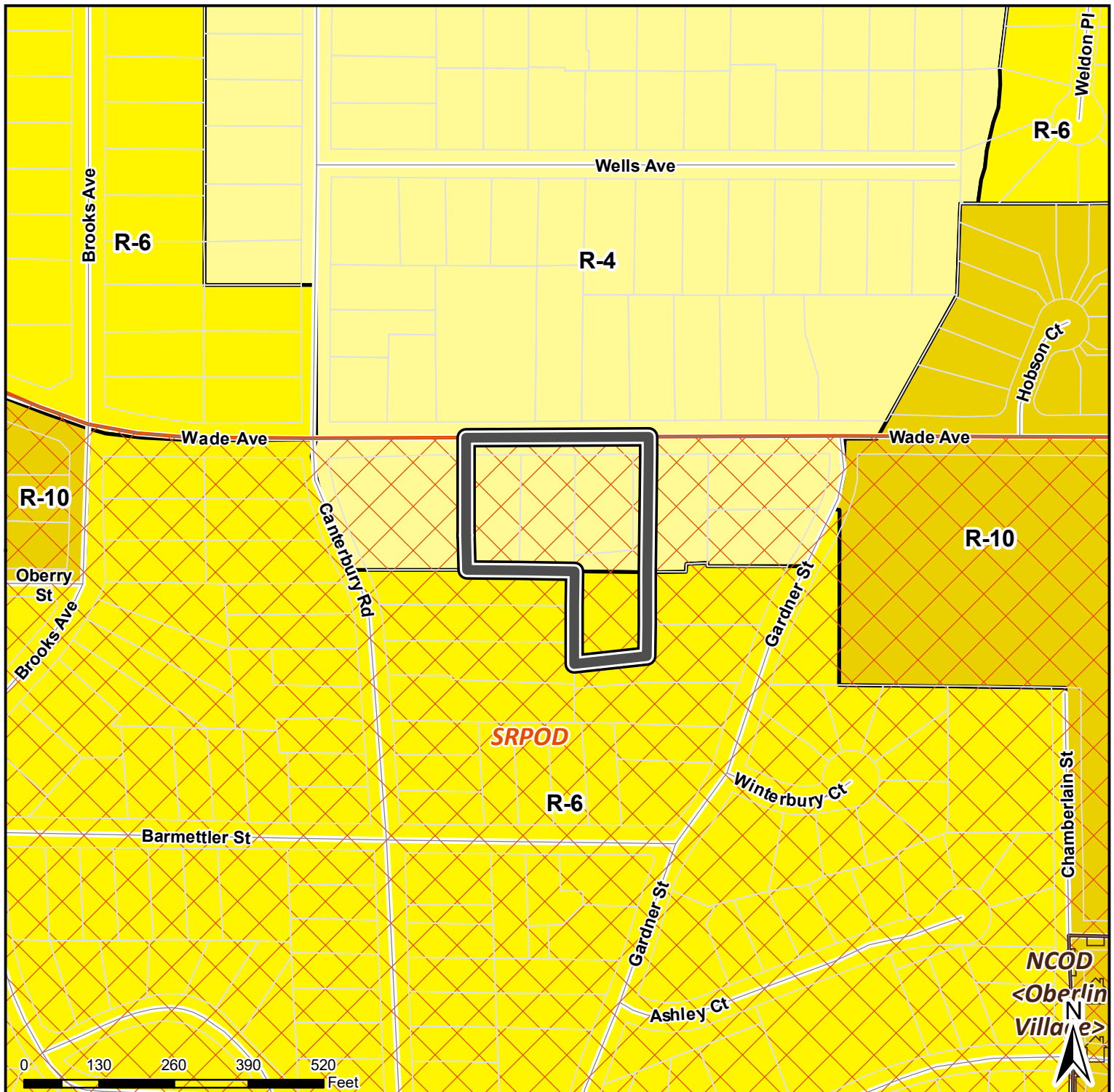
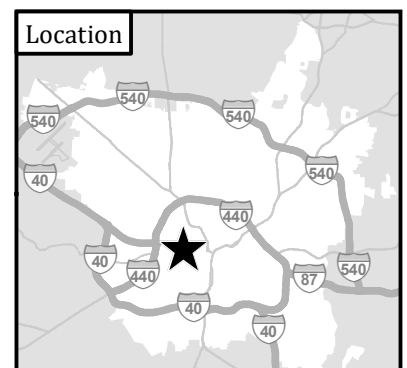


# Existing Zoning

# Z-35-2020



Property	2607, 2611, 2615, & 2619 Wade Ave
Size	1.91 acres
Existing Zoning	R-4 & R-6 w/SRPOD
Requested Zoning	RX-3-CU w/SRPOD





Raleigh

## MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Matthew Klem, Senior Planner

DEPARTMENT: Planning and Development

DATE: February 5, 2021

**SUBJECT: City Council agenda item for February 16, 2021 – Z-35-20**

---

On February 2, 2021, City Council conducted a public hearing and recommended approval of Z-35-20 in a vote of 7 to 1. Written comments were received within 24 hours after the close of the public hearing and have been provided to the City Council for consideration.

**Z-35-20 Wade Ave**, approximately 1.91 acres located at [2607, 2611, 2615, and 2619 Wade Avenue](#).

Zoning conditions signed on November 2, 2020 limit residential development to 24 units, prohibit vinyl siding, prohibit dormitory, sorority, and fraternity uses, specify permitted cladding materials, require roof articulation for each unit, require decorative trim and adornments, prohibit rooftop terraces, provide for increase stormwater controls, require each unit have individual garbage receptacle and pick up area, and provide for an 8-foot tall fence in the required transitional yard along the property boundaries of Wake County PIN 0794886209 0794866165.

**Current zoning:** Residential-4 (R-4) and Residential-6 (R-6)

**Requested zoning:** Residential Mixed Use - 3 stories - Conditional Use (RX-3-CU)

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

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

The Planning Commission recommends approval of the request (6-3).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, 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)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12065

## CASE INFORMATION: Z-35-20 WADE AVE

Location	Located on the south side of Wade Avenue between its intersections with Gardener Street and Canterbury Road.  Address: 2607, 2611, 2615, and 2619 Wade Ave  PINs: 794862380, 794863279, 794864184, 794864371  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-4 and R-6 w/ SRPOD
Requested Zoning	RX-3-CU
Area of Request	1.91 acres
Corporate Limits	The properties are within and surrounded by the corporate limits of the city.
Property Owner	Debora and Wesley Love, Charles Johnson III
Applicant	Debora and Wesley Love, Charles Johnson III
Council District	D
PC Recommendation Deadline	January 11, 2020

## SUMMARY OF PROPOSED CONDITIONS

1. Development is limited to a maximum of 24 units.
2. Only residential and attendant accessory uses and/or special uses are permitted.
3. Dormitory, fraternity, and sorority uses as defined in the UDO shall be prohibited.
4. Vinyl siding is prohibited except for windows, decorative elements, and trim.
5. Buildings shall be clad with wood, glass, metal, concrete, clay or brick, stone, stucco, cementitious siding, or native or manufactured stone.
6. There shall be one roof element such as a gable or dormer on each unit.
7. Garage doors must contain windows, decorative details, or carriage-style adornments.
8. All exterior windows shall have decorative trim on all four sides.
9. No rooftop terraces shall be permitted.
10. The peak stormwater runoff leaving the site shall be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 25-year storm event.
11. Each unit shall have an individual garbage receptacle with a dedicated trash day pick up area.

1. Where the UDO requires a wall or fence in a transitional yard along the boundaries of Wake County PINs 0794866209 and 0794866165, the wall or fence shall be constructed 8' in height.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	LU 2.2 Compact Development LU 2.5 Healthy Communities LU 7.3 Single-family Lots of Major Streets LU 3.12 Mitigating Stormwater Impacts H 1.8 Zoning for Housing UD 5.1 Contextual Design LU 8.12 Infill Compatibility
Inconsistent Policies	LU 1.2 Future Land Use Map and Zoning LU 1.3 Conditional Use District Consistency

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
June 17, 2020 18 attendees	September 21, 2020 27 attendees	October 13, 2020 October 27, 2020 November 24, 2020 December 8, 2020	January 5, 2021

## PLANNING COMMISSION RECOMMENDATION

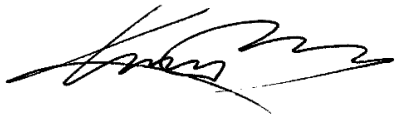
The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is reasonable and in the public interest because it advances policies LU 2.5 Healthy Communities, LU 7.3 Single-family Lots of Major Streets, H 1.8 Zoning for Housing, LU 8.12 Infill Compatibility.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	Amend the Future Land Use Map from Low Density Residential to Moderate Density Residential for the subject properties only.
Recommendation	Approval
Motion and Vote	Motion: O'Haver; Second: Miller; In Favor: Bennett, Fox, Lampman, Mann, Miller, O'Haver; Opposed: Hicks, McIntosh, Winter
Reason for Opposed Vote(s)	Safety concerns for vehicles traveling on Wade Ave and insufficient buffer to adjacent properties.

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

A handwritten signature in black ink, appearing to read 'Ken Bowers', with a stylized, sweeping flourish extending from the end.

Ken Bowers, AICP Planning and Development Deputy Director

Staff Coordinator: Matthew Klem: (919) 996-4637; [Matthew.Klem@raleighnc.gov](mailto:Matthew.Klem@raleighnc.gov)



# **ZONING STAFF REPORT**

## **Z-35-20 WADE AVE**

### Conditional Use District

## **OVERVIEW**

The request is to rezone 1.91 acres from Residentail-4 (R-4) and Residential-6 (R-6), both with Special Residential Parking Overlay to Residential Mixed Use – 3 stories – Conditional Use (RX-3-CU). Proposed zoning conditions do the following:

- Limit density to 24 units.
- Restrict uses to residential and/or special uses
- Prohibit vinyl siding except for windows, decorative elements, and trim.
- Permitted siding: wood, glass, metal, concrete, clay or brick, stone, stucco, cementitious siding, or native or manufactured stone.
- Require one roof element such as a gale or dormer per unit.
- Garage doors must contain windows, decorative details, or carriage-style adornments.
- Require exterior windows to have decorative trim.
- Prohibit rooftop terraces.
- Require additional stormwater controls beyond what would otherwise be required.

The rezoning site comprises four parcels addressed 2607, 2611, 2615, and 2619 Wade Ave. They are located on the south side of Wade Avenue, between its intersections with Canterbury Road and Gardner Street. Adjacent to the subject site to the east, south, and west are seven detached homes. Across Wade Avenue to the north are more detached homes. While most adjacent buildings to the subject site are detached homes, within a quarter mile of the subject site there are more than 65 examples of multifamily housing units present in the area comprised of mostly detached homes.

All adjacent properties to the subject site are zoned either R-4 or R-6. The Future Land Use Map similarly designates all adjacent properties as Low Density Residential, which recommends up to 6 units per acre.

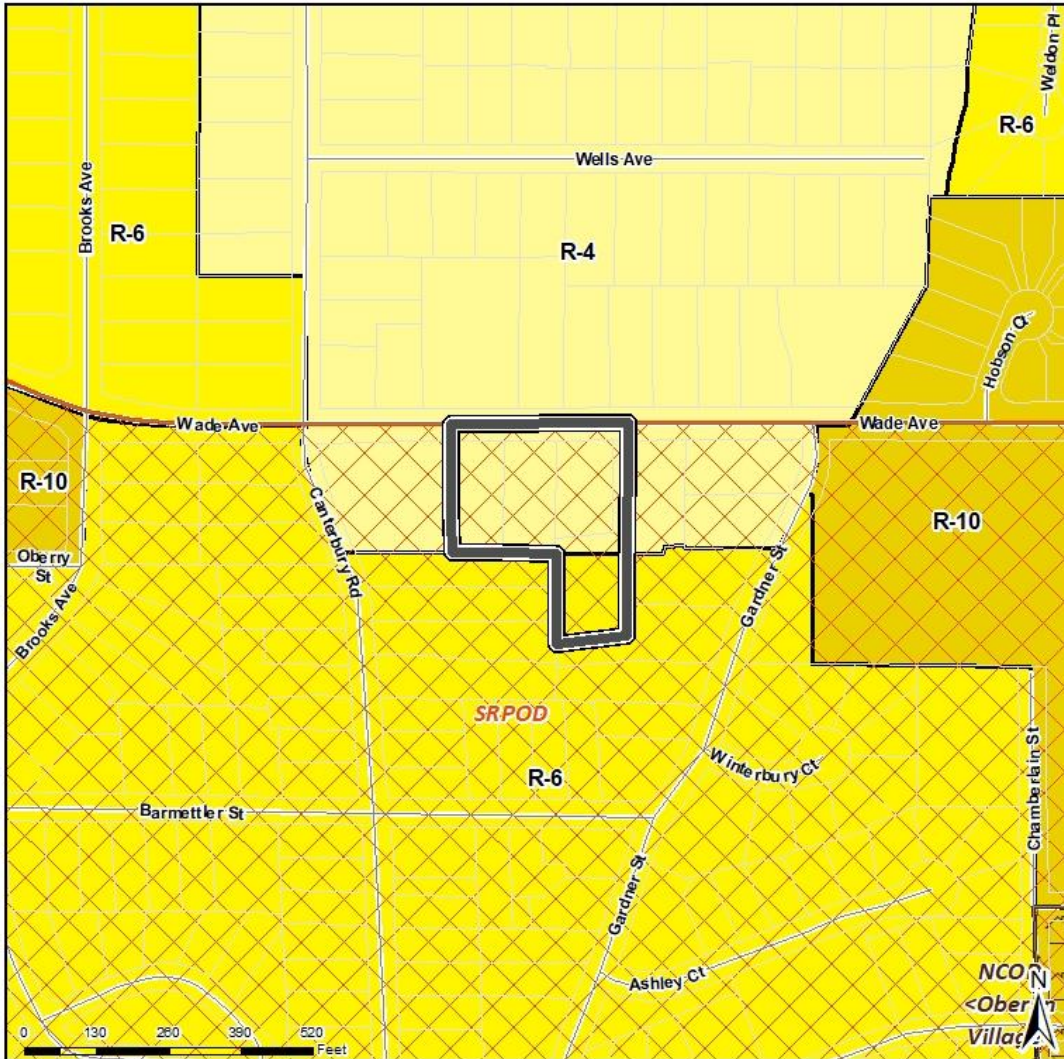
The subject site is located near the top of a hill, the highest point being near the intersection of Wade Avenue and Brooks Drive. The topography of the subject site slopes from west to east, with a difference in grade of about 30 feet from its highest to lowest points.

**Update for November 24, 2020**

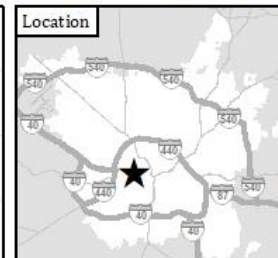
On November 3, 2020, revised zoning conditions were submitted. The new zoning conditions altered the calculation for residential development from a per acre maximum to a total unit maximum: the previous condition limited development to a maximum of 12 units per acre, the revised condition limits development to a total of 24 units. Additional zoning conditions added prohibit the dormitory, fraternity, and sorority uses and require that each residential unit have an individual garbage receptacle and dedicated pick-up-day area. A zoning condition was also added to require the construction of an 8-foot-tall wall or fence where the UDO requires a transition yard to two adjacent properties to the east.

# Existing Zoning

Z-35-2020



<b>Property</b>	2607, 2611, 2615, & 2619 Wade Ave
<b>Size</b>	1.91 acres
<b>Existing Zoning</b>	R-4 & R-6 w/SRPOD
<b>Requested Zoning</b>	RX-3-CU w/SRPOD



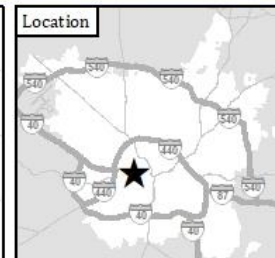
Map by Raleigh Department of City Planning (mansaf); 7/14/2020

# Future Land Use

Z-35-2020



<b>Property</b>	2607, 2611, 2615, & 2619 Wade Ave
<b>Size</b>	1.91 acres
<b>Existing Zoning</b>	R-4 & R-6 w/SRPOD
<b>Requested Zoning</b>	RX-3-CU w/SRPOD



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

# COMPREHENSIVE PLAN

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the vision theme of Expanding Housing Choices because it will permit multifamily residential housing types which are typically less expensive than detached housing. The existing zoning would not permit multifamily housing types on the subject site.

The request is consistent with the vision theme of Growing Successful Neighborhoods and Communities by allowing more people to live in the area while complementing and enhancing the neighborhood by requiring specific design elements for new construction through proposed zoning conditions.

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

No. The zoning requested would permit residential uses that are greater in intensity than envisioned by the Future Land Use Map.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

While the use requested is not specifically designated on the future land use map, it could be established without adversely altering the character of the area which is typified by a mix of townhouse, detached, and attached housing types.

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

Yes. Community facilities and streets are anticipated to adequately serve the requested use.

## Future Land Use

**Future Land Use designation:** Low Density Residential

**The rezoning request is**

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

☒ **Inconsistent**

The request for residential mixed use with up to 24 units is inconsistent with the recommendations of the Future Land Use Map designation of Low Density Residential. To be more consistent with the Future Land Use Map, multifamily building types could be prohibited and the density could be reduced.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

Yes, the requested zoning district is compatible with the property and the surrounding area. Attached housing, townhomes, and apartment buildings have coexisted in this neighborhood for generations; there are more than 65 multifamily units within a quarter mile of the rezoning site. The request is not a significant departure from that history or the broader development pattern of the area.

## Public Benefits of the Proposed Rezoning

- The rezoning request will create additional housing opportunities in a desirable place to live with convenient access employment, recreational, educational, and commercial amenities.
- The consolidation of multiple driveways to fewer access points will reduce potential collision points for people traveling along Wade Avenue.

## Detriments of the Proposed Rezoning

- There are no anticipated public detriments associated with the rezoning request.

## Policy Guidance

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

---

### **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.*

### **LU 7.3 Single-family Lots of Major Streets**

*No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.*

- The request would result in a more compact and efficient development pattern than is permitted under the existing zoning and would likely result in a consolidation of driveway access to Wade Avenue.

### **LU 5.1 Reinforcing the Urban Pattern**

*New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

### **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.*

### **UD 5.1 Contextual Design**

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

- Proposed zoning conditions prohibit the use of vinyl siding and require high quality cladding materials, articulation of roof elements on each unit, decorative trim, carriage-style adornments. This design specificity is an acknowledgement of existing buildings in the area and will enhance its distinctive character.

### **EP 3.12 Mitigating Stormwater Impacts**

*Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.*

- Proposed zoning conditions require peak stormwater runoff leaving the site to be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 25-year storm event. Without this condition, development would otherwise be required to contain 10-year storm events.

### **H 1.8 Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The rezoning request would increase the amount of permitted housing on the subject site.

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

---

### **LU 1.2 Future Land Use Map and Zoning**

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

### **LU 1.3 Conditional Use District Consistency**

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

- The request for residential mixed use with a density of roughly 12.56 units per acre is inconsistent with the recommendations of the Future Land Use Map designation of Low Density Residential which suggests residential density of up to 6 units per acre. To be more consistent with the Future Land Use Map, the density requested could be reduced.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	26	The transit score is slightly below the city average.
Walk Score	30	29	The walk score is slightly below the city average.
Bike Score	41	60	The bike score is well above the city average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** Overall, the subject site is a car dependent area of the city.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

**Summary:** The rezoning request would permit more energy efficient housing types than what is currently permitted.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would increase the permitted residential yield of the property by 3-times.
Does it include any subsidized units?	No	No subsidized affordable housing units are included in the request.
Does it permit a variety of housing types beyond detached houses?	Yes	The requested zoning would permit all housing types, including those that are generally more affordable than detached houses.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The requested zoning would permit multifamily housing including townhouses with smaller lots than what is currently permitted.
Is it within walking distance of transit?	No	The closest transit routes are about a half-mile away to the east and west which is outside of what is typically considered "walking distance," about a quarter mile.

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

**Summary:** The request would produce a more affordable type of housing than what is likely to be constructed under the existing zoning. The rezoning site is not within walking distance of existing or planned transit.

# IMPACT ANALYSIS

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None identified.

## Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Jaycee Park (0.2 miles) and Mayview Park (0.4 miles). Nearest existing greenway trail access is provided by Gardner St. Greenway Trail (0.3 miles). Current park access level of service in this area is graded an A letter grade.

**Impact Identified:** More people will be able to live in an area with a park access level of service A.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	3,092	3,092	6,020
Waste Water	3,092	3,092	6,020

**Impact Identified:** None identified

## Stormwater

Floodplain	n/a
Drainage Basin	Beaverdam SW
Stormwater Management	UDO Chapter 9 will apply
Overlay District	n/a

**Impact Identified:** No downstream structural impacts identified.

## Transportation and Transit

### **Site Location and Context**

#### *Location*

The Z-35-2020 site is located in west Raleigh on the south side of Wade Avenue, between Gardner Street and Canterbury Road.

#### *Area Plans*

The Z-35-2020 site is not located within an adopted area plan. Comprehensive Plan Action T 2.7 calls for Wade Avenue to be the subject of a special study. This corridor plan has not been programmed in the work plans of the Transportation or Planning Departments.

### **Existing and Planned Infrastructure**

#### *Streets*

Wade Avenue is designated as a 4-lane divided avenue in map T-1 of the Comprehensive Plan; it is maintained by NCDOT. It is built with four lanes without a median or a turn lane.

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is approximately 2,700 feet.

#### *Pedestrian Facilities*

There is an existing sidewalk on the south side of Wade Avenue between Jaycee Park and Ridge Road. Sidewalk does not currently exist on the north side of Wade Avenue between Dixie Trail and Annapolis Drive. There is a Capital Improvement Project to construct Sidewalk on the north side of Wade Avenue between Oberlin Road and Hobson Court.

#### *Bicycle Facilities*

There are no existing bikeways serving this site. Map T-3 in the Comprehensive Plan designates Wade Avenue for a separated bikeway.

#### *Transit*

The site is between two existing GoRaleigh services. Route 4 is approximately 0.46 mile west of the site on Dixie Trail and Wade Avenue. This service operates every 30 minutes between Downtown Raleigh and Rex Hospital. Route 16 is approximately 0.50 mile east of the site on Oberlin Road. This service operates every 30 minutes during peak times and hourly during other times between Downtown Raleigh and Crabtree Valley Mall. The Wake Transit Plan and Map T-2 in the Comprehensive plan call for Oberlin Road service to become frequent and to be revised so that it connects the North Hill area to Centennial Campus.

### **Access**

Access to the subject site is via Wade Avenue.

### *Other Projects in the Area*

Approximately 700 feet east of the site, a sidewalk on Wade Avenue is in right-of-way acquisition. The project is expected to be complete by the summer of 2022.

### **TIA Determination**

Based on the Envision results, approval of case Z-35-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from R-4 and R-6 to RX-3-CU is projected to have 13 new trips in the AM peak hour and 17 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-35-20 Existing Land Use	Daily	AM	PM
	28	2	2
Z-35-20 Current Zoning Entitlements	Daily	AM	PM
	66	5	7
Z-35-20 Proposed Zoning Maximums	Daily	AM	PM
	242	18	24
Z-35-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>176</b>	<b>13</b>	<b>17</b>

**Impact Identified:** Daily trips automobile trips are anticipated to increase by 176 trips, with 13 new trips during morning commute times and 17 trips during the evening commute times. Considering there are currently 33,500 vehicle trips that pass the rezoning site daily, the increase is minimal.

### Impacts Summary

There are no major impacts identified by requested rezoning.

### Mitigation of Impacts

None identified.

## CONCLUSION

The request is inconsistent with the Future Land Use Map designation of Low Density Residential because of the proposed district would permit up to 24 units. To be more consistent with the Future Land Use Map, requested residential density could be reduced.

Overall, the request is consistent with the 2030 Comprehensive Plan due to the proposed zoning conditions which encourage future development of the subject site to complement the exhibiting architectural stylings of adjacent buildings. Additionally, while there is no existing multifamily housing adjacent to the subject site, there are dozens of examples of attached housing, townhomes, and apartment buildings adjacent to detached housing in the area. The rezoning request is no significant departure from what has existed in the neighborhood for generations and is compatible with the surrounding area.

## CASE TIMELINE

Date	Action	Notes
March 20, 2020	Pre-application conference	
June 3, 2020	Neighborhood Meeting	24 attendees
June 17, 2020	Neighborhood Meeting	18 attendees
September 21, 2020	Neighborhood Meeting	30 attendees
October 13, 2020	Planning Commission	Consent agenda, no discussion
November 10, 2020	Planning Commission	No discussion
November 24, 2020	Planning Commission	
December 8, 2020	Planning Commission	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4 and R-6	R-4	R-6	R-4 and R-6	R-4 and R-6
Additional Overlay	SRPOD	-	SRPOD	SRPOD	SRPOD
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Residential	Residential	Residential	Residential	Residential

## CURRENT VS. PROPOSED ZONING SUMMARY

		EXISTING ZONING	PROPOSED ZONING
Zoning		R-4 and R-6	RX-3-CU
Total Acreage		1.91	1.91
Setbacks:			
Front		20'	5'
Side		10'	20' (UDO 3.5 and UDO 7.2.4)
Rear		30'	20' (UDO 3.5 and UDO 7.2.4)
Building Height		40' and 3 stories	50' and 3 stories
Residential Density:		3.66	12.56
Max. # of Residential Units		7	24
Max. Gross Building SF		14,000	27,100
Potential F.A.R		0.17	0.33

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



# COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-35-20

## OVERVIEW

The rezoning request would cause the Future Land Use Map to be amended from Low Density Residential to Moderate Density Residential if the request is approved.

## LIST OF AMENDMENTS

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

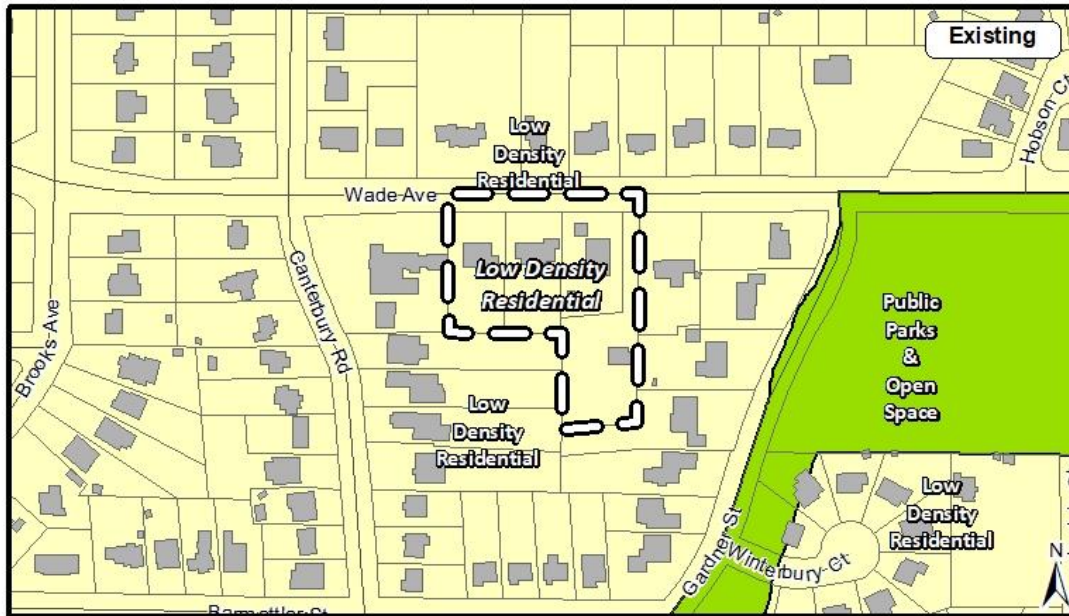
## IMPACT ANALYSIS

Amendment of the Future Land Use Map will only apply to the case and development in question.

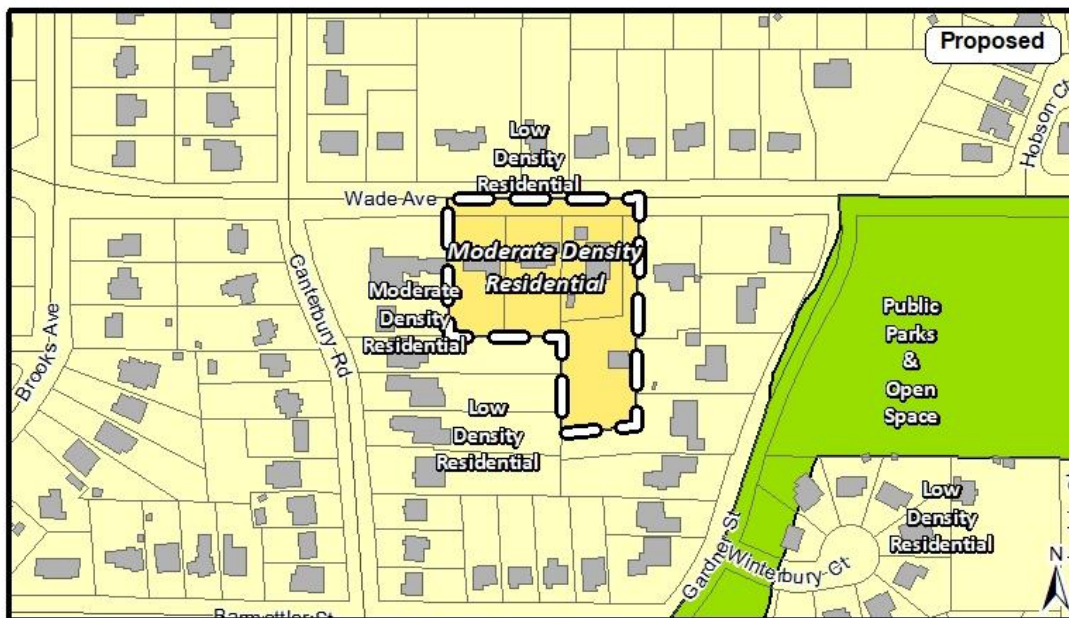
## AMENDED MAP

### Z-35-2020: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Moderate Density Residential



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number <b>Z-35-20</b>	OFFICE USE ONLY  Rezoning Case #
Date Submitted <b>October 1, 2020</b>	
Existing Zoning <b>R-4 and R-6</b> Proposed Zoning <b>RX-3-CU</b>	
Narrative of Zoning Conditions Offered	
<ol style="list-style-type: none"> <li>1. Residential development is limited to a maximum of 24 units.</li> <li>2. Only residential and attendant accessory and/or special uses shall be permitted.</li> <li>3. Dormitory, fraternity, and sorority uses as defined in the UDO shall be prohibited.</li> <li>4. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.</li> <li>5. The facades of the building shall be constructed from one or more of the following materials: wood, glass, metal, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, pre-cast concrete, architectural concrete, cast-in-place concrete, and finished concrete.</li> <li>6. There shall be one roof element such as a gable or dormer on each unit.</li> <li>7. Garage doors must contain windows, decorative details or carriage-style adornments.</li> <li>8. All exterior windows shall have decorative trim on all four sides.</li> <li>9. No rooftop terraces shall be permitted.</li> <li>10. The peak stormwater runoff leaving the site shall be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 25-year storm event.</li> <li>11. Each unit shall have an individual garbage receptacle with a dedicated trash day pick up area.</li> <li>12. Where the UDO requires a wall or fence in a transitional yard along the boundaries of Wake County PINs 0794866209 and 0794866165, the wall or fence shall be constructed 8' in height.</li> </ol>	

The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <small>DocuSigned by:</small>  </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <small>DocuSigned by:</small>  </div> <div style="border-bottom: 1px solid black;"> <small>DocuSigned by:</small>  </div>	<div style="margin-bottom: 5px;"> <small>Print Name</small> <u>Charles H. Johnson III</u> <u>11/2/2020</u> </div> <div style="margin-bottom: 5px;"> <u>Wesley A. Love</u> <u>11/2/2020</u> </div> <div> <u>Debora L. Johnson</u> <u>11/2/2020</u> </div>
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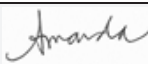
# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>3</b> Frontage    Overlay(s)			
Click <a href="#">here</a> 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:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See Attachment A</b>			
Property PIN <b>See Attachment A</b>		Deed Reference (book/page) <b>See Attachment A</b>	
Nearest Intersection <b>Wade Avenue and Canterbury Road</b>			
Property Size (acres) <b>See Attachment A</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See Attachment A</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Amanda S. Bambrick, Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601</b>		Phone <b>919-213-7320</b>	Fax <b>919-882-8890</b>
		Email <b>abambrick@morningstarlawgroup.com</b>	
Applicant* Signature(s) 		Email <b>abambrick@morningstarlawgroup.com</b>	

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

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

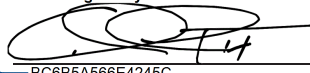
**OFFICE USE ONLY**Date Submitted **July 9, 2020****Rezoning Case #**Existing Zoning **R-4 and R-6** Proposed Zoning **RX-3-CU****Narrative of Zoning Conditions Offered**

1. Residential development is limited to 12 units/acre.
2. Only residential and attendant accessory and/or special uses shall be permitted.
3. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
4. The facades of the building shall be constructed from one or more of the following materials: wood, glass, metal, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, pre-cast concrete, architectural concrete, cast-in-place concrete, and finished concrete.
5. There shall be one roof element such as a gable or dormer on each unit.
6. Garage doors must contain windows, decorative details or carriage-style adornments.
7. All exterior windows shall have decorative trim on all four sides.
8. No rooftop terraces shall be permitted.
9. The peak stormwater runoff leaving the site shall be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 25-year storm event.

The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature

DocuSigned by:

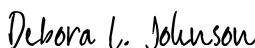


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Print Name

Charles Johnson

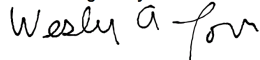
DocuSigned by:



CE844E003E4D49C...

Debora L. Johnson

DocuSigned by:



54B474F20D614C9...

Wesley A. Love

REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center"><b>Rezoning Case #</b></p>
<p>The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.</p>	
STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The property is presently designated for low density residential. Our use would likely change this to moderate density residential, which exists in the immediate northeast vicinity to the property.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>This project will bring additional potential housing options and types to the City of Raleigh. The restriction to residential only is in character with the existing community and the rezoning is in the overall public interest.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY  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.	
N/A	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

Click [here](#) to view the Urban Form Map.

- |    |   |
|----|---|
| 1. | <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><b>Response:</b><br/>N/A</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><b>Response:</b><br/>N/A</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><b>Response:</b><br/>N/A</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><b>Response:</b><br/>N/A</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><b>Response:</b><br/>N/A</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><b>Response:</b><br/>N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b></p> <p>N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

## Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purposes of initiating the request, by property owners or third-party applicants.

Date: June 4, 2020

Re: Envision Homes / Wade Avenue

Dear Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Wednesday, June 17<sup>th</sup>, 2020 from 5:30 pm to 7:30 pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5:30 pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 6:30 pm and 7:00 pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7:30 pm, and we will be happy to review the proposal or answer additional questions.

The purpose of this meeting is to discuss the proposed rezoning of the four tracts of land near the intersection of Wade Avenue and Canterbury Road. This site is currently zoned R-4 and R-6, and is proposed to be rezoned to RX-3-CU. The purpose of the rezoning is to facilitate development of a townhome community. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

**Envision Homes/Wade Avenue Properties**

Address	PIN	Acres
2607 Wade Avenue	0794864184	0.65
2611 Wade Avenue	0794864371	0.4
2615 Wade Avenue	0794863279	0.43
2619 Wade Avenue	0794862380	0.43

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." Complete application materials may be viewed at <https://raleighnc.gov/services/zoning-planning-and-development/current-development-activity>. If you have further questions about the rezoning process, please contact:

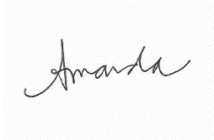
JP Mansolf  
Raleigh Planning & Development  
(919)996-2180

[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I can be reached at:

Amanda Bambrick  
Morningstar Law Group  
919-213-7320  
[abambrick@mstarlaw.com](mailto:abambrick@mstarlaw.com)

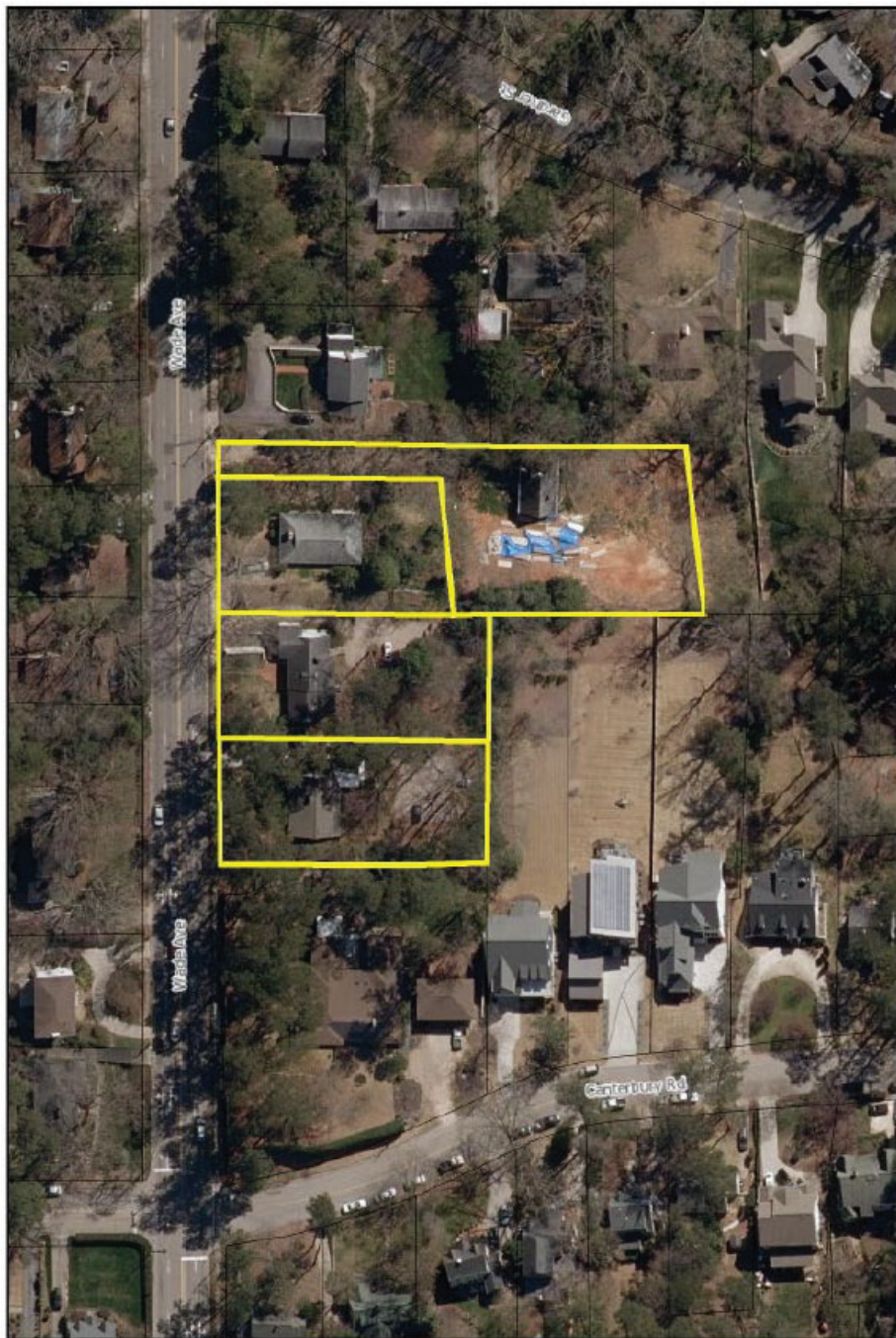
Sincerely,

A handwritten signature in black ink, appearing to read "Amanda", is displayed on a light gray rectangular background.

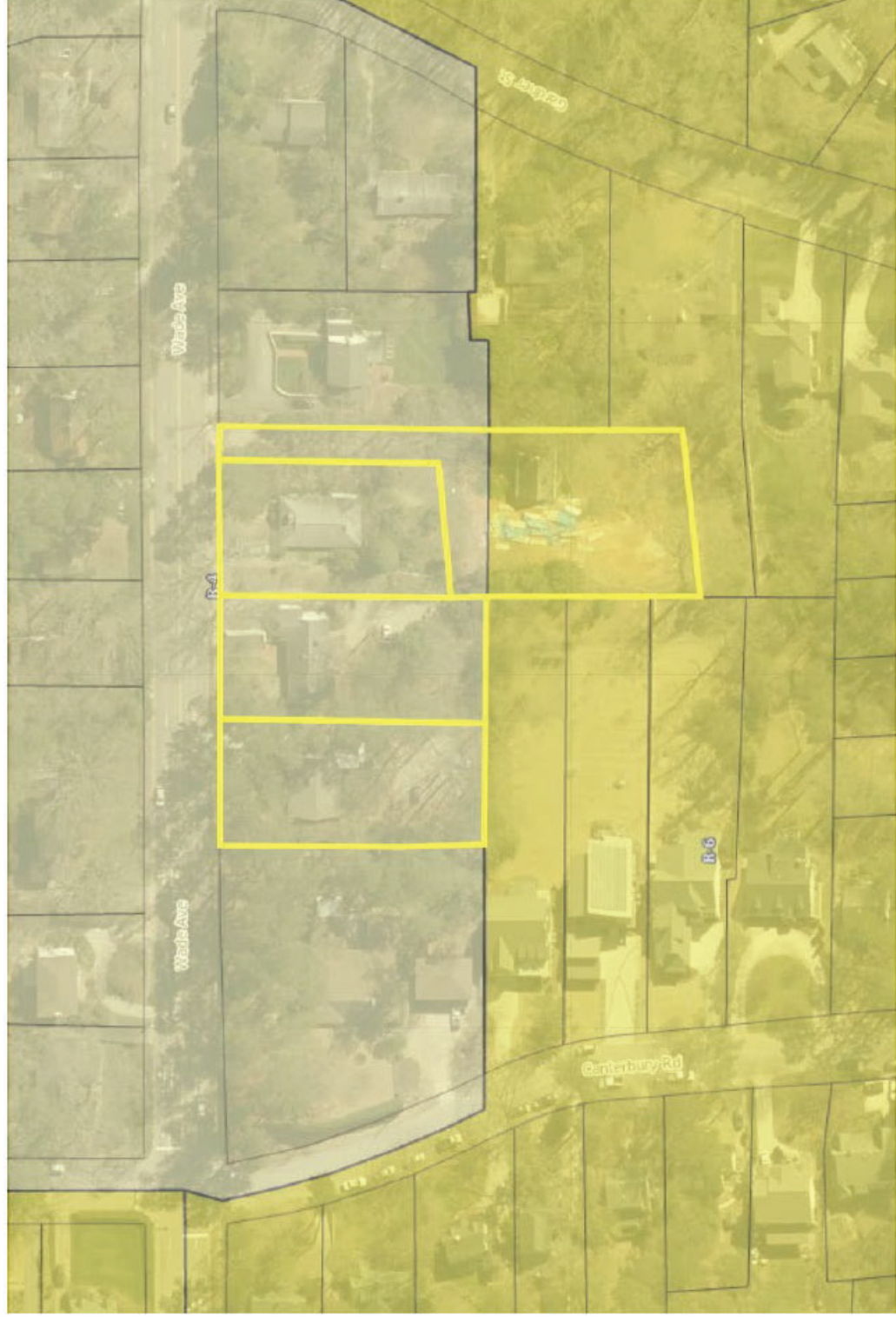
## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

AERIAL PHOTO



# ZONING



### How to Participate in the June 17, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [bit.ly/mlg06172020mtg](https://bit.ly/mlg06172020mtg) to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 943 2155 4770
  - Enter password: 394886
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

# ATTACHMENT A

Address	PIN	Deed Book and Page	Acres	Zoning	Owner Name	Owner Address
2607 Wade Avenue	0794864184	016864/01900	0.65	R-6 & R-4	Charles H. Johnson, III	1600 Glen Eden Dr., Raleigh, NC 27612-4334
2611 Wade Avenue	0794864371	009409/01878	0.4	R-4	LOVE, WESLEY ALAN JOHNSON, DEBORA LYNN	4004 Balsam Dr, Raleigh, NC 27612-3606
2615 Wade Avenue	0794863279	009403/01363	0.43	R-4	JOHNSON, DEBORA L LOVE, WESLEY A	4004 Balsam Dr, Raleigh, NC 27612-3606
2619 Wade Avenue	0794862380	010956/00086	0.43	R-4	LOVE, WESLEY ALAN JOHNSON, DEBORA LYNN	4004 Balsam Dr, Raleigh, NC 27612-3606

## SUMMARY OF ISSUES

A neighborhood meeting was held on June 3, 2020 (date) to discuss a potential rezoning located at 2607, 2611, 2615, and 2619 Wade Avenue (property address). The neighborhood meeting was held at virtual meeting (location). There were approximately 24 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

At the beginning, I went through an agenda for the meeting, Josh Swindell with Envision Homes gave an overview of the company generally, and the engineer provided an overview of the site and general features of the project. The general issues discussed were:

- o The stormwater management plan and drainage in the area
- o Limitations on density
- o Access to the site and concerns regarding left turn movement
- o Questions regarding sidewalk, curb and guttering
- o Affordability and price points; whether the people living there would be renters
- o Whether applicant would be willing to restrict commercial uses (we indicated yes)
- o Height and whether rooftop decks would be permitted (they will not be)
- o Privacy concerns
- o Interplay between the City of Raleigh and NC DOT
- o Whether speed bumps would be possible
- o Whether we would be willing to speak to the CAC (we are)
- o Concerns over NC State students and more on renters
- o Concerns over property values
- o Material types
- o Accidents on Wade Avenue
- o Whether an HOA or other "community rules" would govern
- o Location of garages
- o Type of buffer
- o Representative architecture (we supplied at subsequent meeting)
- o Whether a TIA would be required (it is not)
- o How garbage and recycling would be picked up from the site
- o Whether we would be required to install construction fencing

## SUMMARY OF ISSUES

A neighborhood meeting was held on June 17, 2020 (date) to discuss a potential rezoning located at 2607, 2611, 2615, and 2619 Wade Avenue (property address).

The neighborhood meeting was held at virtual meeting (location).

There were approximately 18 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

At the beginning, I recapped what we had discussed at the prior meeting, discussed some condition changes (prohibiting retail uses and limiting rooftop terraces), re-introduced the corporate representative and engineering firm, and asking them both to recap their prior comments regarding the company and the project. We also shared representative architectural samples and a site plan proposed layout, which we paused comments for about 10 minutes so those present could review the slides. Then, general issues discussed were:

- o Overall unit count
- o Parking and orientation to Wade Avenue
- o Number of stories
- o Garage access routes (they are rear-loaded)
- o Left turns off of Wade Avenue (we expect movement to be restricted by NC DOT)
- o Stormwater protections
- o Protective yards and vegetation requirements
- o Questions regarding existing utility easements
- o Traffic and whether a TIA would be required
- o Privacy concerns
- o Limitations on density
- o Whether we would be acquiring third party easements to combat stormwater
- o Numbers of peak trips (estimated at present to be around 139/day)
- o Comprehensive plan compliance
- o Whether we can build a taller privacy fence (we committed to asking the City)
- o Types of streetlights
- o Percentage limitation on renters (at which point City representative said no)
- o Addition of traffic on Wade Avenue (estimated at present to be 0.4% of current)
- o Overall profitability levels being too high
- o Fear of renters and overall safety concerns
- o Concerns over “families who could cause challenges”
- o Concerns over townhomes and crime
- o Concerns regarding property values
- o Comments that the project is “on the wrong side of Wade Avenue”
- o Impacts on young families

## SUMMARY OF ISSUES

A neighborhood meeting was held on September 21, 2020 (date) to discuss a potential rezoning located at 2607, 2611, 2615, and 2619 Wade Avenue (property address).

The neighborhood meeting was held at virtually in accordance with the City of Raleigh's virtual meeting procedures (location).

There were approximately 27 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Level of developer compromise with neighbors; Traffic on Wade Avenue; Neighbor transition and fence/wall; height;
Type of NC DOT permit needed; Location of trashcans and type of pickup plan;
Privacy concerns; Level of amenities; Tree conservation; Cars on side streets;
Limitations on density; intensity; Disagreement with prior summary of general issues;
Whether a TIA would be required (it is not); Disappointment that TIA not required;
Comprehensive Plan adherence; Owner cutting trees on site in 2017;
Existing grade of site; Stormwater; easements; Deceleration lane on Wade Avenue;
Small children in neighborhood; Parks in the vicinity; Preference for single family homes

Registration Report  
Report Generated:

6/3/2020 15:06

Topic

Webinar ID

Scheduled Time

Duration (minutes)

# Registered

# Cancelled

# Approved

# Denied

Neighborhood Meeting

Re: Envision/Wade

965 8552 7678

Attendee Details

6/3/2020 17:30

120

13

0

13

0

First Name	Last Name	Email	Address	City	Zip/Postal Code	State / Province	Registration Time	Approval Status
Julia	Ogden	jogden@morningstarlawgroup.com					5/21/2020 17:13	approved
Catherine	Finch	catherinefinch919@gmail.com	1014 Canterbury Road	Raleigh	27607 NC		5/26/2020 12:59	approved
David and Sara	Wilson	sara.wilson@raleigh.twcba.com	1016 Canterbury Road	Raleigh	27607 NC		5/27/2020 13:03	approved
Josh	Vicini	joshvicini@gmail.com					5/27/2020 23:05	approved
Chanel	Soto	chaneljanette@gmail.com					5/27/2020 23:06	approved
Deb	Johnson	Deb27612@yahoo.com	4004 Balsam Dr	Raleigh	27612 NC		5/28/2020 8:55	approved
Jennifer	Stephenson	Thompson.jenniferc@gmail.com	1011 Gardner St	Raleigh	27607 NC		5/29/2020 7:42	approved
Kathleen	Gruer	kagruer@gmail.com					6/1/2020 19:44	approved
Christina	Cowger	cowgerchristina@gmail.com	1021 Gardner Street	Raleigh	27607 NC		6/1/2020 21:45	approved
Craig	Sullivan	craig.sullivan.nc@gmail.com	1017 Gardner Street	Raleigh	27607 NC		6/2/2020 15:17	approved
Theodora	Sullivan	sullivan.theodora@gmail.com	1017 Gardner Street	Raleigh	27607 NC		6/2/2020 15:24	approved
Kevin	Hopper	kevin.l.hopper@gmail.com	2605 Wade Avenue	Raleigh	27607 NC		6/3/2020 7:51	approved
Steven	Fera	Steven.fera@gmail.com	1010 Canterbury Road	Raleigh	27607 NC		6/3/2020 14:58	approved

# Registration Report

Report Generated:

Topic  
Neighborhood Meeting Re: Envision/Wade (2nd Meeting)

## Attendee Details

6/17/2020 16:15

Webinar ID  
943 2155 4770

Scheduled Time  
6/17/2020 17:30

Duration (minutes)  
120

# Registered  
120

# Cancelled  
18

# Approved  
0

# Denied  
18

0

First Name	Last Name	Email	Address	City	Zip/Postal Code	State/Province	Registration Time	Approval Status
Julia	Ogden	jogden@morningstarlawgroup.com					6/2/2020 16:43	approved
John	Gebhardt	Johngebhardt@hotmail.com	2604 wade ave	Raleigh	27607 NC		6/8/2020 16:34	approved
Josh	Vicini	joshvicini@gmail.com					6/9/2020 21:52	approved
Chanel	Vicini	Chanelvicini@gmail.com					6/9/2020 21:54	approved
Marc and Catherine	Finch	catherinefinch919@gmail.com					6/11/2020 16:03	approved
Blake	Kimball	blakekimball@hwpw.com	106 S Churton St	Hillsborough NC	NC		6/14/2020 19:39	approved
Kathy	Gruer	kagruer@gmail.com					6/15/2020 11:21	approved
David and Sara	Wilson	sara.wilson@raleigh.twcbc.com	1016 Canterbury Road	Raleigh	27607 NC		6/16/2020 8:35	approved
Jennifer	Romano	ksjenni@gmail.com	1012 Canterbury Rd	Raleigh	27607		6/16/2020 11:18	approved
Christina	Cowger	cowgerchristina@gmail.com	1021 Gardner Street	Raleigh	27607 NC		6/16/2020 12:04	approved
Jennifer & Adam	Stephenson	Maynard.stephenson@gmail.com	1011 Gardner	Raleigh	27607 NC		6/16/2020 13:51	approved
Kevin	Hopper	kevin.l.hopper@gmail.com	2605 Wade Avenue	Raleigh	27607 NC		6/16/2020 14:08	approved
Craig	Sullivan	craig.sullivan.nc@gmail.com	1017 Gardner Street	Raleigh	27607 NC		6/16/2020 16:13	approved
Steven	Fera	steven.fera@gmail.com	1010 Canterbury Road	Raleigh	27607 NC		6/16/2020 16:41	approved
Theodora	Curtis	sullivan.theodora@gmail.com	1017 Gardner St	Raleigh	27607 NC		6/16/2020 17:04	approved
Kristian	Mansolf	Hassellindsey@gmail.com	One Exchange Plaza	Raleigh	27602 NC		6/16/2020 23:04	approved
JP	Johnson	jp.mansolf@raleighnc.gov	4004 Balsam Drive	Raleigh	27612 NC		6/17/2020 8:22	approved
Debora		debj27612@yahoo.com					6/17/2020 15:29	approved

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2611 Wade Avenue	0794864371	009409/01878	0.4	R-4	LOVE, WESLEY ALAN JOHNSON, DEBORA LYNN	4004 Balsam Dr, Raleigh, NC 27612-3606
2615 Wade Avenue	0794863279	009403/01363	0.43	R-4	JOHNSON, DEBORA L LOVE, WESLEY A	4004 Balsam Dr, Raleigh, NC 27612-3606
2619 Wade Avenue	0794862380	010956/00086	0.43	R-4	LOVE, WESLEY ALAN JOHNSON, DEBORA LYNN	4004 Balsam Dr, Raleigh, NC 27612-3606

AGNEW, JOHN S AGNEW, BRAHAN L  
914 CANTERBURY RD  
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ARRINGTON, MORGAN JOSEPH  
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AYTHYA LLC  
PO BOX 6665  
RALEIGH NC 27628-6665

BABCOCK, WADE GARFIELD  
BABCOCK, DAWN  
2501 VAN DYKE AVE  
RALEIGH NC 27607-6937

BAKER, JAMES E BELK BAKER, JON  
ELLEN  
2607 WELLS AVE  
RALEIGH NC 27608-1945

BANCE, FIELDING W. SQUIRE, MARY  
W  
1100 BROOKS AVE  
RALEIGH NC 27607-4139

BARRETT, THOMAS B BARRETT,  
KATHERINE E  
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RALEIGH NC 27608-1945

BELLEZZA, SAMUEL H. BELLEZZA,  
SHANNON  
1206 ONSLOW RD  
RALEIGH NC 27606-1956

BLEECKER, LESLIE L  
1012 BROOKS AVE  
RALEIGH NC 27607-4137

BOYD, JENNIFER LEVINE BOYD,  
SAMUEL GRAHAM  
1215 CANTERBURY RD  
RALEIGH NC 27608-1925

BROOKS, JANICE PURNELL  
2320 ANDREA CT  
MELBOURNE FL 32934-7601

BROWN, KARLENE S  
5401 DEEP VALLEY RUN  
RALEIGH NC 27606-9766

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2612 BARMETTLER ST  
RALEIGH NC 27607-4126

CARTER, MICHAEL P CARTER, JEAN  
W  
2512 WINTERBURY CT  
RALEIGH NC 27607-4174

CASTORENA, CHRISTOPHER R  
CASTORENA, CASSANDRA A  
2501 WINTERBURY CT  
RALEIGH NC 27607-4174

CINDRICH, NICHOLAS C  
6532 LITTLE CUB CREEK RD  
EVERGREEN CO 80439-5480

CITYSCAPE BUILDERS INC  
8321 BANDFORD WAY STE 7  
RALEIGH NC 27615-2762

CJB MANAGEMENT LLC  
2173 PACKING PLANT RD  
SMITHFIELD NC 27577-7881

COLLIER, MONICA L COLLIER,  
RODNEY T  
2520 ASHLEY CT  
RALEIGH NC 27607-6955

COUCH, SUSAN FERNANDO, NAVAKA  
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COWGER, CHRISTINA  
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FREDERICK WORTH JR  
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HOUSTON TX 77098-1490

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CHRISTINE  
915 GARDNER ST  
RALEIGH NC 27607-6947

FERA, STEVEN FERA, EMILY  
1010 CANTERBURY RD  
RALEIGH NC 27607-4147

FINCH, MARC B FINCH, CATHERINE P  
1014 CANTERBURY RD  
RALEIGH NC 27607-4147

FISHER, JAMES HAROLD III FISHER,  
SARAH CUMMINGS  
2508 WINTERBURY CT  
RALEIGH NC 27607-4174

GARR, LINDA S GARR, MICHAEL R  
1210 CANTERBURY RD  
RALEIGH NC 27608-1900

GEBHARDT, JOHN ROBERT  
2604 WADE AVE  
RALEIGH NC 27607-4116

GREGORY, ASHLEY MARGARET  
NOCK, ADAM JEFFREY  
2517 WINTERBURY CT  
RALEIGH NC 27607-4174

GRESHAM, DAVID M GRESHAM,  
KATHLEEN  
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RALEIGH NC 27607-4128

GRUER, KATHLEEN A (NAME  
CHANGE PER TAXPAYER)  
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RALEIGH NC 27606-1619

HACKLEY, PHILIP K HACKLEY,  
MEGAN C  
1008 CANTERBURY RD  
RALEIGH NC 27607-4147

HARRISON, ELIZABETH R HARRISON,  
JOSEPH E  
1201 CANTERBURY RD  
RALEIGH NC 27608-1925

HAWKWOOD LLC  
1206 ONSLOW RD  
RALEIGH NC 27606-1956

HOOD, A BLAKE  
1007 CANTERBURY RD  
RALEIGH NC 27607-4146

HOPPER, KEVIN L HOPPER, JENNIFER  
L  
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2513 WINTERBURY CT  
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HYMAN, MICHAEL R HYMAN,  
DEBORAH WOOD  
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KULIK, ALFRED G ETHERIDGE,  
DEBRA L  
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LAKE, TYLER LAKE, ASHLEY DAVIS  
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LAKINS, LARRY L II LAKINS,  
SHARON F  
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LAMBETH, HAZEL B  
108 LIVE OAK CT  
PINE KNOLL SHORES NC 28512-6811

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2301 LAKE DR  
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LEANDER, JEFFREY B LEANDER,  
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LIN, CHRISTOPHER LIN, ALICE  
ANGELA  
2619 WELLS AVE  
RALEIGH NC 27608-1945

LIZOTTE, JOSEPH O LIZOTTE, ERIKA  
K  
1200 BROOKS AVE  
RALEIGH NC 27607-3702

LOVE, WESLEY ALAN JOHNSON,  
DEBORA LYNN  
4004 BALSAM DR  
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MADDEN, JOHN DALE  
2613 WELLS AVE  
RALEIGH NC 27608-1945

MALL, MATTHEW H MALL,  
CATHERINE B  
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MALLING, KIRSTEN  
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MASON, DAWN C. MASON, DAVID A.  
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RALEIGH NC 27608-1925

MAY, RUSSELL EDWARD II SZTAJN,  
PAOLA  
2524 ASHLEY CT  
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MERRIMAN, AMY T MERRIMAN,  
JOHN M  
727 E WHITAKER MILL RD  
RALEIGH NC 27608-2717

MILLER, ANDREW K  
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MONTAGUE PROPERTIES LLC  
10305 PENNY RD  
RALEIGH NC 27606-9107

MORECRAFT, TODD R HARRILL,  
HANNAH  
2505 WINTERBURY CT  
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MORILLO, JOHN D ATKIN, ANDREA M  
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MUSE, CAREY C MUSE, JEAN P JR  
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NEWELL, HOWARD W JR NEWELL,  
FAITH T  
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NEWMAN, LOU ANN CONDREY,  
RONALD C  
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RALEIGH NC 27607-4116

NORTHCUTT, ALLISON R  
2500 WINTERBURY CT  
RALEIGH NC 27607-4174

NOTESTINE, JENNIFER ANNE  
NOTESTINE, LUKE MICHAEL  
2516 WINTERBURY CT  
RALEIGH NC 27607-4174

O'BRIEN, GAIL W LAVOPA, ANTHONY  
J  
2532 ASHLEY CT  
RALEIGH NC 27607-6955

PEEDIN, JUDY C  
2625 WELLS AVE  
RALEIGH NC 27608-1945

PUCKETT, JOSHUA L PUCKETT,  
STEPHANIE M  
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RALEIGH NC 27602-0590

RALEIGH CUSTOM HOMES INC  
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RALEIGH NC 27624-9639

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SMITH, CLYDE JR SMITH, LAURA R  
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SNODGRASS, NATHAN SNODGRASS,  
SARA NIENOW  
2608 BARMETTLER ST  
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SREBALUS, JOSEPH SREBALUS, SARA  
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RALEIGH NC 27607-4144

STAHEL, ANNE WILLIAMS  
2536 ASHLEY CT  
RALEIGH NC 27607-6955

STANLEY, BRIAN K STANLEY,  
ASHLEY B  
2621 WELLS AVE  
RALEIGH NC 27608-1945

STEPHENSON, ADAM M  
STEPHENSON, JENNIFER T  
1011 GARDNER ST  
RALEIGH NC 27607-6948

SULLIVAN, CRAIG V SULLIVAN,  
THEODORA A  
1017 GARDNER ST  
RALEIGH NC 27607-6948

SUNDARAM, SENTHIL SUNDARAM,  
CHERI  
4209 PAMLICO DR  
RALEIGH NC 27609-5701

SWANLAKE HOLDINGS LLC  
8201 DAVISHIRE DR  
RALEIGH NC 27615-1878

VICINI, JOSHUA VICINI, CHANEL  
1007 GARDNER ST  
RALEIGH NC 27607-6948

WADE AVENUE PROPERTIES LLC  
7925 PURFOY RD  
FUQUAY VARINA NC 27526-8937

WALK, MATHEW H WALK,  
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WELGOS, STEPHEN K  
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JEFFREY N WELGOS  
1081 WOODLAND CHURCH RD  
WAKE FOREST NC 27587-7560

WILSON, DAVID S WILSON, SARA R  
1016 CANTERBURY RD  
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