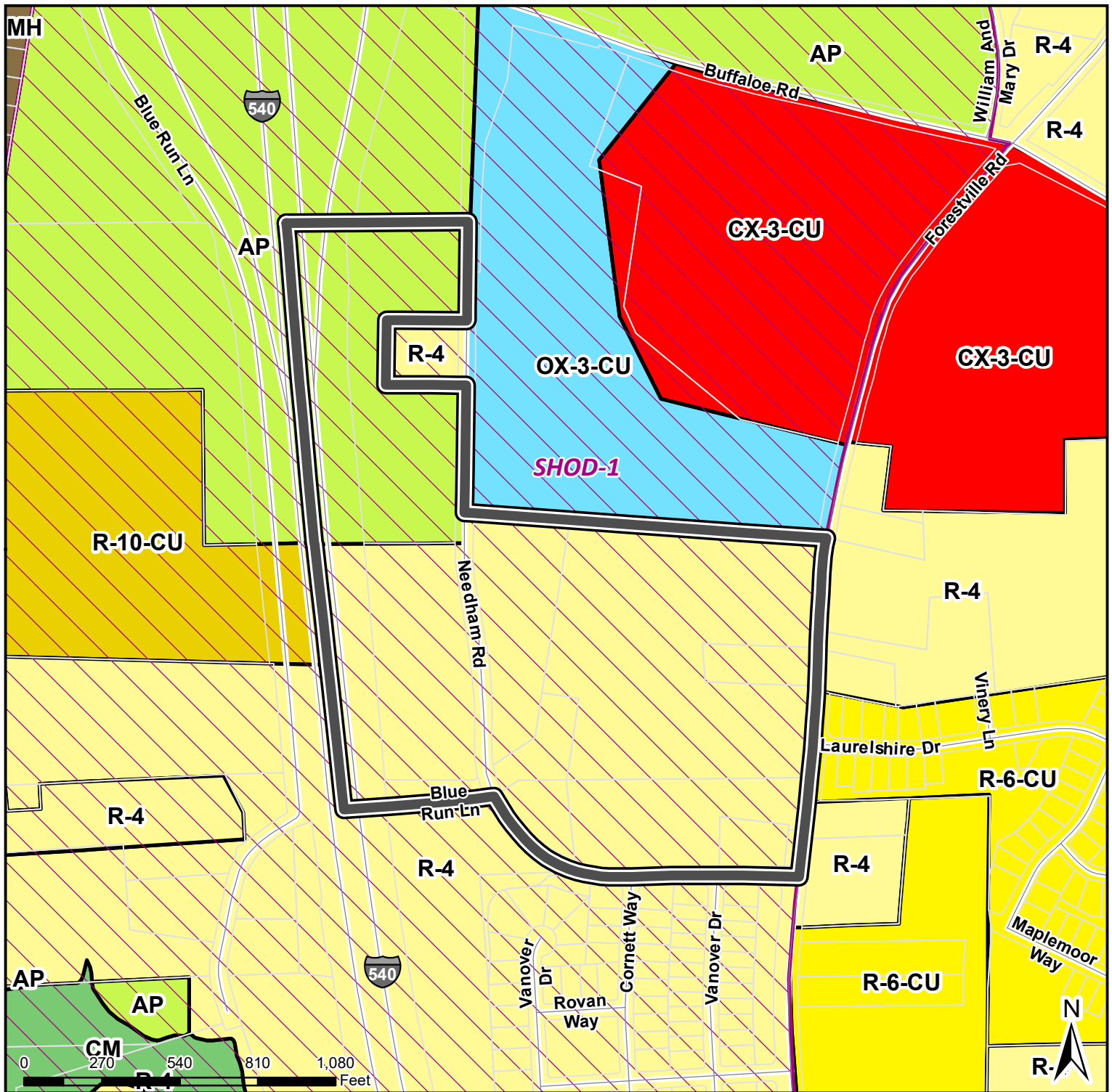


Existing Zoning

Z-36-2021



Property	5136, 5228, 5237, 5305, & 0 Needham Rd; 5226, 5228, 5232, 5264, & 0 Forestville Rd (E of 540)	Location
Size	44.7 acres	
Existing Zoning	AP & R-4 w/SHOD-1	
Requested Zoning	R-10-CU w/SHOD-1	

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	November 2, 2021
Subject	Public Hearing Agenda Item: November 16, 2021 Meeting Rezoning Z-36-21 Needham Road and Forestville Road

At its October 19, 2021 meeting, the City Council scheduled a public hearing for the following item at its November 16, 2021 meeting:

Z-36-21: 0, 5136 (portion), 5228, 5237, & 5305 Needham Road and 0, 5226, 5228, 5232 & 5264 Forestville Road, being Wake County PINs 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826, 1746303233, 1746204366, 1746201971, and 1746026062 (portion). Approximately 44.7 acres are requested by C. Douglas Chappell, Wallace R. Chappell, Brenda C. Starr, Cheryl R. Lewis, Anthony C. Lewis, Sr., Anthony C. Lewis, Jr, Ashley Regan Lewis, Marie Davis Poole Living Trust, Eva Dianne Poole, the Estate of Marie Davis Poole, Constance W. Stokes, Carol W. Musselman, Joan W. Kareiva, Robert W. Wilson, Robert Wade Wilson, and Sherron McLamb Wilson to be rezoned from Agriculture Productive with Special Highway Overlay District-1 (AP w/ SHOD-1) and Residential-4 with Special Highway Overlay District-1 (R-4 w/ SHOD-1) to Residential-10-Conditional Use with Special Highway Overlay District-1 (R-10-CU w/ SHOD-1). The proposed conditions prohibit certain uses, limit total dwelling units to 315, prohibit apartment buildings, and limit the number of dwelling units in a townhouse building to seven.

Current Zoning: Agriculture Productive with Special Highway Overlay District-1 (AP w/ SHOD-1) and Residential-4 with Special Highway Overlay District-1 (R-4 w/ SHOD-1)

Requested Zoning: Residential-10-Conditional Use with Special Highway Overlay District-1 (R-10-CU w/ SHOD-1)

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

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

The **Planning Commission** voted 8-0 to recommend approval of the request.

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



RALEIGH PLANNING COMMISSION

CERTIFIED RECOMMENDATION

CR# 13068

CASE INFORMATION: Z-36-21 NEEDHAM ROAD AND FORESTVILLE ROAD

Location	<p>Needham Road, on its east, west, and north sides, and Forestville Road on its west side, south of Buffaloe Road</p> <p>Addresses: 0, 5136 (portion), 5228, 5237, & 5305 Needham Road and 0, 5226, 5228, 5232 & 5264 Forestville Road</p> <p>PINs: 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826, 1746303233, 1746204366, 1746201971, and 1746026062 (portion)</p> <p>iMaps, Google Maps, Directions from City Hall</p>	
Current Zoning	AP w/ SHOD-1 and R-4 w/ SHOD-1	
Requested Zoning	R-10-CU w/ SHOD-1	
Area of Request	44.7 acres	
Corporate Limits	The site is within Raleigh's zoning jurisdiction but outside of its corporate limits. A petition for annexation will need to be submitted prior to issuance of connection permits for water and sewer service.	
Property Owner	<p>C. Douglas Chappell Wallace R. Chappell Brenda C. Starr 4025 Louisbury Road Wake Forest, NC 27587</p> <p>Cheryl R. Lewis Anthony C. Lewis, Sr. Anthony C. Lewis, Jr Ashley Regan Lewis 11256 Freedom Way Seminole, FL 33772</p> <p>Marie Davis Poole Living Trust Eva Dianne Poole 267 Rocky Mountain Way Arden, NC 28704</p>	<p>Estate of Marie Davis Poole Eva D. Poole, Executrix 267 Rocky Mountain Way Arden, NC 28704</p> <p>Constance W. Stokes Carol W. Musselman Joan W. Kareiva Robert W. Wilson 1936 Old Greenfield Road Raleigh, NC 27604</p> <p>Robert Wade Wilson Sherron McLamb Wilson 5305 Needham Road Raleigh, NC 27604</p>
Applicant	<p>Tobias Coleman 150 Fayetteville Street, Suite 2300 Raleigh, NC 27601</p>	
Council District	District C	
PC Recommendation Deadline	December 11, 2021	

SUMMARY OF PROPOSED CONDITIONS

1. Prohibits boardinghouses and some non-residential uses.
2. Limits total dwelling units to 315.
3. Prohibits apartment buildings.
4. Limits the number of dwelling units in a townhouse building to seven.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use, Moderate Density Residential
Urban Form	Parkway Corridor
Consistent Policies	<ul style="list-style-type: none">●Policy LU 1.2 – Future Land Use Map and Zoning Consistency●Policy LU 1.3 – Conditional Use District Consistency●Policy LU 5.4 – Density Transitions●Policy H 1.8 – Zoning for Housing●Policy UD 1.10 – Frontage
Inconsistent Policies	<ul style="list-style-type: none">●Policy LU 2.4 – Large Site Development●Policy LU 8.9 – Open Space in New Development●Policy LU 12.3 – Reservations for Community Facilities●Policy T 5.9 – Pedestrian Networks

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
4/29/2021 (5 attendees)	9/14/2021 (5 attendees)	10/12/2021	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
0	0	0	0
Summary of Comments: N/A			

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** 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 proposal is consistent with the Future Land Use Map and the 2030 Comprehensive Plan because it would expand housing supply and diversity.
Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Bennett Second: O'Haver In Favor: Bennett, Dautel, Elder, Fox, Lampman, Miller, O'Haver, and Rains

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.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 10/12/2021

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



ZONING STAFF REPORT – CASE Z-36-21

Conditional Use District

OVERVIEW

The rezoning site is eight parcels and portions of two others with a total area of about 45 acres. It is generally located to the west of Forestville Road and 1,500 feet south of Buffaloe Road. Needham Road extends west from Forestville Road along the site's southern boundary before curving toward the north.

Approximately two-thirds of the site's area is located on the west side of Forestville Road and north and east of this curve of Needham Road. The remaining area lies west of Needham Road and east of I-540. This portion extends further north toward Buffaloe Road. The rezoning area is outside of Raleigh's corporate limits. Approval of a development plan would include a requirement that an annexation petition be filed prior to issuance of utility permits.

The existing zoning is Residential-4 (R-4) for around 36 acres of the site. The R-4 zoning constitutes the site's southern area where it reaches Forestville Road on its east end. A smaller, 9-acre portion is zoned Agriculture Productive (AP) and is bounded by Needham Road and I-540. The Special Highway Overlay District-1 (SHOD-1) covers the entire site. The rezoning petition is a request for Residential-10-Conditional Use and retaining the SHOD-1 overlay.

Current use of the site appears to be six detached houses dispersed across its area with farm fields and forest filling the intervening area. Aerial images suggest cultivation of trees for timber production are present in the area zoned AP. The northwest portion of the area between Forestville Road and Needham Road is raised in a rounded hill. Slopes fall from this point toward the south, east, and west across the site with overall drop of around 4%. A small draw is found in the southwest corner of the property. The Neuse River passes one-half mile west on the opposite side of I-540. A fairly large tributary to the Neuse runs 1,500 feet to the south.

Other uses in the area are similarly rural with two recent subdivisions present to the south and east. Zoning to the south is R-4. Residential-6 (R-6) is mapped to the east. On the site's north side, closer to Buffaloe Road, Commercial Mixed Use (CX) and Office Mixed Use (OX) zoning is present. The AP zoning on the west side of Needham Road continues north to surround the interchange of I-540 and Buffaloe Road.

The Future Land Use Map envisions a greater intensity of use than the existing zoning for much of the surrounding area. The site itself, along with the R-4 area to the south, is recommended for Moderate Density Residential. North of the site, the area bounded by I-540, Buffaloe Road, and Forestville Road is designated for Community Mixed Use. On the east side of Forestville Road is more Moderate Density Residential as well as Neighborhood

Mixed Use near Buffalo Road. A Parkway Corridor is mapped on I-540 by the Urban Form Map.

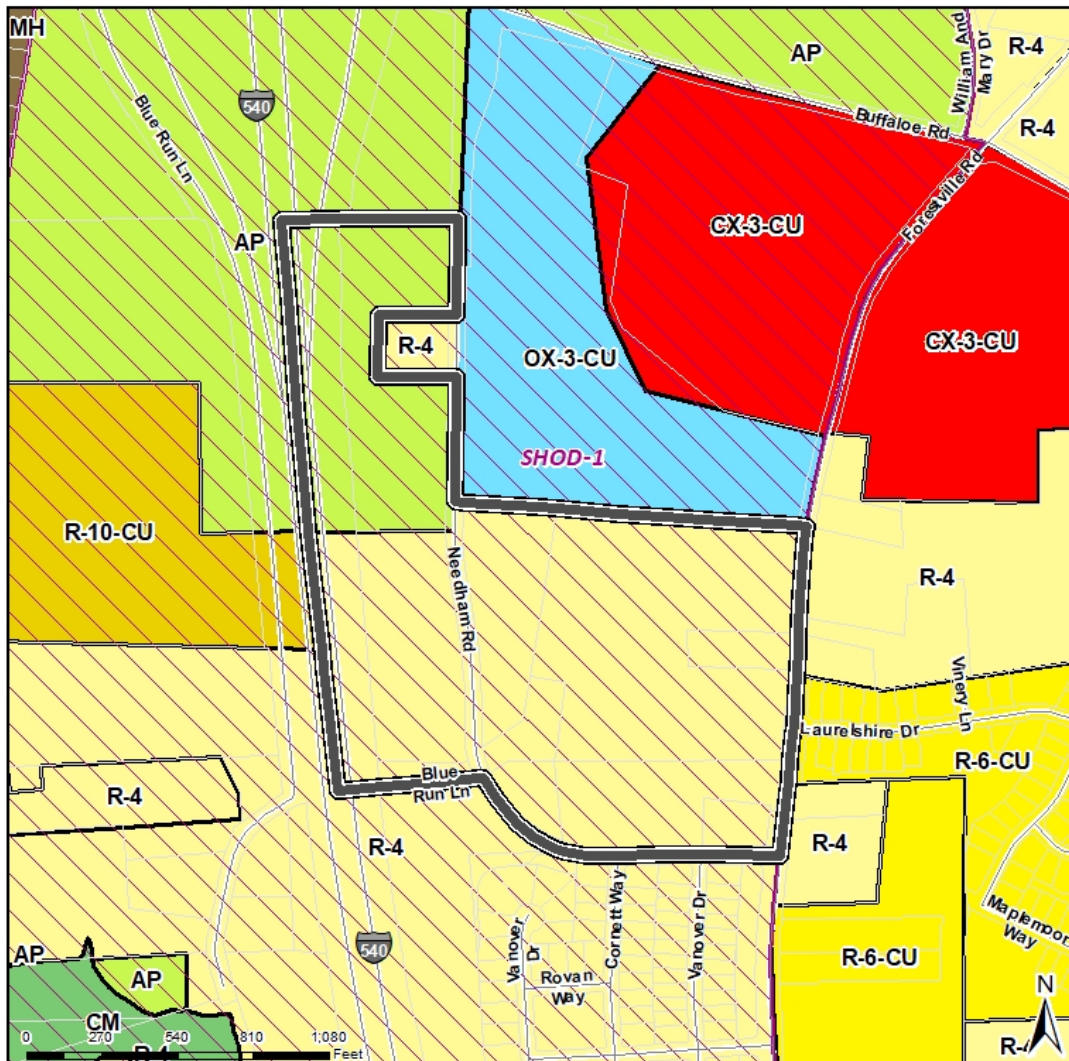
The offered zoning conditions limit residential development to 315 units, prohibit apartments, and set a maximum of seven townhouse units in any single building. A final condition prohibits some uses. If approved, the rezoning would allow as many as 185 additional dwelling units which could include townhouse units.

OUTSTANDING ISSUES

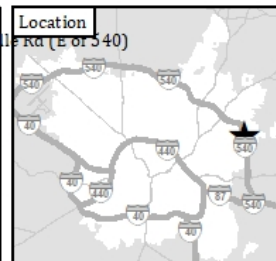
Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning

Z-36-2021



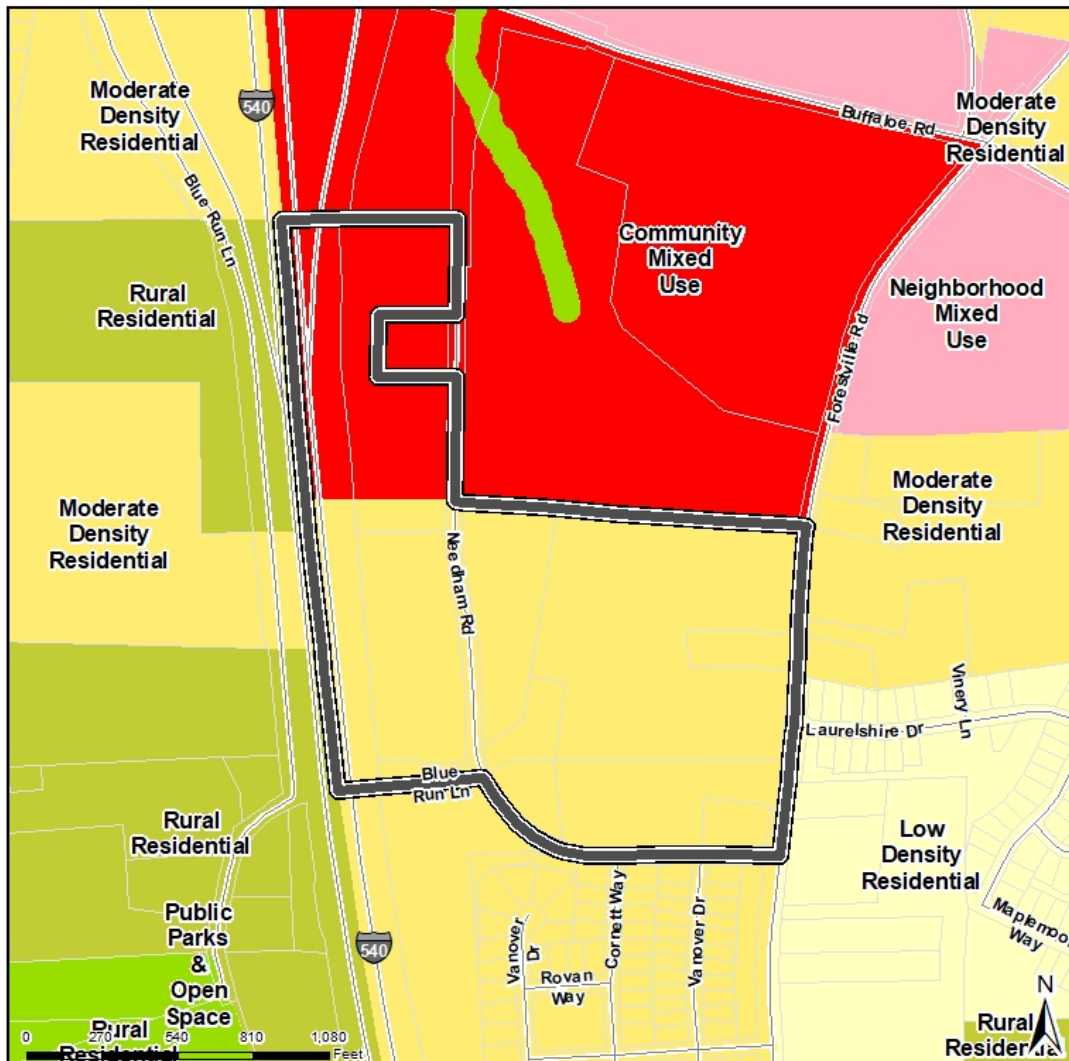
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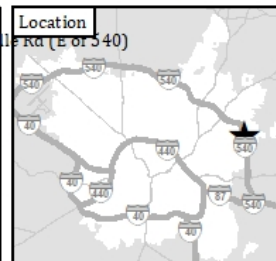
Map by Raleigh Department of Planning and Development (mansol@): 6/11/2021

Future Land Use

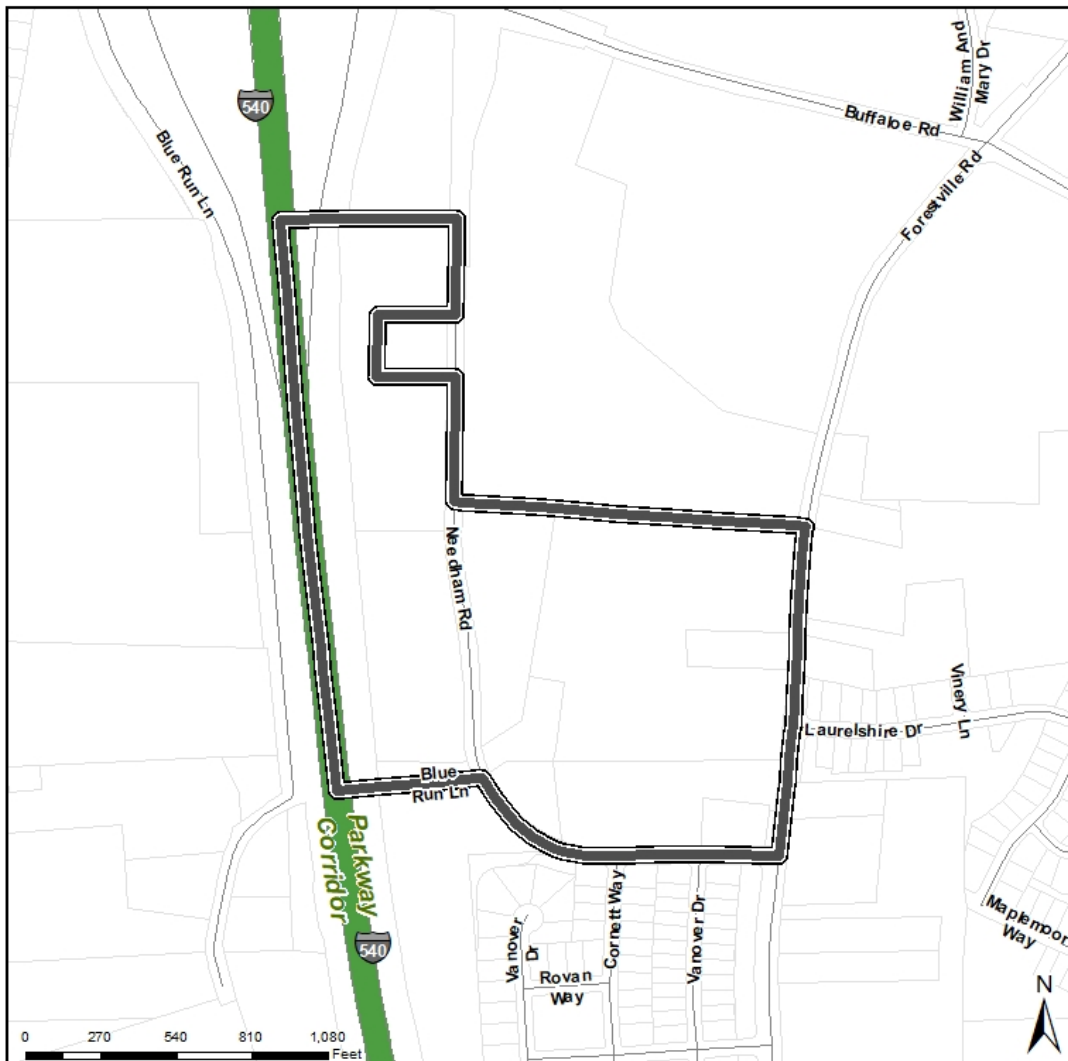
Z-36-2021



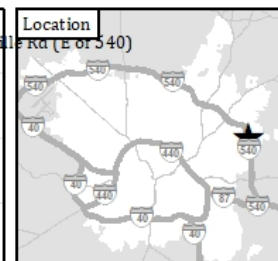
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Map by Raleigh Department of Planning and Development (mansol@): 6/11/2021



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Requested Zoning	R-10-CU w/SHOD-1



Map by Raleigh Department of Planning and Development (mansd@): 6/11/2021

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 Expanding Housing Choices by increasing the potential number of housing units on the site. The Vision Theme of Growing Successful Neighborhoods and Communities also supports the request because the allowed density and building types are compatible with existing development patterns and provide a transition from a lower density neighborhood to an area zoned for greater density and mixed use development.

The request is not fully consistent with Growing Successful Neighborhoods and Communities and is not consistent with the Managing Our Growth because there are existing traffic issues in the area that would be worsened by the proposal. While mitigations were proposed in the TIA for additional vehicle trips, the existing street network is limited by I-540 and environmental features. Nearby bicycle and pedestrian facilities are inconsistent. There are also few destinations nearby. The parks level of service for the site is also low, indicating that residents of the new development will not have good access to public parks. Zoning conditions to require amenities within the site may reduce vehicle trips and provide recreation areas until public parks become available.

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

Yes, the Moderate Density Residential and Community Mixed Use designations for the site both indicate that development of multi-family housing with the density proposed would be an appropriate use of the site.

- 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?

Not applicable. The requested use is designated by the Future Land Use Map.

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

Yes, public facilities and services are generally sufficient for the proposed use. The additional density enabled by the rezoning would contribute to ongoing issues of traffic delays at the intersection of Forestville Road and Buffaloe Road. Mitigations have been proposed through a traffic impact analysis (TIA), but they may not be sufficient to produce an acceptable level of service in the surrounding network. In that event, the total amount of development will be limited by infrastructure sufficiency requirements in the UDO. Existing public parks are not very accessible from the site.

Future Land Use

Future Land Use designation: Community Mixed Use, Moderate Density Residential

The rezoning request is

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

☐ **Inconsistent**

The Moderate Density Residential category of the Future Land Use Map suggests residential development with density up to 14 units per acre is suitable for the southern portion of the site. The norther portion is mapped with Community Mixed Use, which supports commercial, mixed-use, or multi-family development. The requested zoning district would allow about seven dwelling units er acre in detached, attached, or townhouse building types. The type of development enable is consistent with the Future Land Use Map recommendations.

Urban Form

Urban Form designation: Parkway Corridor

The rezoning request is

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

☐ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

The request includes the existing Special Highway Overlay District-1 (SHOD-1). This overlay requires a vegetated area along I-540. The Parkway Corridor mapped on I-540 recommends green space along the highway. The requested overlay serves the purpose identified by the Parkway designation.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The requested density and building types are compatible with the existing low-density neighborhood to the south and the potential for mixed use or commercial development to the north. The site itself is buffered on three sides by public streets and rights-of-way. The side that is not buffered in this way abuts property designated more intense development by the Future Land Use Map.

Public Benefits of the Proposed Rezoning

- The proposal would allow additional supply and diversity of housing in the area.

Detriments of the Proposed Rezoning

- The request may lead to additional vehicle traffic on nearby roads.

Policy Guidance

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

● **Policy LU 1.2 – Future Land Use Map and Zoning Consistency**

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

The requested residential density and allowed building types are supported by both Future Land Use Map categories that apply to the site. Moderate Density Residential and Community Mixed Use both encourage greater zoning than the existing R-4 district and envision multi-family development as an appropriate development style.

● **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.

● **Policy LU 5.4 – Density Transitions**

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

The offered zoning conditions limit density and uses in a way that is likely to mitigate traffic impacts. The conditions also provide an appropriate transition between the low-density neighborhood to the south and the commercially zoned area to the north. A zoning condition to limit the number of units in a townhouse building also creates some similarity in building form with nearby detached developments.

● **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 proposal would enable as many as 180 additional housing units and allow the townhouse building type. Denser development that includes attached building types

is likely to be more affordable relative to detached houses. Some benefits of this type of development are reduced by the lack of nearby destinations, indicating that residents of the site will be reliant on automobiles.

● **Policy UD 1.10 – Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

The proposed zoning includes the SHOD-1 overlay that will require a vegetated area along I-540. This approach is encouraged by the Parkway Corridor designation on the Urban Form Map.

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

● **Policy LU 2.4 – Large Site Development**

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.

● **Policy LU 8.9 – Open Space in New Development**

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

● **Policy LU 12.3 – Reservations for Community Facilities**

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

● **Policy T 5.9 – Pedestrian Networks**

New subdivisions and large-scale developments should include safe pedestrian walkways or multi-use paths that provide direct links between roadways and major destinations such as transit stops, schools, parks, and shopping centers.

The request would increase the number of dwelling units on a site that does not have very good access to existing public parks and greenway trails. Recreational amenities that are nearby do not have good bicycle and pedestrian connections with the site. Future residents of the development will likely need to drive to reach open space areas. The consistency with these policies could be improved if the rezoning proposal included recreational features within the site as well as a high-quality internal pedestrian network to allow non-motorized transportation modes to cross the site in a safe and convenient way.

Area Plan Policy Guidance

There is no area plan guidance for the rezoning site.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	0	The transit score is very low. There is not transit service in the area around the site.
Walk Score	30	4	The walk score is very low. There are no employment or shopping destinations within walking distance of the site.
Bike Score	41	24	The bike score is significantly lower than the citywide average. There is a constructed greenway trail 2,500 feet to the west. Accessing this trail requires crossing I-540 by navigating its interchange with Buffaloe Road. Cycling is not a very safe option for transportation or recreation in this area as bicycle lanes are rare.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	66	The transportation cost index for the site is somewhat low, indicating that residents of this area are likely to need to own at least one vehicle per household.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	39	The jobs proximity index is very low. There are almost no employment opportunities in the nearby area.

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. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

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	No
Larger Apartment	34.0	No

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	As many as 180 additional dwelling units could be constructed under the proposed zoning.
Is naturally occurring affordable housing present on the site?	Unlikely	Existing housing on the site could potentially be rented at a rate that is affordable for low-income households. However, the number of units relative to the amount of land is very low and is unlikely to be a substantial factor in the local supply of market-rate affordable housing.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Duplexes and townhouses would be allowed by the requested zoning.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The requested R-10 district would allow lot sizes as small as 4,000 square feet which is less than the citywide average.
Is it within walking distance of transit?	No	There is no transit service in this part of Raleigh.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	49	36
People of Color Population (%)	63	46
Low Income Population (%)	35	30
Linguistically Isolated Population (%)	5	3
Population with Less Than High School Education (%)	11	9
Population under Age 5 (%)	5	6
Population over Age 64 (%)	12	11
% change in median rent since 2015	13.7	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the county average (78.1 years)?	79.2	The life expectancy in the tract containing the rezoning site is 79.2 years. This is slightly higher than the county average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	None identified
Are there hazardous waste facilities are located within one kilometer?	No	None identified
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	None identified
Is this area considered a food desert by the USDA?	No	The subject tract is not considered a food desert by the USDA. While there are few grocery stores nearby, the residents have sufficient income or access to vehicles to suggest that this does not lead to nutrition or food access issues for many residents.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	N/A	The site is outside of Raleigh's corporate limits.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No such covenants identified.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No such covenants identified.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: The site does not have very good access to multi-modal transportation or employment options. Residents of the site are likely to need to own at least one vehicle per household. Housing units on the site may be in building types that consume less energy per unit than a detached house. Some of this benefit in emissions reduction is offset by the amount of transportation energy that will be used by residents.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: Existing residents of the area display a greater economic vulnerability across a range of factors, including race and income. Additional housing supply and variety on the site may create additional opportunities for nearby residents to achieve greater housing energy savings and lower housing costs.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs in this area have risen more slowly than for Raleigh as a whole.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No documented instances of discriminatory practices have been found for the site relative to development or service provision.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: There are no identified indicators of the disparities or risks described in this question.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Buffaloe Rd. Athletic Park (2.2 miles) and River Bend Park (4.1 miles).
3. Nearest existing greenway trail access is provided by the Neuse River Greenway Trail (1.7 miles).
4. Current park access level of service in this area is graded a D letter grade. There is an undeveloped future park site at 4909 Forestville Rd (25.13 acres), approximately 0.75 miles away. Future development of this property as a public park will improve level of service in this area.

Impact Identified:

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	62,750	89,250
Waste Water	0	62,750	89,250

Impact Identified:

1. The proposed rezoning would add 89,250 gpd to the wastewater collection and water distribution systems of the City. There are existing water mains adjacent to the proposed rezoning area. An offsite sewer extension with offsite easement acquisition would be needed for sanitary sewer
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy

3. Verification of water available for Fire Flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

Stormwater

Floodplain	none
Drainage Basin	Neuse and a small amount of Harris Creek
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: some alluvial soils and possible Neuse River riparian buffer

Transportation

Site and Location Context

Location

The Z-36-2021 site is located in northeast Raleigh, near the interchange of I-540 and Buffalo Road. It is at the northwest corner of Needham Road and Forestville Road. Portions of the site are between I-540 and Needham Road.

Area Plans

The Z-36-2021 site is not located within any adopted or active area corridor plans.

Other Projects in the Area

There are no existing public transportation projects near the Z-36-21 site.

Existing and Planned Infrastructure

Streets

Buffalo Road is designated as a six-lane divided avenue in Map T-1 of the comprehensive plan. Forestville Road is designated as a 4-lane divided avenue. Needham Road is a local street. All three streets are maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 districts is 2,500 feet, and the maximum length for dead-end streets is 300 feet. Needham Road is built as a dead-end street that is approximately 3,200 feet in length. Its right-of-way connects to Buffalo Road, forming a block of right-of-way approximately 8,100 feet in perimeter that includes portions of the Z-36-21 site. For the portions of the site west of Needham Road, the current block perimeter for this site is very large, being constrained by I-540 and its interchange with Buffalo Road.

Pedestrian Facilities

There are sections of existing sidewalk on both Forestville Road and Needham Road near the Z-36-21 site; there are sidewalks on the site's frontage. Directly south of the site, there is approximately 780 feet of existing sidewalk along the southern edge of Needham Road, west of the intersection of Forestville Road. Also, south of the site there is approximately 1,400 feet of existing sidewalk along the western edge of Forestville Road, south of the Needham Road intersection. There is approximately 375 feet of sidewalk on the east side of Forestville Road, on either side of Laurelshire Drive.

Bicycle Facilities

There are no existing on-street bikeways or greenways near the site area. Buffalo Road and Forestville Road are both designated for bicycle lanes in the Long-Term Bike Plan (Map T-3).

Transit

The Z-36-21 site is not currently served by transit. There are no plans to serve this area with transit in the future.

Access

Access to the site includes Needham Road and Forestville Road.

Traffic Impact Analysis (TIA)

TIA Determination

Based on the Envision results, approval of case Z-36-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from AP and R-4 to R-10-CU w/ SHOD-1 is projected to generate 45 new trips in the AM peak hour and 49 new trips in the PM peak hour. A Traffic Impact Analysis has been previously submitted and reviewed for this site.

TIA Review

A TIA was performed by Timmons Group and reviewed by City Staff. The analysis indicates that the buildout under the proposed rezoning will have impacts to the surrounding roadway network beyond those of the buildout under existing zoning. Those impacts can be mitigated by the following recommendations:

- **Forestville Road/Laurelshire Drive/Site Driveway 1:** construct a 50-foot northbound left-turn lane (with appropriate taper) and a construct a 50-foot southbound right-turn lane (with appropriate taper)
- **Forestville Road/Needham Road:** construct a 50-foot southbound right-turn lane (with appropriate taper)

Infrastructure Sufficiency

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met. The TIA demonstrates that the proposal may not be consistent with Comprehensive Plan Policy T 2.10.

According to the results of the TIA, development of the Z-36-21 site will impact the intersection of Buffaloe Road and Forestville Road, which operates at a LOS F. The street infrastructure may not be sufficient to fully build out the entitlement for the zoning case. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Staff notes that the widening of the Buffaloe Road bridge over I-540 is a critical infrastructure investment to support growing development on the Buffaloe Road corridor. There is an urgent need to identify a public funding source for a project and lay out a timeline for implementation at this location.

Refer to the attached TIA review memo dated June 4, 2021 for additional details.

Impact Identified:

Urban Forestry

Proposed zoning and conditions offered do not alter Tree Conservation Area requirements or street tree requirements of the UDO from the existing zoning.

Impact Identified:

Impacts Summary

The requested zoning would allow development that could add to traffic congestion on surrounding roads. Traffic mitigations have been proposed by the TIA submitted with the petition. Residents of the site will have low access to public recreational facilities.

Mitigation of Impacts

Mitigations for traffic impacts will likely be determined by a subsequent TIA associated with a development plan for the site. The submitted TIA indicates that mitigations are able to relieve traffic congestion in the surrounding network enough to produce an acceptable level of service. The request could include conditions requiring recreational amenities within the site to ensure parks level of service for future residents.

CONCLUSION

The rezoning request for this nearly 45-acre site is to replace existing Agriculture Productive and Residential-4 (R-4) zoning districts with a Residential-10-Conditional Use (R-10-CU) district and retain the Special Highway Overlay District-1 (SHOD-1). The offered zoning conditions set a maximum number of dwelling units of 315, prohibit apartments, prohibit several uses, and limit the number of dwelling units in a townhouse building to seven.

The request is consistent with the two Future Land Use Map designations for the site, which are Community Mixed Use and Moderate Density Residential. The retention of the SHOD-1 overlay creates consistency with the Urban Form designation of Parkway Corridor mapped on I-540. Other policies related to encouraging housing supply and diversity and providing transitions in density and uses also support the rezoning. Text policies calling for adequate open space in new development are inconsistent due to the lack of park facilities nearby or accessible by non-motorized transportation. The request is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
4/29/2021	First neighborhood meeting	
6/29/2021	Application submitted	
7/21/2021	Initial review complete	TIA required
8/11/2021	TIA complete	
9/14/2021	Second neighborhood meeting	
10/12/2021	Case placed on the Planning Commission business agenda	Planning Commission recommends approval.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4, AP	CX-3-CU, OX-3-CU, AP	R-4	R-6-CU, R-4	R-10-CU, R-4, AP
Additional Overlay	SHOD-1	SHOD-1	SHOD-1	SHOD-1	SHOD-1
Future Land Use	Community Mixed Use, Moderate Density Residential	Community Mixed Use	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential, Rural Residential
Current Land Use	Rural Residential, Open Space	Rural Residential, Open Space	Low Density Residential	Low Density Residential, Rural Residential	Open Space
Urban Form	Parkway Corridor	Parkway Corridor	Parkway Corridor	None	Parkway Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4 w/ SHOD-1, AP w/ SHOD-1	R-10-CU w/ SHOD-1
Total Acreage	44.7	44.7
Setbacks:		
Front	20'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	3.22	7.05
Max. # of Residential Units	144	315
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: June 4, 2021

SUBJECT: Traffic Impact Analysis Review for Forestville-Needham Rezoning

We have reviewed the Traffic Impact Analysis (TIA) prepared by the Timmons Group (Timmons) for the Forestville-Needham rezoning, upcoming case. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	Northeast Raleigh on each side of Needham Road west of Forestville Road
<i>Address:</i>	5136, 5228, 5305, and 5237 Needham Rd 5226, 5228, 5264, 5232 Forestville Rd
<i>Property PIN(s):</i>	1746026062, 1746110217, 1746204366, 1746204575, 1746208342, 1746208993 1746302204, 1746302826
<i>Current Zoning:</i>	R-4
<i>Proposed Zoning:</i>	R-6
<i>Existing Land Use:</i>	6 single-family homes
<i>Allowable Land Use:</i>	138 dwelling units
<i>Maximum Proposed Zoning Land Use:</i>	315 dwelling units
<i>Build-out Year:</i>	2024

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)

Study Area & Analysis Scenarios

The following intersections were studied as part of this TIA:

1. I-540 Eastbound Ramps / SR 2215 (Buffaloe Road) *(Signalized)*
2. I-540 Westbound Ramps / SR 2215 (Buffaloe Road) *(Signalized)*
3. SR 2215 (Buffaloe Road) / SR 2049 (Forestville Road) *(Signalized)*
4. SR 2049 (Forestville Road) / SR 2217 (Old Milburnie Road) *(Signalized)*
5. SR 2049 (Forestville Road) / SR 2220 (Needham Road) *(Unsignalized)*
6. SR 2049 (Forestville Road) / Laurelshire Drive / Site Driveway #1 *(Unsignalized)*
7. SR 2220 (Needham Road) / Vanover Drive / Site Driveway #2 *(Unsignalized)*
8. SR 2220 (Needham Road) / Comet Way / Site Driveway #3 *(Unsignalized)*

Trip Generation

Timmons made the following assumptions as agreed to by City and NCDOT staff:

- Traffic counts were collected in 2020 and adjusted for COVID-19 impacts by a comparison of tube counts before and after the pandemic.
- A 2% growth rate was applied for projected volumes (2024)
- The 10th Edition ITE Trip Generation Manual was used to estimate site trips for each scenario, as summarized in Table 1.
- No background developments were included.
- SPOT safety project W-5705E (scheduled for construction in 2021), which includes improvements at Buffaloe Road and Forestville Road, was accounted for in all future year analyses.

Table 1: Trip Generation Comparison

Scenario	ITE Code/ Land Use	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Zoning	220 - Multifamily Housing (Low-Rise)	138 d.u.	1,398	26	77	103	87	51	138
Proposed Zoning	220 - Multifamily Housing (Low-Rise)	315 d.u.	2,342	33	109	142	103	61	164

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

The following percentages were used in the AM peak hour for traffic:

- 10% to the north on Forestville Road
- 25% from the north on Forestville Road
- 30% to the north on I-540
- 10% from the north on I-540
- 5% to/from the south on Forestville Road
- 15% to the south on I-540
- 5% from the south on I-540
- 5% to/from the east on Old Milburnie Road

- 20% to/from the west on Buffalo Road
- 10% to the east on Buffalo Road
- 25% from the east on Buffalo Road

The following percentages were used in the PM peak hour for traffic:

- 25% to the north on Forestville Road
- 10% from the north on Forestville Road
- 10% to the north on I-540
- 30% from the north on I-540
- 5% to/from the south on Forestville Road
- 5% to the south on I-540
- 15% from the south on I-540
- 5% to/from the east on Old Milburnie Road
- 20% to/from the west on Buffalo Road
- 25% to the east on Buffalo Road
- 10% from the east on Buffalo Road

Results and Impacts

Table 2: Study Area Levels of Service

Intersections	2020 Existing Traffic		2024 Background Traffic		2024 Build Traffic Existing Zoning		2024 Build Traffic Proposed Zoning		2024 Build + Imp Traffic Proposed Zoning	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Forestville Road / Laurelshire Drive / Site Driveway #1	B (10.4)^	B (11.1)^	B (10.6)^	B (11.5)^	B (12.5)^	C (15.7)^	B (13.2)^	C (16.4)^	B (13.0)^	C (15.8)^
Forestville Road / Needham Road	B (9.9)^	B (10.5)^	B (10.1)^	B (10.8)^	B (10.6)^	B (11.8)^	B (10.9)^	B (11.9)^	B (10.8)^	B (11.7)^
Needham Road / Vanover Drive / Site Driveway #2	A (8.5)^	A (8.6)^	A (8.5)^	A (8.6)^	A (9.1)^	A (9.3)^	A (9.1)^	A (9.4)^	N/A	N/A
Needham Road / Comet Way / Site Driveway #3	A (8.5)^	A (8.5)^	A (8.5)^	A (8.5)^	A (8.9)^	A (9.1)^	A (9.0)^	A (9.2)^	N/A	N/A
I-540 EB Ramps / Buffalo Road	B (13.3)	D (44.6)	B (14.1)	E (60.9)	B (14.3)	E (70.9)	B (14.3)	E (73.0)	N/A	N/A
I-540 WB Ramps / Buffalo Road	C (20.8)	C (29.3)	C (23.9)	D (37.1)	C (25.0)	D (43.2)	C (25.6)	D (44.7)	N/A	N/A
Forestville Road / Buffalo Road	F (208.9)	F (112.8)	F (146.3)	E (79.5)	F (148.3)	E (75.2)	F (149.1)	E (74.1)	N/A	N/A
Forestville Road / Old Milburnie Road	A (8.9)	B (11.0)	A (9.0)	B (11.6)	A (9.0)	B (11.8)	A (9.0)	B (11.8)	N/A	N/A

^ → Critical intersection approach for unsignalized intersections

* → Delay greater than 999 sec/veh

The summary above elicits the following comments about select intersections.

Forestville Road at Buffalo Road – The intersection operates at LOS F during both peak hours under the existing condition. The intersection is projected to improve to LOS E operation during the PM peak hour under the background condition with the southbound right turn lane included as a background improvement. The operation under existing zoning build-out is similar to background, but the proposed zoning condition adds slight delay (approximately 3 seconds) during the PM peak hour. The northbound approach is projected to operate acceptably during peak hours. No improvements are recommended by the development due to the proportion of total traffic attributable to site traffic (less than 2%).

I-540 EB Ramp at Buffalo Road – The southbound approach is projected to operate at LOS F during the PM peak hour under all scenarios. The proposed zoning scenario adds approximately 5 seconds

of delay relative to the existing zoning scenario and 22 seconds of delay relative to the background scenario.

I-540 WB Ramp at Buffalo Road – The northbound approach is projected to operate at LOS F during the PM peak hour under the proposed zoning scenario. The proposed zoning scenario adds approximately 5 seconds of delay relative to the existing zoning scenario and 34 seconds of delay relative to the background scenario. The eastbound queue is projected to extend past the I-540 EB ramp intersection during the PM peak hour under the existing and proposed zoning scenarios.

Multimodal Analysis

No transit analysis was performed due to the lack of transit service. A pedestrian level of service summary is provided in Table 3. One impact on pedestrian level of service was found at Site Drive #1 and Forestville Road due to the addition of a left turn lane. This turn lane removes the painted median area that currently allows pedestrians to cross one leg at a time.

Table 3: Pedestrian Level of Service Summary

Intersections	2020 Existing Traffic		2024 Background Traffic		2024 Build Traffic Existing Zoning		2024 Build Traffic Proposed Zoning		2024 Build + Imp Traffic Proposed Zoning	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Forestville Road / Laurelshire Drive / Site Driveway #1	C (10.31)^	C (16.19)^	C (11.51)^	C (18.26)^	C (13.74)^	D (22.19)^	C (14.66)^	D (23.01)^	D (24.36)^	E (40.05)^
Forestville Road / Needham Road	C (14.50)^	D (24.63)^	C (16.36)^	D (28.34)^	C (16.78)^	D (29.20)^	C (16.95)^	D (29.33)^	C (16.95)^	D (29.33)^
Needham Road / Vanover Drive / Site Driveway #2	A (0.33)^	A (0.44)^	A (0.35)^	A (0.48)^	A (1.15)^	A (1.55)^	A (1.48)^	A (1.80)^	N/A	N/A
Needham Road / Comet Way / Site Driveway #3	A (0.17)^	A (0.17)^	A (0.17)^	A (0.17)^	A (0.66)^	A (0.86)^	A (0.92)^	A (1.06)^	N/A	N/A
I-540 EB Ramps / Buffalo Road	C (2.63)*	C (2.81)*	C (2.68)*	C (2.88)*	C (2.70)*	C (2.91)*	C (2.71)*	C (2.91)*	N/A	N/A
I-540 WB Ramps / Buffalo Road	C (2.87)*	C (3.03)*	C (2.97)*	C (3.12)*	C (3.01)*	C (3.16)*	C (3.02)*	C (3.17)*	N/A	N/A
Forestville Road / Buffalo Road	C (2.88)*	C (3.04)*	C (2.95)*	C (3.12)*	C (2.98)*	C (3.16)*	C (3.00)*	C (3.17)*	N/A	N/A
Forestville Road / Old Milburnie Road	B (1.97)*	B (2.06)*	B (1.99)*	B (2.09)*	B (2.00)*	B (2.11)*	B (2.00)*	B (2.11)*	N/A	N/A

^Intersection delay expressed in seconds per pedestrian per Synchro for unsignalized intersections

*Pedestrian Crosswalk LOS / Score reported per Synchro for signalized intersections

The critical intersection approach is shown for unsignalized intersections

A bicycle level of service analysis performed at all intersections found no impact between the existing and proposed zoning conditions as there are no facilities in this area. There is also no planned transit service in the vicinity of this case.

Crash Analysis

A crash analysis was performed and found that no intersection had a severity index over 8.4. No improvements were recommended based on safety.

Table 4: Summary of high-crash locations

Location	2015	2016	2017	2018	2019	2020	Injury	Property Damage	Fatal	Severity Index
I-540 EB Ramps / Buffalo Road	3	10	16	10	5	2	17	29	0	3.73
I-540 WB Ramps / Buffalo Road	4	11	6	12	10	5	18	30	0	5.20

Study Recommendations

The analysis performed by Timmons indicates that the proposed development will have impacts to the surrounding roadway network and intersections but can be mitigated with the study's recommended improvements listed below. Capacity issues are expected to occur on Buffalo Road at the I-540 ramps and at Forestville Road with or without the development and under either zoning build-out scenario.

- *Forestville Road/Laurelshire Drive/Site Driveway #1*
 - 50-foot northbound left-turn lane (with appropriate taper)
 - 50-foot southbound right-turn lane (with appropriate taper)
- *Forestville Road/Needham Road*
 - 50-foot southbound right-turn lane (with appropriate taper)

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Forestville-Needham rezoning. Since this project is expected to add traffic to an intersection operating at LOS F (Forestville Road/Bufaloe Road), staff recommends that Timmons submit an addendum in advance of site plan review that includes a mitigation plan at that intersection with allocated responsibilities, per the UDO. Timmons should coordinate with staff on the scope of that addendum to include background developments as appropriate.

Staff notes that the widening of the Buffalo Road bridge over I-540 is a critical infrastructure investment to support growing development on the Buffalo Road corridor. There is an urgent need to identify a public funding source for the project and lay out a timeline for implementation.

AGENDA ITEM (F): NEW BUSINESS

AGENDA ITEM (F) 1: Z-36-21 Needham Road

This case is located 0, 5136 (portion), 5228, 5237, & 5305 Needham Road, on its east, west, and north sides; and 0, 5226, 5228, 5232 & 5264 Forestville Road on its west side; south of Buffaloe Road.

Approximately 44.7 acres are requested by C. Douglas Chappell, Wallace R. Chappell, Brenda C. Starr, Cheryl R. Lewis, Anthony C. Lewis, Sr., Anthony C. Lewis, Jr, Ashley Regan Lewis, Marie Davis Poole Living Trust, Eva Dianne Poole, the Estate of Marie Davis Poole, Constance W. Stokes, Carol W.

Musselman, Joan W. Kareiva, Robert W. Wilson, Robert Wade Wilson, and Sherron McLamb Wilson to be rezoned from Agriculture Productive with Special Highway Overlay District-1 (AP w/ SHOD-1) and Residential-4 with Special Highway Overlay District-1 (R-4 w/ SHOD-1) to Residential-10-Conditional Use with Special Highway Overlay District-1 (R-10-CU w/ SHOD-1). The proposed conditions prohibit certain uses, limit total dwelling units to 315, prohibit apartment buildings, and limit the number of dwelling units in a townhouse building to seven.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The second neighborhood meeting for this case was held on September 14. Legal notice has been provided for the item to be discussed at this meeting. The deadline for Planning Commission action is December 11, 2021

Planner Anagnost presented the case.

Toby Coleman representing the applicant gave a brief overview of the case regarding addition of traffic on Buffaloe Road; concerns of traffic and mitigation plans put in place and fees in lieu to allow the city to fill in gaps to infrastructure caused by development.

No public comment.

There was no further discussion.

Ms. Bennett made a motion to recommend approval of the case. Mr. O'Haver seconded the motion.

Commissioners, how do you vote?

Bennett (Aye), Dautel (Aye), Elder (Aye), Chair Fox (Aye), Lampman (Aye) Miller (Aye), Mr. O'Haver (Aye) and Mr. Rains (Aye).

The vote is unanimous, 8-0.

Rezoning Application and Checklist

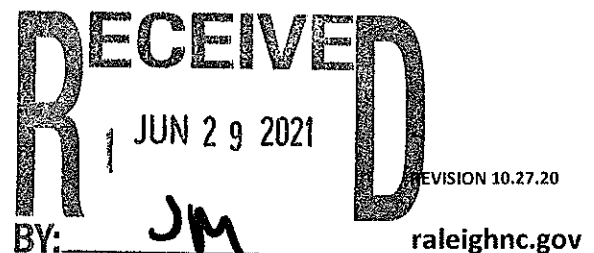
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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete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

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-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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: See attached Exhibit		
Property PIN: See attached Exhibit		
Deed reference (book/page): See attached Exhibit		
Nearest intersection: See attached Exhibit		Property size (acres): 44.7
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): <i>Ashley Regan</i>		
Additional email(s):		



Conditional Use District Zoning Conditions		
Zoning case #: Z-36-21	Date submitted:	Office Use Only Rezoning case # <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.</p> <p>2. There shall be no more than 315 residential dwelling units on the Property.</p> <p>3. The Apartment building type shall be prohibited.</p> <p>4. No individual Townhouse building shall contain more than seven (7) dwelling units.</p>

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.

DocuSigned by:

Property Owner(s) Signature: _____



3679D3A14590439...

Printed Name(s): Ashley Regan Lewis

Rezoning Application and Checklist

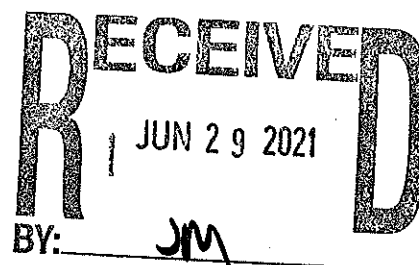
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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete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

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-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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: See attached Exhibit		
Property PIN: See attached Exhibit		
Deed reference (book/page): See attached Exhibit		
Nearest intersection: See attached Exhibit		Property size (acres): 44.7
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): Cheryl R. Lewis		
Additional email(s):		



Conditional Use District Zoning ConditionsZoning case #: **Z-36-21**

Date submitted:

Office Use Only

Rezoning case #

Existing zoning: **R-4 and AP**Proposed zoning: **R-10-CU****Narrative of Zoning Conditions Offered**

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
2. There shall be no more than 315 residential dwelling units on the Property.
3. The Apartment building type shall be prohibited.
4. No individual Townhouse building shall contain more than seven (7) dwelling units.

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: _____

Cheryl R. Lewis

75F7418DEA88434...

Printed Name(s): Cheryl R. Lewis


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). 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.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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: See attached Exhibit		
Property PIN: See attached Exhibit		
Deed reference (book/page): See attached Exhibit		
Nearest intersection: See attached Exhibit		Property size (acres): 44.7
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		



Conditional Use District Zoning Conditions		
Zoning case #: Z-36-21	Date submitted:	Office Use Only Rezoning case # <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<ol style="list-style-type: none"> 1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house. 2. There shall be no more than 315 residential dwelling units on the Property. 3. The Apartment building type shall be prohibited. 4. No individual Townhouse building shall contain more than seven (7) dwelling units.

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.

DocuSigned by:

Property Owner(s) Signature: _____

Anthony Lewis, Sr.

1A810498E750466...

Printed Name(s): Anthony Lewis, Sr.

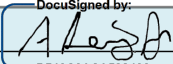


Rezoning Application and Checklist

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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-4/AP		Height: NA	Frontage: NA
Proposed zoning base district: R-10		Height: NA	Frontage: NA
		Overlay(s): SHOD-1	Overlay(s): SHOD-1
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For planned development applications only:	Total units:	Total square footage:
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Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning ConditionsZoning case #: **Z-36-21**

Date submitted:

Office Use Only

Rezoning case #

Existing zoning: **R-4 and AP**Proposed zoning: **R-10-CU****Narrative of Zoning Conditions Offered**

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
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Property Owner(s) Signature: 

Printed Name(s): Anthony Lewis, Jr.

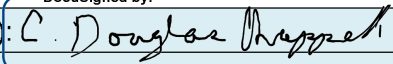


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	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
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Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s): <small>DocuSigned by: FFF9EF5A0BB14DC...</small>		

RECEIVED

By JP Mansolf at 8:51 am, Jun 07, 2021

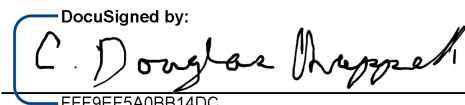
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.</p> <p>2. The property shall be developed with no more than eight (8) dwelling units per acre.</p> <p>3. The Apartment building type shall be prohibited.</p> <p>4. No individual Townhouse building shall contain more than seven (7) dwelling units.</p>

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DocuSigned by:

Property Owner(s) Signature: _____



FFF9EF5A0BB14DC...

Printed Name: C. Douglas Chappell

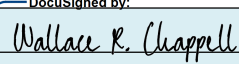
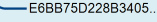


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	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
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Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s): 		

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By JP Mansolf at 8:51 am, Jun 07, 2021

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.</p> <p>2. The property shall be developed with no more than eight (8) dwelling units per acre.</p> <p>3. The Apartment building type shall be prohibited.</p> <p>4. No individual Townhouse building shall contain more than seven (7) dwelling units.</p>

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DocuSigned by:

Property Owner(s) Signature: _____

Wallace R. Chappell

E6BB75D228B3405...

Printed Name: _____

Wallace R. Chappell

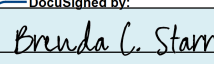


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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
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			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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		
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Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s): <small>DocuSigned by: 0515CF2D837F442...</small>		

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By JP Mansolf at 8:52 am, Jun 07, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
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DocuSigned by:

Brenda C. Starr

0515CF2D837F442...

Property Owner(s) Signature: _____

Printed Name: Brenda C. Starr



Rezoning Application and Checklist

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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		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
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Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): <i>Eva D. Poole</i>		
Additional email(s):		

RECEIVED

By JP Mansolf at 8:52 am, Jun 07, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

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DocuSigned by:

Property Owner(s) Signature:

Eva D. Poole

C899979DA80A430...

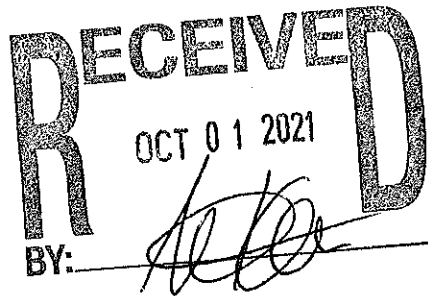
Printed Name: Eva D. Poole Executrix of the Estate of Marie Davis Poole

Conditional Use District Zoning ConditionsZoning case #: **Z-36-21**Date submitted: **10/1/21****Office Use Only**

Rezoning case # _____

Existing zoning: **R-4 and AP**Proposed zoning: **R-10-CU****Narrative of Zoning Conditions Offered**

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
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Property Owner(s) Signature: Eva D. PoolePrinted Name(s): Eva D. Poole, Individually, as Trustee of Marie Davis Poole Living Trust, and Executrix of Marie Davis Poole Estate



Rezoning Application and Checklist

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Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): <i>Constance W. Stokes</i>		
Additional email(s):		

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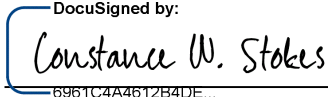
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

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DocuSigned by:

 Property Owner(s) Signature: _____
 Printed Name: **Constance W. Stokes**



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Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): Carol W. Musselman		
Additional email(s):		

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By JP Mansolf at 8:52 am, Jun 07, 2021

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

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DocuSigned by:

Carol W. Musselman

Property Owner(s) Signature: _____

25FABC8AF48D43A...

Printed Name: Carol W. Musselman

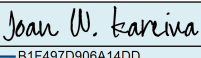


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Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		

RECEIVED

By JP Mansolf at 8:53 am, Jun 07, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
2. The property shall be developed with no more than eight (8) dwelling units per acre.
3. The Apartment building type shall be prohibited.
4. No individual Townhouse building shall contain more than seven (7) dwelling units.

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.

DocuSigned by:

Joan W. Kareiva

B4F497D906A14DD...

Property Owner(s) Signature: _____

Printed Name: Joan W. Kareiva



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). 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.

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		
OFFICE USE ONLY Rezoning case #			
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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: See attached Exhibit		
Property PIN: See attached Exhibit		
Deed reference (book/page): See attached Exhibit		
Nearest intersection: See attached Exhibit		Property size (acres): 44.7
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): <small>DocuSigned by:</small> Robert W. Wilson		
Additional email(s): <small>D71966574C134A2</small>		

RECEIVED

By JP Mansolf at 8:53 am, Jun 07, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

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4. No individual Townhouse building shall contain more than seven (7) dwelling units.

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DocuSigned by:

Robert W. Wilson

D71966574C134A2...

Property Owner(s) Signature: _____

Printed Name: Robert W. Wilson

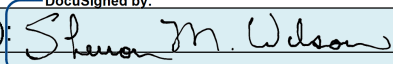


Rezoning Application and Checklist

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). 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.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district:	R-4/AP	Height: NA	Frontage: NA
Proposed zoning base district:	R-10	Height: NA	Frontage: NA
			Overlay(s): SHOD-1
			Overlay(s): SHOD-1
Helpful Tip: View the Zoning Map 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: See attached Exhibit		
Property PIN: See attached Exhibit		
Deed reference (book/page): See attached Exhibit		
Nearest intersection: See attached Exhibit		Property size (acres): 44.7
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached Exhibit		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman, 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		

RECEIVED

By JP Mansolf at 8:53 am, Jun 07, 2021

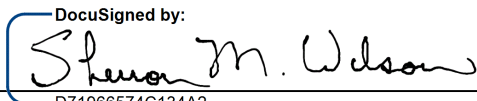
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and AP	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. Prohibited Uses. The following principal uses, if otherwise allowed in the R-10 district, shall be prohibited uses on the Property: boardinghouse, outdoor sports or entertainment facility, bed and breakfast, hospitality house.
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3. The Apartment building type shall be prohibited.
4. No individual Townhouse building shall contain more than seven (7) dwelling units.

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: 
DocuSigned by: D71966574C134A2...

Printed Name: Sherron McLamb Wilson

Exhibit to Rezoning Application

*0, 5136, 5228, 5237, and 5305 Needham Rd. and 0, 5226, 5228, 5232 and 5264 Forestville Rd.
PIN: 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826,
1746303233, 1746204366, 1746201971, and 1746026062 (Portion east of I-540)*

Property Addresses and PINs:

- 0 Needham Road, Raleigh, NC 27604 (PIN: 1746109464)
- 5136 Needham Road, Raleigh, NC 27604 (PIN: 1746026062)
- 5228 Needham Road, Raleigh, NC 27604 (PIN: 1746201971)
- 5237 Needham Road, Raleigh, NC 27604 (PIN: 1746204575)
- 5305 Needham Road, Raleigh, NC 27604 (PIN: 1746204366)
- 0 Forestville Road, Raleigh, NC 27604 (PIN: 1746303233)
- 5226 Forestville Road, Raleigh, NC 27604 (PIN: 1746208342)
- 5228 Forestville Road, Raleigh, NC 27604 (PIN: 1746208993)
- 5232 Forestville Road, Raleigh, NC 27604 (PIN: 1746302826)
- 5264 Forestville Road, Raleigh, NC 27604 (PIN: 1746302204)

Deed References:

- 0 Needham Rd.: Deed Book 17710 Page 2658
- 5136 Needham Rd.: Deed Book 17319, Page 2049
- 5228 Needham Rd.: Deed Book 18214 Page 882
- 5237 Needham Rd. and 5228 Forestville Rd.: Estate File 09-E-2736 and Deed Book 13482, Page 84
- 5305 Needham Rd.: Deed Book 15172, Page 811
- 0, 5226 and 5264 Forestville Rd.: Deed Book 10662 Page 1283
- 5232 Forestville Rd.: Deed Book 13819, Page 2099

Nearest Intersections: Forestville Road / Needham Road, Needham Road / Cornett Way,
Needham Road / Vanover Drive, Forestville Road / Laurelshire Drive

Property Owner Names/Addresses:

- Owners of 0 Needham Rd. and 5228 Needham Rd.
C. Douglas Chappell
Wallace R. Chappell
Brenda C. Starr
4025 Louisbury Road
Wake Forest, NC 27587-8118
- Owners of 5136 Needham Rd.

Cheryl R. Lewis
Anthony C. Lewis, Sr.
Anthony C. Lewis, Jr
Ashley Regan Lewis
11256 Freedom Way
Seminole, FL 33772-3017

- Owner of 5237 Needham Rd. and 5228 Forestville Rd.
Marie Davis Poole Living Trust
Eva Dianne Poole
267 Rocky Mountain Way
Arden, NC 28704-8445
- Owner of 5232 Forestville Rd.
Estate of Marie Davis Poole
Eva D. Poole, Executrix
267 Rocky Mountain Way
Arden, NC 28704-8445
- Owners of 0 Forestville Rd., 5226 Forestville Rd. and 5264 Forestville Rd.
Constance W. Stokes
Carol W. Musselman
Joan W. Kareiva
Robert W. Wilson
1936 Old Greenfield Road
Raleigh, NC 27604-9785
- Owner of 5305 Needham Rd.
Robert Wade Wilson
Sherron McLamb Wilson
5305 Needham Road
Raleigh, NC 27604-9612

SUMMARY OF ISSUES

A neighborhood meeting was held on April 29, 2021 (date) to discuss a potential rezoning located at see Neighborhood Meeting Notice Letter (property address). The neighborhood meeting was held at GoToWebinar (virtual/electronic) (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

An attendee asked how the proposed development would impact traffic. The applicant will provide a Traffic Impact Analysis consistent with City requirements.

An attendee asked how many bedrooms the anticipated residences would have and how much the residences would cost. They are anticipated to have 3 bedrooms. Sales prices have not yet been set.

Virtual Neighborhood Meeting: Proposed Rezoning of Needham Rd. and Forestville Rd. - April 29, 2021 @ 5p.m.

Attendance Roster

Last Name	First Name	Address	City
Anagnost	John		
Callers	Phone		
Miles	Joyce	5221 Forestville Road	Raleigh
Poole	Eva	267 rocky Mountain Way	Arden
Stellato	Althea	7409 Cornett Way	Raleigh
Wilson	Sherron	5305 Needham Road	Raleigh

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES

Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN

DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS

P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220

FACSIMILE: (919) 821-6800

April 19, 2021

Re: Notice of neighborhood meeting to discuss proposed rezoning of land located at 0, 5136, 5228, 5237, and 5305, Needham Rd. and 0, 5226, 5228, 5232 and 5264 Forestville Rd. (PIN: 1746109464, 1746026062 (portion east of I-540), 1746110217 (portion east of I-540), 1746204575, 1746204366, 1746303233, 1746208342, 1746208993, 1746302826 and 1746302204) (the "Property")

Dear Neighboring Property Owners:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the above-listed Property. A map of the property is enclosed. (Note that **no property west of I-540 is included** within this proposed rezoning.)

The neighborhood meeting will be held on April 29, 2021 at 5 p.m. The meeting will be held virtually. You can participate online or by telephone.

To participate online, please visit:

<https://attendee.gotowebinar.com/register/8254292589285085451>

OR

<http://bit.ly/NeedhamRdForestvilleRd>

To listen via telephone, please call:

888-363-9082

Access Code: 3204260#

The Property is currently zoned Residential-4 and Agricultural Productive and is located in the Special Highway Overlay District-1 (SHOD-1). The proposal is to rezone the property Residential-

10 (R-10) with zoning conditions that limit the density of development to 8 residential units per acre. The rezoning proposal calls for the property to remain in the SHOD-1 overlay district.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property. The proposed zoning conditions include a prohibition on apartments.

D.R. Horton is proposing this rezoning to facilitate a new townhome community with approximately 325 homes. D.R. Horton is a home building company that has built a number of high-quality residential communities in Raleigh and the Triangle, including the Bryson Village community just east of this Property.

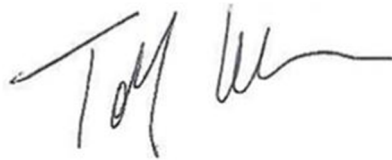
D.R. Horton previously held a neighborhood meeting on this rezoning on August 4, 2020. This neighborhood meeting will provide an update on the proposal as we prepare to submit the rezoning application to the City of Raleigh.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf
Raleigh Planning & Development
(919) 996-2180
JP.Mansolf@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Toby R. Coleman', with a stylized flourish at the end.

Toby R. Coleman

enclosures

**Proposed Rezoning
0, 5136, 5228, 5237 and 5305 Needham Rd. & 0, 5226, 5228, 5232 and 5264 Forestville Rd.
Electronic Neighborhood Meeting Agenda
April 29, 2021, 5p.m.**

ACCESSING THE MEETING

TO ACCESS THE MEETING: The meeting will be held on GoToWebinar.

To access the meeting, go to:

<https://attendee.gotowebinar.com/register/8254292589285085451>

or

<http://bit.ly/NeedhamRdForestvilleRd>.

Prior to entering the meeting, you will be asked to provide your name and contact information. The City of Raleigh requires that we collect names and contact information from attendees and provide a list of attendees to the City.

Attendees may also participate exclusively by telephone by calling 888-363-9082 and entering Access Code: 3204260#.

WHAT TO EXPECT

Instead of seeing a group of speakers standing together at the front of a room, attendees will see speakers on their individual webcams. A PowerPoint presentation will be shared via the GoToWebinar platform.

Attendees will be muted during the Meeting Welcome and Project Presentation. Attendees will be able to submit questions in writing throughout the meeting.

During the Question and Answer session, the speakers will answer questions submitted in writing and respond to questions asked orally by attendees during the Question and Answer session. To ask questions “live” during the Question and Answer session, attendees logged on to GoToWebinar will need to click on the “raise hand” icon on the GoToWebinar control panel to alert the speakers that they need to be unmuted so that the rest of the attendees can hear them.

In addition to attending the meeting, you may also ask questions or request additional information from D.R. Horton by calling or e-mailing Toby Coleman at (919) 821-6778 or tcoleman@smithlaw.com.

MEETING AGENDA

1. Meeting Welcome and Introductions of Speakers.
2. Project Presentation
3. Question and Answer

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

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P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220

FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss rezoning Z-36-21
Proposed rezoning of land located at 0, 5136, 5228, 5237, and 5305, Needham Rd.
and 0, 5226, 5228, 5232 and 5264 Forestville Rd. (PIN: 1746109464, 1746026062
(portion east of I-540), 1746110217 (portion east of I-540), 1746204575,
1746204366, 1746303233, 1746208342, 1746208993, 1746302826 and
1746302204) (the "Property")

Dear Neighboring Property Owners:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the above-listed Property. A map of the property is enclosed. (Note that **no property west of I-540 is included** within this proposed rezoning.)

The neighborhood meeting will be held on September 14, 2021 at 5 p.m. The meeting will be held virtually. You can participate online or by telephone.

To participate online, please visit:

<https://attendee.gotowebinar.com/register/5926619879287736075>

OR

<https://bit.ly/NeedhamRdandForestvilleRd>

To listen via telephone, please call:

888-363-9082

Access Code: 3204260#

The Property is currently zoned Residential-4 and Agricultural Productive and is located in the Special Highway Overlay District-1 (SHOD-1). The proposal is to rezone the property Residential-10 (R-10) with zoning conditions that limit the density of development to 8 residential units per acre. The rezoning proposal calls for the property to remain in the SHOD-1 overlay district.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property. The proposed zoning conditions include a prohibition on apartments and a maximum of 315 units on the 44.7-acre Property (approximately 7 units per acre).

D.R. Horton is proposing this rezoning to facilitate a new townhome community with no more than 315 homes. D.R. Horton is a home building company that has built a number of high-quality residential communities in Raleigh and the Triangle, including the Bryson Village community just east of this Property.

D.R. Horton previously held a neighborhood meeting on this rezoning on August 4, 2020 and April 29, 2021. This neighborhood meeting will provide an update on the proposal in advance of it going to the City's Planning Commission.

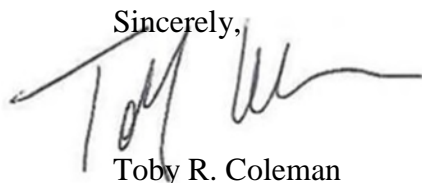
Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, and tenants within 1,000 feet of the property requested for rezoning. After the meeting, we will prepare a report regarding the items discussed at the meeting and submit the report to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about this rezoning, please contact:

John Anagnost
Raleigh Planning & Development
(919) 996-2638
John.Anagnost@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Toby R. Coleman', is written over a light gray background.

Toby R. Coleman

Rezoning Z-36-21
Proposed Rezoning of land located at 0, 5136, 5228, 5237 and 5305 Needham Rd. & 0, 5226,
5228, 5232 and 5264 Forestville Rd.
Electronic Neighborhood Meeting Agenda
September 14, 2021, 5p.m.

ACCESSING THE MEETING

TO ACCESS THE MEETING: The meeting will be held on GoToWebinar.

To access the meeting, go to:

<https://attendee.gotowebinar.com/register/5926619879287736075>

or

<https://bit.ly/NeedhamRdandForestvilleRd>

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