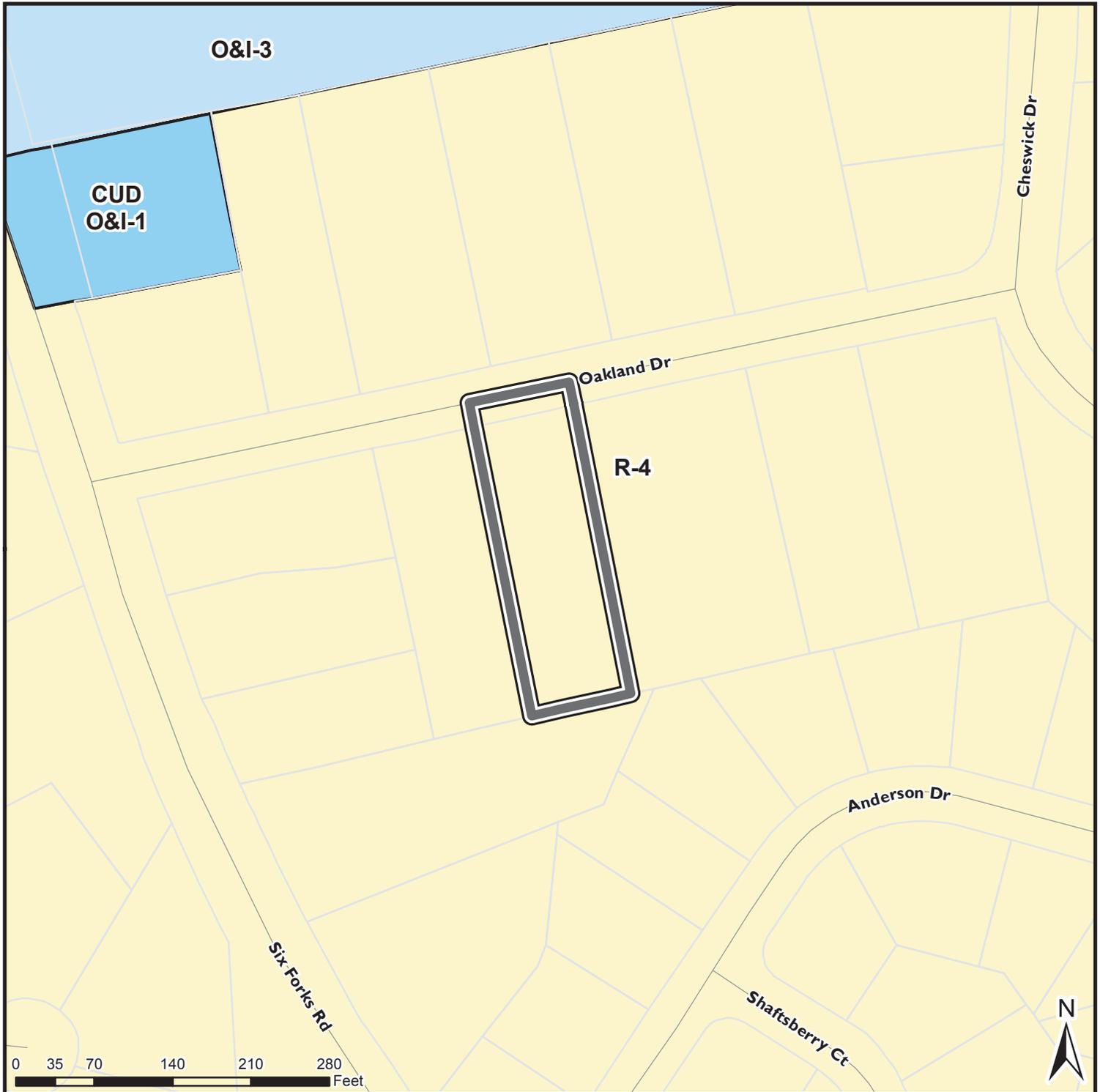


Existing Zoning Map

Z-34-2015



Submittal Date

8/20/2015

Request:

0.55 acres from

R-4

to R-10-CU





Certified Recommendation

Raleigh Planning Commission

CR# 11674

Case Information: Z-34-15 Oakland Drive

<i>Location</i>	Oakland Drive, south side, just east of its intersection with Six Forks Road Address: 422 Oakland Drive PIN: 1705950463
<i>Request</i>	Rezone property from Residential-4 (R-4) to Residential-10-CU (R-10-CU)
<i>Area of Request</i>	0.55 acre
<i>Property Owner</i>	David Chad Allison 422 Oakland Drive Raleigh, NC 27609
<i>Applicant</i>	William E. Jackson II 6405 Westgate Road, Suite 113 Raleigh, NC 27617 bjackson@jacksonanton.com
<i>Citizens Advisory Council (CAC)</i>	Midtown CAC – Patrick Martin, Chair acemar@aol.com
<i>PC Recommendation Deadline</i>	January 11, 2016

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>	<i>Center:</i> City Growth Center <i>Corridor:</i> n/a
<i>CONSISTENT Policies</i>	Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 – Zoning and Infrastructure Impacts
<i>INCONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 8.9 – Open Space in New Development Policy LU 8.5 – Conservation of Single-Family Neighborhoods Policy LU 8.6 – Teardowns Policy LU 8.10 – Infill Development

Summary of Proposed Conditions

1. Limits the maximum number of dwelling units.
2. Prohibits attached house, townhouse, apartment, and civic building types.



Zoning Staff Report – Case Z-34-15

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone an approximately half acre property located just off the Six Forks Road corridor mid-way between Wake Forest Road and I-440. The property is currently occupied by a single-family home built in the early 1980s. Most of the homes in the immediate area along Oakland Drive and Cheswick Drive were constructed in the 1950s. The Anderson Forest neighborhood – developed in the 1980s and 1990s – is located to the south of the subject property. There are several office uses located to the north of the property further along the Six Forks Road corridor. Across Six Forks Road and to the south, there are several office uses as well as two multi-family developments.

The subject property is classified as Low Density Residential on the Future Land Use Map, as are all immediately adjacent properties. Further north on Six Forks Road, there is an area designated for Office & Residential Mixed Use development; to the south across Six Forks, several properties are designated as Medium Density Residential.

In terms of Urban Form Map designations, the site is located on the southwestern edge of a large City Growth Center that stretches from Raleigh Blvd and I-440 to the North Hills area. Looking at guidance in the Comprehensive Plan, City Growth Centers “are where significant infill development and redevelopment are anticipated in the future.” Since the rezoning request is for a Residential district, the frontage recommendations of the Urban Form Map do not apply.

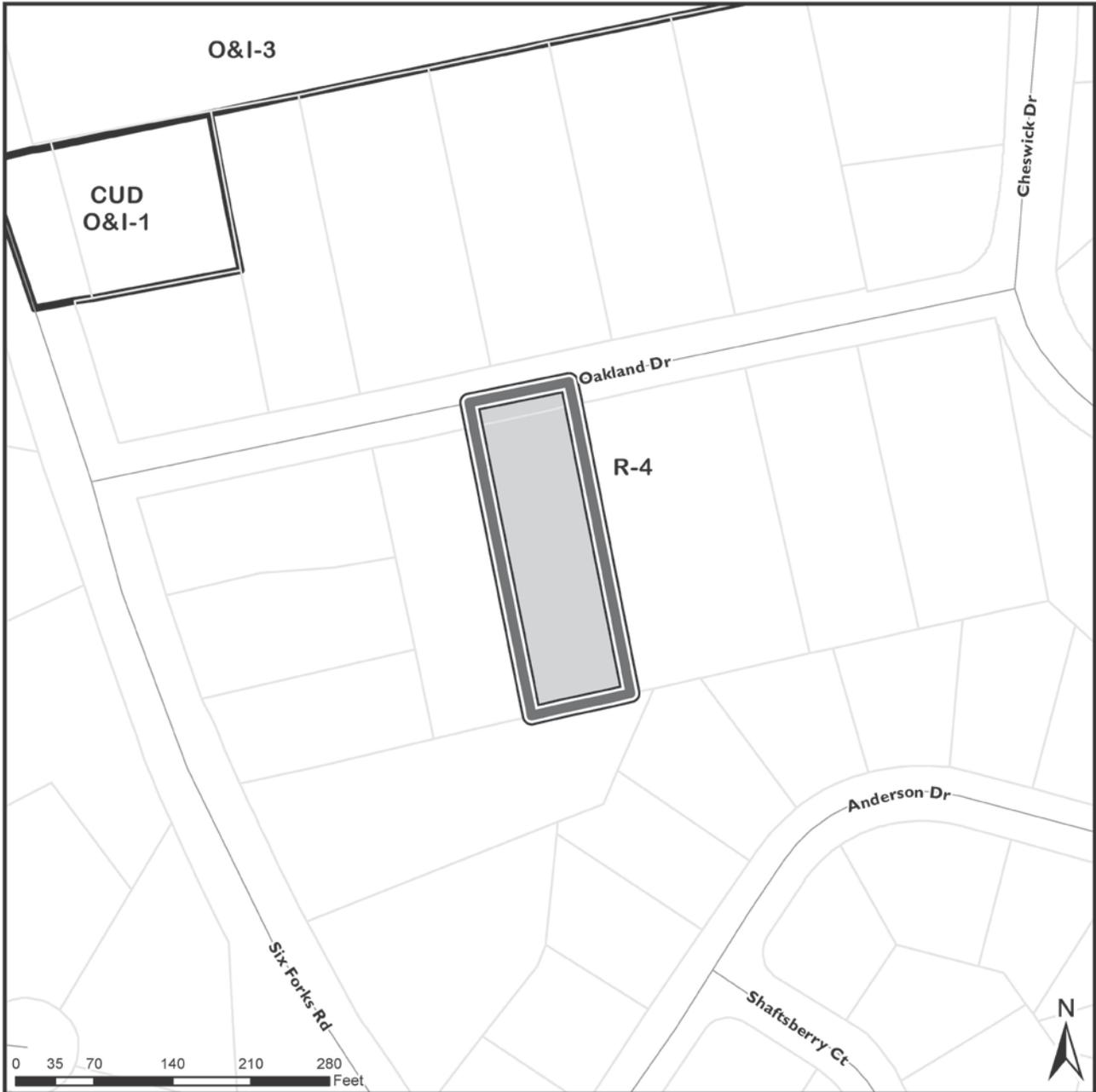
The site is currently zoned Residential-4 (R-4), as are the vast majority of surrounding properties. The requested Residential-10 (R-10) zoning would allow smaller lot sizes and setbacks. The proposal has several zoning conditions, including: a limit on the maximum number of single family detached units (3) which equates to a density of under 6 dwelling units/acre; a prohibition on the attached house, townhouse, apartment, and civic building types; a requirement that the only uses allowed are those allowed within both the R-4 and R-10 districts; a provision that specifies the maximum number of dwelling units if the property is recombined with an adjacent property under consideration for rezoning (Z-35-15 / Six Forks Road); and a requirement that at least 3.33% of the net site area will be designated as open space. Since the December 8 Comprehensive Planning Committee meeting, the applicant has offered additional conditions which require access to the property from Oakland Drive via a residential alley as well as vegetative screening along adjacent properties.

Outstanding Issues

<i>Outstanding Issues</i>	<i>(None.)</i>	<i>Suggested Mitigation</i>	<i>n/a</i>
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Existing Zoning Map

Z-34-2015



**Submittal
Date**

8/20/2015

Request:

0.55 acres from

R-4

to R-10-CU



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-4	Residential-4 and Office & Institution-1 and 3	Residential-4 and Office & Institution-1	Residential-4	Residential-4
<i>Additional Overlay</i>	n/a	n/a	n/a	n/a	n/a
<i>Future Land Use</i>	Low Density Residential	Low Density Residential and Office & Residential Mixed Use	Low Density Residential and Medium Density Residential	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Single family home	Single family homes and offices	Single family homes	Single family homes	Single family homes
<i>Urban Form (if applicable)</i>	City Growth Center	City Growth Center and Transit Emphasis Corridor	City Growth Center and Transit Emphasis Corridor	City Growth Center	City Growth Center and Transit Emphasis Corridor

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	3.6 units/acre (2 total units)	5.5 units/acre* (3 total units)*
<i>Setbacks:</i>		
<i>Front:</i>	20'	10'
<i>Side:</i>	10'	5'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	Not permitted	Not permitted
<i>Office Intensity Permitted:</i>	Not permitted	Not permitted

*Per zoning conditions

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	0.55 acres	0.55 acres
<i>Zoning</i>	R-4	R-10-CU
<i>Max. Gross Building SF (if applicable)</i>	n/a	n/a
<i>Max. # of Residential Units</i>	2	3**

<i>Max. Gross Office SF</i>	Not permitted	Not permitted
<i>Max. Gross Retail SF</i>	Not permitted	Not permitted
<i>Max. Gross Industrial SF</i>	Not permitted	Not permitted
<i>Potential F.A.R</i>	<i>n/a</i>	<i>n/a</i>

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

** Per zoning conditions

The proposed rezoning is:

Compatible with the property and surrounding area.

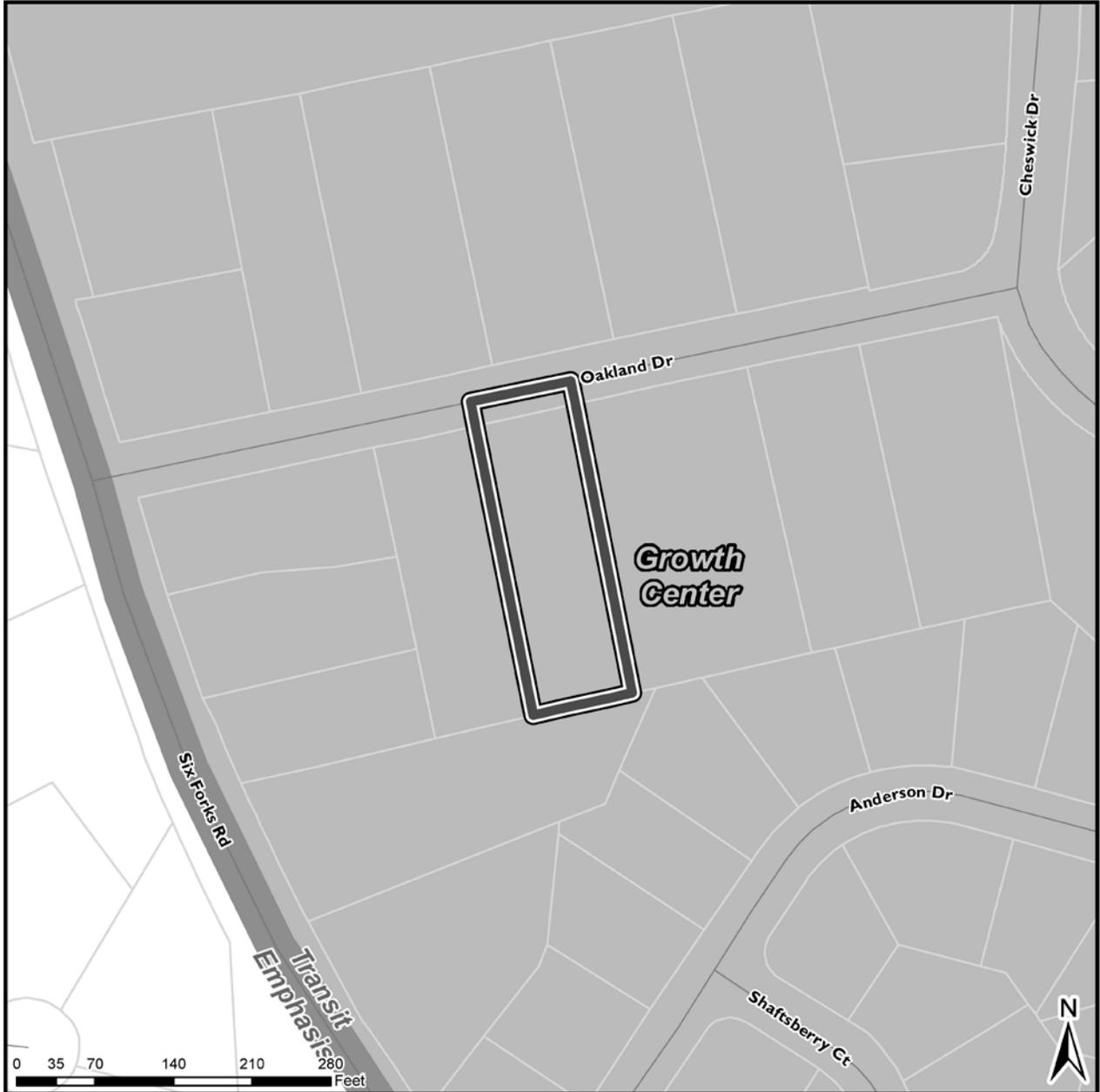
Incompatible.

Analysis of Incompatibility:

Although the proposal limits residential development to single family detached buildings and limits density to below 6 dwelling units per acre, the requested R-10 district would permit significantly smaller minimum lot sizes (10,000 sf versus 4,000 sf) and smaller setbacks in the middle of an established neighborhood with a fairly uniform development pattern. The proposal does not have any provisions that address design compatibility with the surrounding residential area.

Urban Form Map

Z-34-2015



Submittal Date
8/20/2015

Request:
0.55 acres from
R-4
to **R-10-CU**



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

While the proposal can be considered consistent with some Comprehensive Plan policies, it is not consistent with the Future Land Use Map and several other key policies within the Comprehensive Plan. The Low Density Residential Future Land Use designation recommends a density between 1 and 6 dwelling units per acre. The description for this category also states in part: "Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside." While the proposal is consistent with the density recommendations of this category, it allows smaller lot sizes without a corresponding provision of significant open space and is therefore inconsistent with the Future Land Use Map. The offer of an open space designation for 3.33% of the site amounts to about 800 square feet. The proposal is also inconsistent with other policies related to compatibility, neighborhood conservation, and infill development.

Existing community facilities and streets appear sufficient to accommodate the development possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

The Low Density Residential Future Land Use designation recommends a density between 1 and 6 dwelling units per acre. The description for this category also states in part: "Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside." While the proposal is consistent with the density recommendations of this category, it allows smaller lot sizes without a corresponding provision of significant open space and is therefore inconsistent with the Future Land Use Map.

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Analysis:

Although the site is located in a City Growth Center on the Urban Form Map, the zoning request is for a Residential district and frontage recommendations do not apply.

Inconsistent

2.4 Policy Guidance

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

Policy LU 1.2 – Future Land Use Map and Zoning Consistency

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

Policy LU 8.9 – Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

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 8.6 – 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.

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.

In addition to its inconsistency with the Future Land Use Map, the proposal is inconsistent with a number of policies related to compatibility, neighborhood conservation, and infill development. The proposal does not offer a significant open space set-aside to balance the allowed smaller lot sizes, as recommended in the Low Density Residential future land use category. The compact and conservation development options in the UDO have a minimum of 20% and 40% open space respectively. In addition, the proposal would facilitate the demolition of existing homes and the construction of new homes with a different development pattern and potentially of a different

scale. The proposal is also inconsistent with infill development policies as it proposes infill on non-vacant property and would create a contrasting physical development pattern in the middle of an established residential neighborhood.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Provides the opportunity for additional housing in an area designated as a City Growth Center.
- Prohibits building types that would exacerbate incompatibility with surrounding development (attached house, townhouse, apartment, and civic building types).

3.2 Detriments of the Proposed Rezoning

- Would permit residential development with a significantly different physical development pattern in the middle of an established neighborhood.

4. Impact Analysis

4.1 Transportation

A traffic study is not required for Z-34-2015. No additional transportation comments.

Impact Identified: None.

4.2 Transit

GoRaleigh Route 24L North Crosstown operates northbound on Six Forks Road. There are no transit requests for this rezoning.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Big Branch
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None.

Impact Identified: An existing 24 inch drainage pipe and drainage channel is located on the property. Future development must maintain and protect these drainage features.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	1,100 gpd	2,887 gpd
<i>Waste Water</i>	1,100 gpd	2,887 gpd

Impact Identified: The proposed rezoning would add approximately 1,787 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

There are no greenway trails, corridor, or proposed connectors on this site. Nearest trail access is 0.4 miles (Crabtree Creek Trail). Recreation services are provided by Kiwanis Park, 0.7 miles.

Impact Identified: None.

4.6 Urban Forestry

UDO 9.1 Tree Conservation does not apply to sites less than 2 gross acres. If the property is recombined with the property that is part of Z-35-15 and the resulting acreage is over 2 acres, UDO Tree Conservation regulations will apply.

Impact Identified: None.

4.7 Designated Historic Resources

There are no known historic resources within 1,000 feet.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

- Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

- Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposal seeks to allow higher density and more compact single-family residential development in an established neighborhood located in a City Growth Center. Although the proposed residential density is under 6 dwelling units an acre, the rezoning request allows smaller lot sizes and does not offer a significant open space set-aside as required in the Low Density Residential future land use category. As such, the request is inconsistent with the Comprehensive Plan's Future Land Use Map. In addition, the proposal is inconsistent with other Comprehensive Plan policies related to compatibility, neighborhood conservation, and infill development.



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

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Rezoning Application

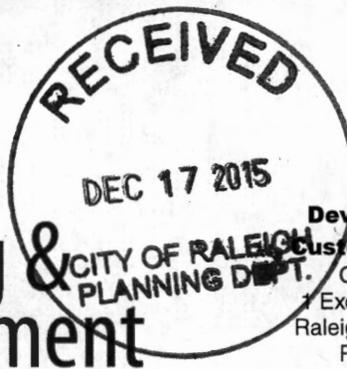
Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification <u>R-4</u> Proposed Zoning Classification Base District <u>R-10</u> Height Frontage <u>CU</u> If the property has been previously rezoned, provide the rezoning case number. Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. <u>PRESUBMITTAL CONF 441343</u>	Transaction Number <u>Z-34-15</u> <u>441343</u>

GENERAL INFORMATION		
Property Address <u>422 Oakland Drive, Raleigh, NC</u>	Date	
Property PIN <u>1705950463</u>	Deed Reference (Book/Page) <u>014022/00850</u>	
Nearest Intersection <u>Oakland Drive & Six Forks Road</u>	Property size (in acres) <u>.55</u>	
Property Owner/Address <u>Allison, David Chad 422 Oakland Drive Raleigh, NC 27609</u>	Phone <u>919 518 7856</u>	Fax
	Email <u>Challison@cisco.com</u>	
Project Contact Person/Address <u>William E. Jackson II 6405 Westgate Road, Suite 113 Raleigh, NC 27617</u>	Phone <u>9197874262</u>	Fax
	Email <u>CSRE</u> <u>tjackson@jacksonanton.com</u>	
Owner/Agent Signature <u>[Signature]</u>	Email <u>CHALLISON@CISCO.COM</u>	

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



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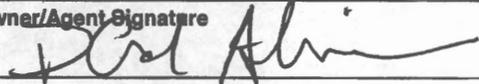


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Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-34-15		Transaction Number
Date Submitted 12/17/15		
Existing Zoning R-4	Proposed Zoning R-10-CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	No more than three (3) single family detached houses shall be constructed on the subject property. Additionally, open space lots may be allowed on the subject property.
2.	Attached house, townhouse, apartment, and civic building types shall be prohibited on the subject property.
3.	The only uses allowed on the rezoned land are those uses allowed under the <u>Allowed Principal Use Table</u> (UDO Sec. 6.1.4) in both the R-4 and R-10 zoning districts. Where the method of approval of such uses is different in the R-4 and R-10 districts, the more stringent method of approval shall apply.
4.	No more than three (3) single living units shall be constructed on the property. But if the properties subject to rezoning applications Z-34-15 and Z-35-15 are recombined with the same amount, or less, of total acreage as the two numbered zoning cases, then the maximum number of single living units located on the recombined properties, regardless of the number of lots, shall not exceed twelve (12) units. Notwithstanding this condition, there will be no transfer of density between the two numbered cases without recombination.
5.	A minimum of 3.33% of the net site area shall be set aside as open space. The open space required to be set aside by this condition shall be subject to UDO Article 2.5 with respect to those ordinances which address priority of allocation, configuration, allowed and prohibited uses, stormwater control measures, and ownership and management.
6.	Access shall include connection to Oakland Drive via a residential alleyway consistent with UDO 8.4.7.B. Such connecting access may be satisfied by access through either, or both of, 422 Oakland Drive (as more specifically described in the Wake County Register of Deeds Book 014022, Page 00850 and identified by PIN 1705950463) or that property immediately adjacent to 422 Oakland Drive to the east (428 Oakland Drive, as more specifically described in Wake County Register of Deeds Book 016075, Page 01510 and identified by PIN 1705951492). Further, the alleyway, in its entirety, shall be located within twenty-five feet (25') of the easterly border of 422 Oakland Drive.
7.	Prior to the issuance of a building permit for the subject property, a minimum of five feet (5') in width of vegetative screening shall be provided along all boundaries with the property located at 416 Oakland Drive (as more specifically described in the Wake County Register of Deeds Book 003068, Page 00262 and identified by PIN 1705859470). The vegetative material shall comply with the requirements of UDO section 7.2.7 C 3, and shall be planted at a rate of four (4) per one hundred feet (100'). At the sole election of the adjacent property owner, this condition may be satisfied by the furnishing of vegetative screening located in a landscape easement on the adjacent property. The plantings will be maintained as set forth in UDO Section 7.2.7D.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature 	Print Name DAVID CHAD ALLISON
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Planning & Development

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Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<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>	<p>Transaction Number 441343 Zoning Case Number Z-34-15</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>	
1.	Please see attached "Schedule B"
2.	
3.	
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	Please see attached "Schedule C"
2.	
3.	
4.	

SCHEDULE B

Statement of Consistency:

1. The property is designated Low Density Residential on the Future Land Use Map. This category recommends residential development with a density between one and six units per acre. The proposed zoning condition limits residential density to six units per acre, and based on that condition the rezoning request is consistent with the Future Land Use Map.
2. The proposed rezoning contemplates smaller lots sizes; nonetheless such lot sizes will be consistent with the Future Land Use Map and the Comprehensive Plan as the proposed zoning condition limits the density to six units per acre.

SCHEDULE C

Public Benefits:

1. The proposed rezoning benefits the public by providing additional residential lots in an area of the City with a high demand for such residential lots, and in close proximity to the mixed use areas found both north and southbound along Six Forks Road.
2. The proposed rezoning benefits the public by rezoning land consistent with the Future Land Use Map guidance, consistent with the Comprehensive Plan policies, and consistent with surrounding development.

URBAN DESIGN GUIDELINES	
If the property to be rezoned is shown as a “mixed use center” or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.	
1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response: No Mixed-Use development is contemplated as part of this development.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response: No Mixed-Use Areas are contemplated as part of this development.</p>
3.	<p><i>A mixed use area’s road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response: No mixed-use development is contemplated as part of this development. Further, any proposed roads built as part of this Residential development will comply with this guideline to the extent applicable given existing surrounding developments.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response: The road work for this development will comply with the Comprehensive Plan and the Thoroughfare Plan. Existing developments and exterior lot line configurations do not offer a practical alternative, at this stage, for connection with adjoining developments.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response: This development shall comply with this guideline and will provide public streets including sidewalks. The development does not contemplate commercial driveways.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response: At this time, building locations and garage entrances have not been fully determined. No parking structures are contemplated as part of this development.</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response: At this time, building locations and parking locations have not been fully determined. Buildings will be located in accordance with the UDO.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: At this time, building locations and parking locations have not been fully determined. Buildings will be located in accordance with the UDO.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: Urban open space is not contemplated by this development, except to the extent required by the UDO in which case it will be provided in accordance thereof.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: Urban Spaces are not contemplated by this development.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: Urban Spaces, retail use and high density residential use are not contemplated by this development.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.</i></p> <p>Response: Urban open space is not contemplated by this development.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: public spaces are not contemplated by this development.</p>

14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: Parking lots are not contemplated by this development.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response: Parking lots are not contemplated by this development.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response: Parking Structures are not contemplated by this development.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response: The rezoning sought permits building densities and more intensive land uses consistent with the Comprehensive Plan. High density residential development and intensive land uses are not contemplated by this development. Public transit access is, at this time, not fully determined at this time.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: Pedestrian access to public transit stop has not been fully determined at this time, but will be provided as necessary to comply with the UDO.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response: There are no known natural resources or sensitive landscape areas on the property.</p>
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response: Streets contemplated by this development shall be designed to comply with this guideline and the UDO.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response: Sidewalks will be provided in accordance with the UDO.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response: Streets and street yards shall be designed to comply with the UDO and this Guideline. There are no commercial streets contemplated by this development.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: At this time, building locations and parking locations have not been fully determined.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response: At this time, building design and locations have not been fully determined.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response: The proposed rezoning is for residential use and transparency will be provided in accordance with the UDO.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: Sidewalks will be provided in accordance with the UDO.</p>

Z-34-15



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NEIGHBORHOOD MEETING NOTICE

TO: Anne Smith Worth & Allison Cain

FROM: John W. Harris

DATE: 8-7-15

RE: Notice of meeting to discuss potential rezoning of a parcel of land on the south side of Oakland Drive between Six Forks Road and Cheswick Drive, containing approximately 0.55 acres, with the address of 422 Oakland Drive with Wake County Parcel Identification Number 1705950463 (the "Property").

We are consultants for a developer that is considering rezoning the above-captioned Property. The Property is currently zoned Residential-4 in the City of Raleigh, and the proposed zoning district is Residential-10 Conditional Use, with a condition limiting residential density to 6 single family units per acre, and no attached units.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on August 16, 2015 at 6:15 PM. This meeting will be held at Hyatt house Raleigh/North Hills, 160 Park at North Hills Street, Raleigh, NC, 27609.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the developer to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-789-0744 or at JohnHarris@HarrisEng.net

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON AUGUST 16TH, 2015

Pursuant to the applicable provisions of the Unified Development Ordinance for the City of Raleigh, a meeting was held with respect to a potential rezoning with adjacent property owners on Sunday, August 16th, 2015 at 6:15pm. The properties considered for rezoning include an 0.87-acre parcel with an address of 422 Oakland Drive, Raleigh, North Carolina. This meeting was held at The Hyatt House, located at 160 Park at N. Hills Street, Raleigh, NC 27609. All owners of property within 100 feet of the subject properties were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

Exhibit C

SUMMARY OF DISCUSSION ITEMS

On Sunday, August 16th, 2015, at 6:15pm, the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. Below is a list of items discussed at the meeting:

1. Proposed zoning classification and conditions
2. Rezoning process and participation opportunities for homeowners
3. Purpose of rezoning to R-10-CU
4. Potential buffer zones for adjacent property owners
5. Construction of public road for site access
6. Size of proposed single family homes to be built
7. Access to Oakland Drive
8. Limitation of units on the site
9. Impact of development on storm water drainage
10. Projected home prices
11. Effect on traffic of area

Exhibit D

NEIGHBORHOOD MEETING ATTENDEES

1. Matthew Kelly
2. Celena McGee
3. Smith Worth
4. Chad Allison
5. David Stallings
6. Marilyn Kilgore
7. Joel Kilgore
8. Adelaide Stallings
9. Linda Rugorh
10. Brian Rugorh
11. Dianne Boyd
12. James Boyd