.com

Tom Whaley twhaley71@hotmail.com

Bob HARRELL robertkharrell@bellsouth.net

ERIC SOLIMON REBMOSHESHLOMO@GMAIL.COM

Shonally Trull

Eileen Heyes/Rob Waters neheyas@ncsu.edu



Pre-Application Conference Meeting Record

Transaction #: 571157 Meeting Date & Time: 11:30 AM 9/28/18

Location: One Exchange Plaza 3rd Floor

Attendees: Ira Mabel, Don Belk, Matt Kern, Kyle Little

Parcels discussed (address and/or PIN): North Ridge NCOD

Current Zoning: R-6

Potential Re-Zoning: R-6 w/NCOD

CAC Chair/Contact Information: Northwest CAC

General Notes: 41 properties are proposed to be included
in the NCOD. standards affect the lot size, setbacks
height and density. the neighborhood meeting will be held
at st anthony's presbyterian. The applicant will
meet with the North CAC in october and November,
The application is complete and will be submitted after
the neighborhood meeting

Department & Staff	Notes
Development Services ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	UDO Sections: