

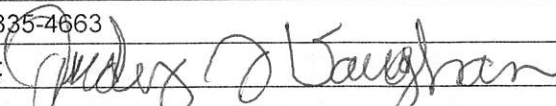
# Rezoning Application and Checklist


Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> View the <a href="#">Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 7929 Ligon Mill Road		
Property PIN: 1738826674		
Deed reference (book/page): 18-E / 276		
Nearest intersection: Ligon Mill Rd and Hartham Park Ave		Property size (acres): 59.22 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: Judy J. Vaughan; 7608 Ligon Mill Rd, Wake Forest, NC 27587-8888		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier R. Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>		
Applicant phone: 919-835-4663		
Applicant signature(s): 		
Additional email(s):		

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BY: 

**Conditional Use District Zoning Conditions**

Zoning case #:

Date submitted:

**OFFICE USE ONLY**

Existing zoning: R-30

Proposed zoning: R-6-CU

Rezoning case #  

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**Narrative of Zoning Conditions Offered**

See attached zoning conditions.

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

Property Owner(s) Signature: Judy J. VaughanPrinted Name: Judy J. Vaughan

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7929 Ligon Mill Rd Conditions

(Z- -25)

1. There shall be a maximum of 180 residential units.
2. A minimum of thirty percent (30%) of the net site area shall be designated as Open Area. Open Area as used in this condition shall mean land area (i) located outside the public right of way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO section 2.5.7.a. This open area shall be used for passive and active open space, including, but not limited to, amenities, private parks, public multiuse paths, environmentally sensitive areas, tree conservation areas, and stormwater devices.
3. A minimum of twenty percent (20%) of the net site area shall remain Undisturbed Area. This Undisturbed Area shall count toward the Open Area defined in the previous condition.
4. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a twenty-thousand-dollar (\$20,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.
5. The development shall include (2) programmed open spaces that shall serve as either main amenity areas or pocket parks. One programmed open space shall be a minimum size of one (1) acre, and the other open space shall be a minimum size of ten thousand (10,000) square feet. At a minimum, each open space shall include one of the following:
  - a. Community gathering space with covered structure and outdoor games;
  - b. Dog Park;
  - c. Playground;
  - d. Play Field;
  - e. Sport Courts; or
  - f. Outdoor Fitness Equipment.
6. The apartment building type shall be prohibited.
7. A protective yard with a minimum width of forty (40) feet shall be provided adjacent to the following properties identified by parcel no. and deed book/page: 1738815619 (012912/02229); 1738819885 (012912/02229), 1738914801 (008437/02187), 1738918877 (008535/00895), 1748012875 (00-E/1197), and 1748017827 (011847/02209) (collectively the "Adjacent Properties"). The first twenty (20) feet of the protective yard closest to the Adjacent Properties ("Section 1") shall be undisturbed and may count as tree conservation where it meets UDO requirements. The second twenty feet of the protective yard further from the Adjacent Properties ("Section 2") shall either be a tree conservation area or shall contain a minimum of 6 shade trees per 100 lineal feet, 6 understory trees per 100 lineal feet, and 60 shrubs per 100 lineal feet. Existing vegetation may count toward these planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in Section 1 and Section 2 of the protective yard.

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**7929 Ligon Mill Rd Conditions**

**(Z- -25)**

8. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include a 150' wide easement measured from top of bank, in lieu of the required 50' wide easement. The development shall also include a pedestrian connection from the development's internal pedestrian network to this greenway easement.
9. Along the limit of disturbance adjacent to any regulatory watercourse buffers, developer shall install double silt fencing prior to any grading or construction.
10. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2-year, 10-year, and 25-year storm events at points of analysis where runoff leaves the property.

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Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached Statement of Consistency.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached Public Benefits.	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Urban Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: N/A

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

**1**

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.

**Response:**

N/A

**2**

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.

**Response:**

N/A

**3**

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.

**Response:**

N/A

**4**

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.

**Response:**

N/A

**5**

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.

**Response:**

N/A

**6**

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.

**Response:**

N/A



7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b> N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b> N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b> N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b> N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b> N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>

<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> N/A</p>
<b>15</b>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b> N/A</p>
<b>16</b>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b> N/A</p>
<b>17</b>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b> N/A</p>
<b>18</b>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> N/A</p>
<b>19</b>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b> N/A</p>
<b>20</b>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b> N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> N/A</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> N/A</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> N/A</p>



Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**February 14, 2025**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on February 25, 2025, from 6:00-7:00pm at the Abbott's Creek Community Center located at 9950 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 7929 Ligon Mill Road (PIN: 1738826674) (the "Site"). The Site is currently zoned Residential-30 District (R-30) (Wake County) and is proposed to be rezoned to Residential-6- with Conditions (R-6-CU). A petition to annex the Site into the City of Raleigh will be filed in conjunction with the rezoning application. During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

If you have any questions about this request, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

Thank you,

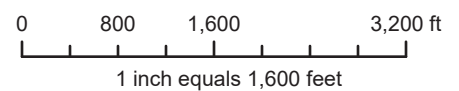
Collier R. Marsh





7929 Ligon Mill Road

## Vicinity Map



**Disclaimer**

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## SUMMARY OF ISSUES

A neighborhood meeting was held on February 25, 2025 (date) to discuss a potential rezoning located at 7929 Ligon Mill Road (property address). The neighborhood meeting was held at Abbott's Creek Community Center (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Project boundary buffers, plantings, and fencing
Stormwater treatment and retention; Plans for existing pond on the site
Traffic in the area; NCDOT nearby projects; TIA process; realignment of existing streets
Rezoning and development timeline
Greenway plans for the site and surrounding area
Utility sizing
Presence of rock and blasting procedures
Future meetings on project



[illegible]

## **STATEMENT OF CONSISTENCY**

*Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.*

The subject property is designated as “Low Density Residential” in the Future Land Use Map (“FLUM”). Low Density Residential calls for a range of housing types including single-family detached, townhouses, duplexes, and triplexes. The FLUM recommends a density of one to six units per acre for this designation. Under the 2030 Comprehensive Plan, the Low Density Residential designation generally corresponds with the R-2, R-4, and R-6 zoning districts. The vision for the property is to provide a combination of single-family detached homes and townhouses, along with substantial preserved open space. The proposed rezoning to R-6-CU zoning directly conforms to the FLUM designations because it proposes a density range recommended by the FLUM.

The proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

**Policy LU 1.2 – Future Land Use Map and Zoning Consistency.** *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* The requested rezoning is consistent with the FLUM designation of Low-Density Residential.

**Policy LU 1.3 – Conditional Use District Consistency.** *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The proposed conditions ensure further consistency with the property’s Low-Density Residential designation and other applicable comprehensive plan policies.

**Policy LU 2.3 – Open Space Preservation.** *Development Plans that use only a portion of the overall site should be used to achieve open space preservation in those areas of the city planned for rural residential land uses on the Future Land Use Map.* The applicant’s proposal includes substantial open space commitments including conditions dedicating a minimum of thirty percent of the site as open area.

**Policy LU 2.4 – Large Site Development.** *Development Plans that use only a portion of the overall site should be used to achieve open space preservation in those areas of the city planned for rural residential land uses on the Future Land Use Map.* The area subject to this request is approximately 59 acres and includes substantial open space commitments including conditions dedicating a minimum of thirty percent of the site as open area.

**Policy LU 3.1 – Zoning of Annexed Lands.** *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.* As set forth above, the proposed rezoning is consistent with the FLUM designations of Low Density Residential.

**Policy LU 3.4 – Infrastructure Concurrency.** *The City of Raleigh should only approve development within newly annexed areas or Raleigh’s ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.* To the extent adequate infrastructure is not already in place, the applicant will work with City staff to ensure the appropriate transportation, water, stormwater, and wastewater infrastructure is available for development of this property and that utility extensions will occur as part of this project.

**Policy LU 5.1 – Reinforcing the Urban Pattern.** *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* Although not in an urban setting, the proposed rezoning would allow residential development that is congruous with the surrounding area through the proposed zoning district and zoning conditions.

**Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods.** *Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.* The proposed rezoning would allow for an increase in the housing supply with housing types and densities that are consistent with the existing neighborhoods in the surrounding area. The significant open space commitments will aid in preserving the character of the surrounding area and offset any impacts of the development. In addition, zoning conditions have been offered to protect the character of the surrounding neighborhoods.

**Policy LU 8.5 – Conservation of Single-family Neighborhoods.** *Protect and conserve the city’s single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.* The proposed R-6 zoning will preserve the low-density character of the surrounding area and maintain the neighborhood scale. The proposed rezoning will also manage the development of vacant land by preserving a significant amount of open space. Zoning conditions have been offered to protect the character of the surrounding single-family neighborhoods.

**Policy LU 8.5 – 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.* The proposed rezoning for new residential development includes conditions dedicating a minimum of thirty percent of the site as open area and requiring privately maintained parks and community amenities.

**Policy EP 2.3 – Open Space Preservation.** *Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas, priority aquatic and wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisitions.* The proposed rezoning furthers this policy by including conditions preserving significant open area.

**Policy H 1.8 – Zoning for Housing.** *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense*

*multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows for slightly residential density and greater variety than what currently exists in the surrounding neighborhoods, but is balanced through conditions dedicating significant open area to maintain land use similar to the existing neighborhoods.

## **PUBLIC BENEFITS**

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

The requested rezoning will benefit the public by creating more housing choices and needed housing supply. The added housing supply will help to improve housing affordability. The request will also allow for development that is consistent with nearby single family detached neighborhoods and will complement the established character of the surrounding area. In addition, the proposal includes the dedication of significant amount of open area, offsetting any impacts of the development and preserving the natural features of the site.