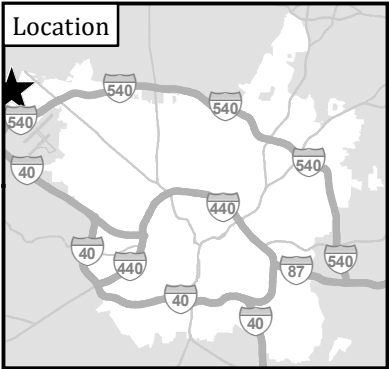


Property	0 Page Rd
Size	2.97 acres
Existing Zoning	Durham RR
Requested Zoning	R-6





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Sara Ellis, Planner II

THRU: Ken Bowers AICP, Director

DEPARTMENT: City Planning

DATE: January 24, 2020

SUBJECT: City Council agenda item for March 3, 2020 – Z-37-19

On January 21, 2020, City Council authorized the public hearing for the following item:

Z-37-19 0 Page Road, approximately 2.97 acres located on the eastern side of Page Road and just over a quarter mile south of the intersection of TW Alexander Parkway, at [0 Page Road](#).

Current zoning: Rural Residential (RR, Durham County Zoning)

Requested zoning: Residential-6 (R-6)

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

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

The **Planning Commission** recommends **approval** in a vote of 6 to 1.

The **Northwest CAC** supports **approval** in a vote of 6-Y to 0-N with 3 Abstentions (December 11, 2019).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11973

CASE INFORMATION: Z-37-19; 0 PAGE ROAD

Location	<p>The site is located in Durham County, on the eastern side of Page Road, just over a quarter mile south of the intersection of T W Alexander Boulevard and Page Road. The site is located just under two miles southwest of the intersection of Glenwood Avenue and T W Alexander Boulevard.</p> <p>Address: 0 Page Road</p> <p>PINs: 206508</p> <p>iMaps, Google Maps, Directions from City Hall</p>
Current Zoning	Rural Residential (RR)
Requested Zoning	Residential-6 (R-6)
Area of Request	2.97 acres
Corporate Limits	The site is located outside of the ETJ, but is contiguous with corporate city limits. An annexation petition has been filed (AX-29-19) to apply connect the site to City services including sewer and water.
Property Owner	ESP Properties LLC 6100 Mt. Herman Road Raleigh, NC 27617
Applicant	Charlie Yokley 2905 Meridian Parkway Durham, NC 27713
Citizens Advisory Council (CAC)	Northwest CAC Meets the second Tuesday of the month Aracelys Torrez, Community Relations Analyst aracelys.torrez@raleighnc.gov , 919-996-5717
PC Recommendation Deadline	Monday, February 24, 2019

SUMMARY OF PROPOSED CONDITIONS

This is a general use rezoning case, and as such does not have associated zoning conditions.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	None
Urban Form	None

Consistent Policies	Policy LU 2.2 Compact Development Policy LU 3.1 Zoning of Annexed Lands Policy LU 3.4 Infrastructure Concurrency Policy H 1.8 Zoning for Housing
Inconsistent Policies	Policy LU 3.2 Location of Growth

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

Neighborhood Meeting	CAC	Planning Commission	City Council
September 12, 2019 3 Attendees	11/12/2019, 12/11/19 (6 Y – 0 N – 3 A)	11/26/2019, 1/14/2020	1/21/2020 03/03/2020

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is consistent with the 2030 Comprehensive Plan and in the public interest.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	The Future Land Use Map (FLUM) will be amended from “None” to “Low Density Residential”.
Recommendation	Approval
Motion and Vote	Motion: Geary Second: Hicks In Favor: Cheng Miller, Jeffreys, Geary, Hicks, Lampman, Mann Opposed: Tomasulo

Reason for Opposed
Vote(s)

No reason provided.

ATTACHMENTS

1. Staff report
2. Rezoning Application

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

Planning Director

Date

Planning Commission Chair

Date

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



ZONING STAFF REPORT – CASE Z-37-19

General Use District

OVERVIEW

The request is to rezone one parcel that is 2.97 acres from Rural Residential (Durham County Zoning) to Residential-6. The site is located in Durham County; however the City of Raleigh has zoning and annexation authority over the parcel per the annexation agreement with Durham County. The annexation agreement included this parcel to facilitate efficient and cost-effective public utility service provision to the site, as the topography would make it challenging for Durham County's utilities to serve the site.

As this site is currently within unincorporated Durham County annexation petition will be required to apply City of Raleigh zoning and provide sewer and water services to it. The applicant for this case has concurrently submitted an annexation petition (AX-29-19) that will be brought forward for City Council's review with the rezoning application. Raleigh Water staff have confirmed that sewer and water are available to the site. The larger area is generally urbanized and contains infrastructure such as sewer, water and sidewalks that are being constructed along Page Road as the new residential subdivisions that abut the subject property are constructed.

The site is a rectangular shaped parcel that fronts along Page Road, and extends eastward approximately 900 feet where the eastern rear of the property backs up to a larger, undeveloped, forested lot that wraps around the subject property to the south. This southern parcel is under common ownership with the subject site. The parcel directly north of the rezoning site is developed with a single detached house that sits on a five-acre parcel. To the north of site a townhome subdivision in Durham County that was constructed in 2018.

When the Future Land Use Map (FLUM) was created in 2009 guidance was never applied to this parcel, because it was not located in Raleigh's Planning Jurisdiction. A FLUM designation will be applied to the parcel as part of the rezoning process, through a Comprehensive Plan Amendment (see attached amendment on pages 20-21). The most suitable FLUM designation for this site is Low Density Residential, given the nature of the rezoning request and characteristics and growth pattern in the area. The Low Density Residential FLUM Designation recommends residential uses at a density of one to six units per acre. The request to rezone would permit an increase in residential density from the currently permitted 1.35 units per acre to a permitted 5.05 units per acre.

The current zoning on the parcel is Rural Residential (RR), which is a zoning designation assigned by Durham County. The intent statement for this zoning district is as follows:

The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited. This district is used to implement the Comprehensive Plan within those areas shown as the Rural Tier. Lands within other Tiers that have existing RR zoning are acknowledged; however,

such lands may be rezoned to more intensive zoning districts consistent with the Comprehensive Plan. The regulations of this district are designed to discourage the development of urban services and to encourage the maintenance of an open and rural character.

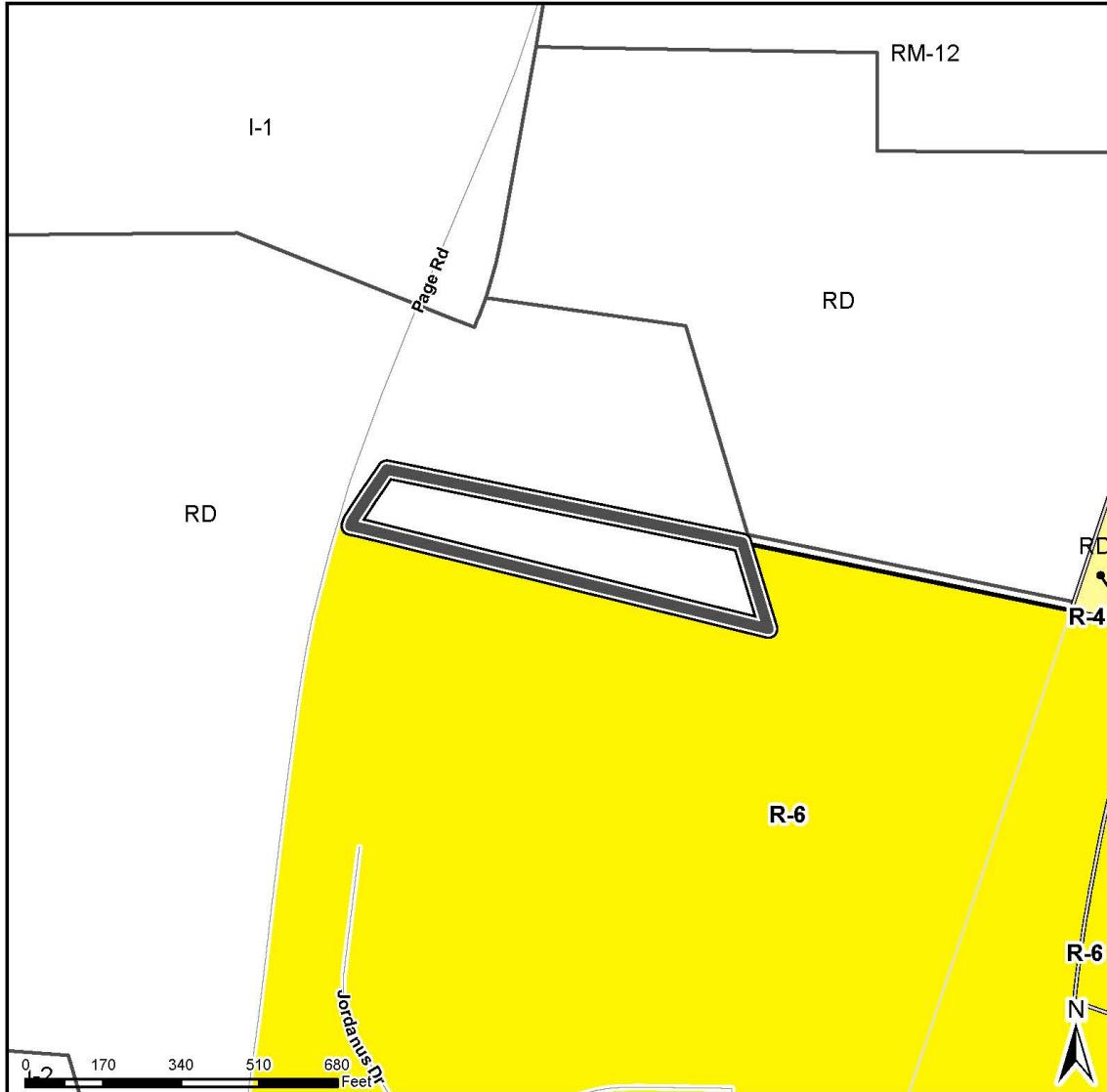
The applicant owns the property located directly adjacent to the rezoning site to the south and east, which is currently zoned R-6. This rezoning request would allow the applicant to continue the proposed development from the adjacent parcel to this piece of land.

OUTSTANDING ISSUES

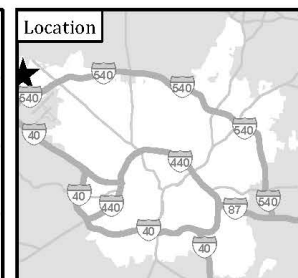
Outstanding Issues	1. None	Suggested Mitigation	N/A
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Existing Zoning

Z-37-2019

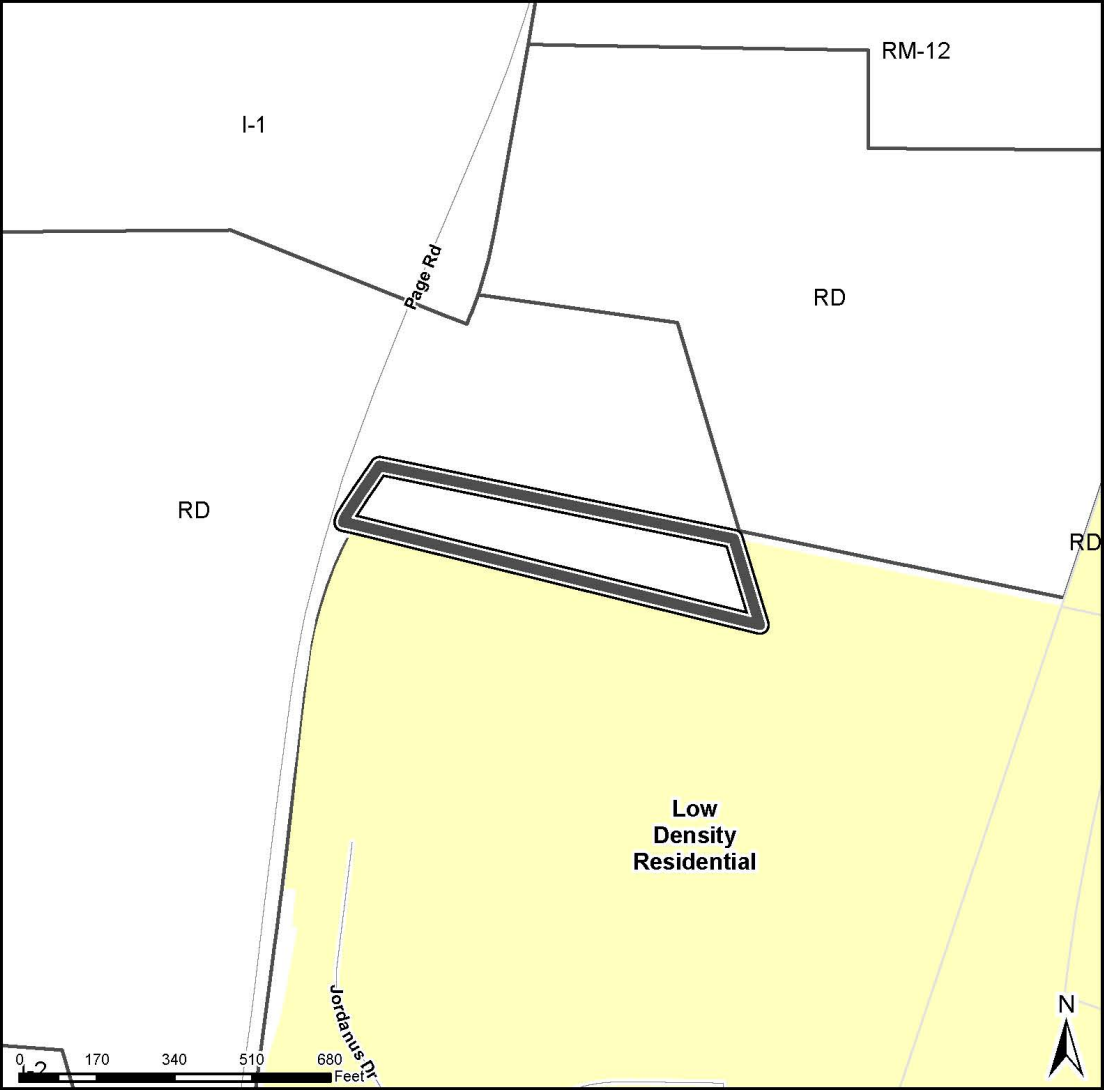


Property	0 Page Rd
Size	2.97 acres
Existing Zoning	Durham RR
Requested Zoning	R-6

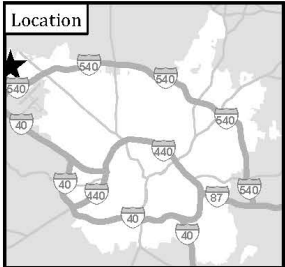


Map by Raleigh Department of City Planning (reckhowh): 10/1/2019

Future Land Use
Z-37-2019



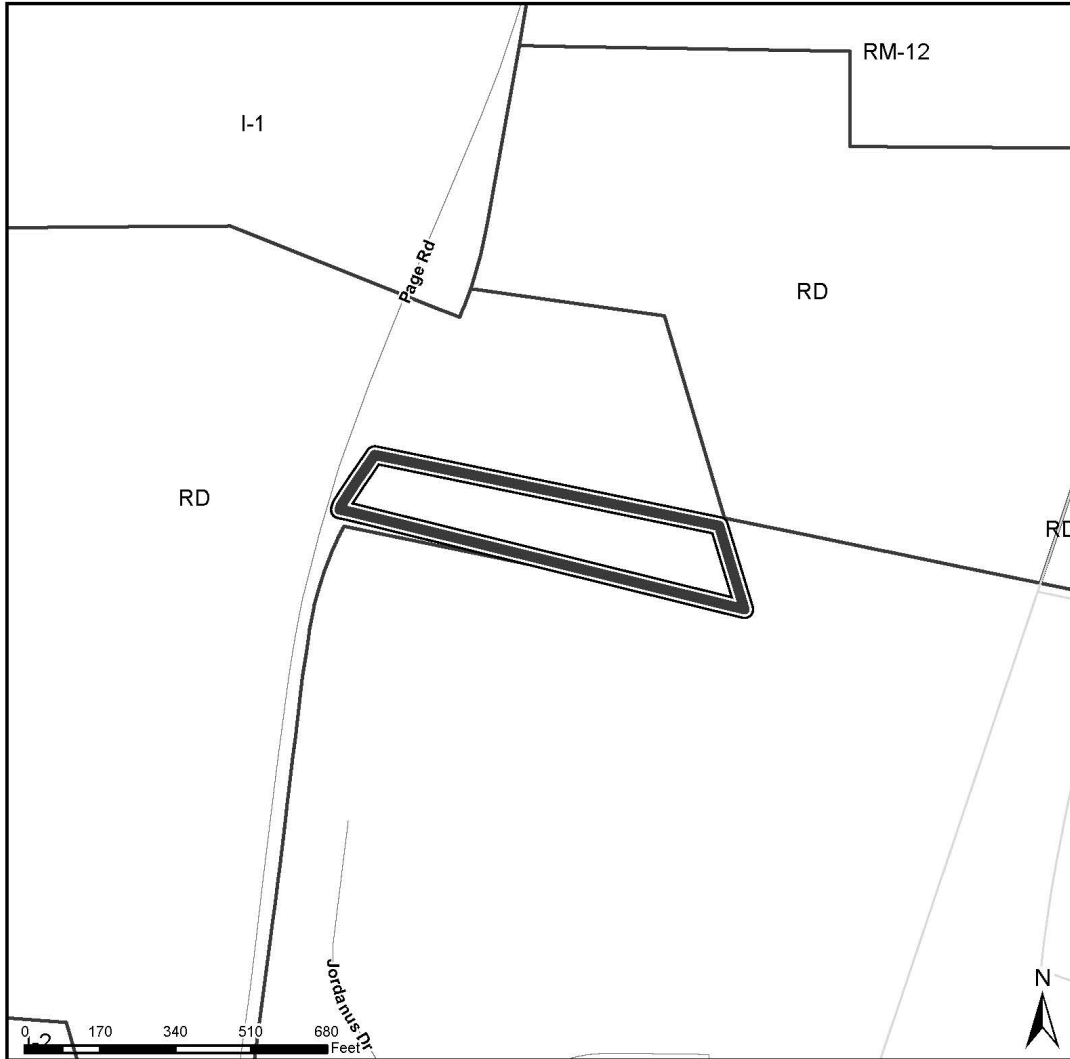
Property	0 Page Rd
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Requested Zoning	R-6



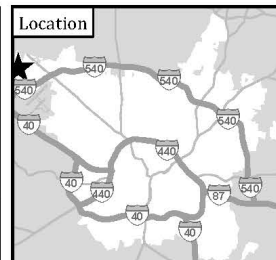
Map by Raleigh Department of City Planning (reckhowh): 10/1/2019

Urban Form

Z-37-2019



Property	0 Page Rd
Size	2.97 acres
Existing Zoning	Durham RR
Requested Zoning	R-6



Map by Raleigh Department of City Planning (redkhowh): 10/1/2019

COMPREHENSIVE PLAN

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

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

Yes, the request is consistent with the vision, themes and policies in the Comprehensive Plan.

This proposal is consistent with the Expanding Housing Choices vision theme, which encourages expanding the supply of affordable housing choices. Under the current Rural Residential (RR) zoning the residential density is limited to approximately 1.35 units per acre and should this request be approved the permitted density would more than double to an estimated 5.05 units per acre.

The proposal is also consistent with the Managing Our Growth vision theme, which encourages interjurisdictional cooperation that ensures adequate public facilities are available as new development comes online. This site is located in Durham County, but per the annexation agreement between Durham County and the City of Raleigh the site would be served by Raleigh's public utilities due to the topography in the area.

This proposal is not inconsistent with the remaining vision themes.

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

This parcel does not have a Future Land Use Map designation, however based on the context of the surrounding area the Low Density Residential FLUM designation is likely the most appropriate. The surrounding area is generally developed with low density residential uses at a density of one to six units per acre, which is consistent with the request.

The requested rezoning is consistent with this proposed Future Land Use Map (FLUM) designation.

- 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?

The site does not currently have a FLUM designation, however the proposed use can be established without adversely altering the recommended land use and character of the area. The surrounding area shares the same Residential-6 zoning designation to the south and east of the site, and to the north is a lower density of residential and undeveloped uses that would not be adversely impacted by the proposed increase in residential density that would be permitted should this request be approved.

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

Yes, there are sufficient facilities and streets available to serve the proposed use on this property.

Future Land Use

Future Land Use designation: None.

The rezoning request is

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

☐ **Inconsistent**

This parcel does not presently have a Future Land Use Map designation, however based on the context of the surrounding area the most appropriate designation would likely be Low Density Residential. The surrounding area is generally developed for low density residential uses at a density of one to six units per acre, which is the suggested density for a Low Density Residential FLUM designation.

Urban Form

Urban Form designation: None.

The rezoning request is

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

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The proposal would permit a similar and contiguous development pattern to the areas east and south of the site, and fill in a gap on a parcel that is surrounded on three sides with a similar development pattern. The site is however located adjacent to a parcel that is developed with a single house on a largely undeveloped lot, and to the east of similarly undeveloped parcels in Durham County. The proposal is generally compatible with the property and surrounding area.

Public Benefits of the Proposed Rezoning

- The rezoning may result in an increase in housing in an urbanized area with sufficient infrastructure to support the proposed increase in residential density.

Detriments of the Proposed Rezoning

- There may be an increase in traffic, and an increase in impervious surface.

Policy Guidance

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

Policy LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

The proposal will increase the permitted residential density from an estimated 1.35 units per acre to an estimated 5.05 units per acre. The site is in an urbanized area with sufficient infrastructure to serve it, and is a small pocket of relatively undeveloped land located in between two newly developed residential subdivisions and would facilitate contiguity in the land use pattern of the general area.

Policy LU 3.1 Zoning of Annexed Lands

The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.

This site does not currently have a Future Land Use Map (FLUM) designation, as it was not within the City's jurisdiction at the time the FLUM was applied. A FLUM designation however will be applied through the rezoning process. The request to rezone the site from Rural Residential (RR) to Residential-6 (R-6) is consistent with this policy per staff analysis of the most appropriate FLUM designation of Low Density Residential to be applied.

Policy LU 3.4 Infrastructure Concurrency

The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.

The site is currently located within Durham County, however due to the topography of the area the annexation agreement between Durham and Wake Counties this parcel is in the City of Raleigh's public utilities service area to allow for a more cost-effective servicing of the properties in the area. Should an annexation for this parcel be approved, it is an appropriate located for new growth.

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.

The request would increase the permitted residential density from a currently allowed 1.99 units per acre or estimated 13 gross units to a permitted 5.98 units per acre or estimated 6.52 units per acre. The request would also allow the attached dwelling unit type, which is not permitted under the Rural Residential (RR) zoning district.

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

Policy LU 3.2 Location of Growth

The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.

The site is located outside of the City's limits, and would encourage development at the edge of the City's planning jurisdiction. This policy encourages development of vacant properties to take place within the City's planning jurisdiction before moving further out towards the unannexed edges.

Area Plan Policy Guidance

There is no area plan guidance for this site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	22	Per Walkscore.com "it is impossible to get on a bus".
Walk Score	30	30	Most errands require a car, while the closest grocery store and shopping center is just under a half a mile from the site. The sidewalk network along Page Road is infrequent and may improve with continued developed in the 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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The area has insufficient infrastructure to encourage public transit usage, it is possible as it continues to develop that increased density could bring transit services to the area but this is likely years out. The walk score may improve over time, as this development would be required to build sidewalks along Page Road, but the width of the road and

proximity to services will continue to pose a challenge and the area will likely have a high level of automobile trips.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes*
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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

**The Townhouse building type is only permitted in an approved conservation development.*

Summary: The proposal will generally permit detached homes, under the proposed R-6 zoning district townhomes are only permitted as part of an approved conservation development, which is unlikely for this parcel as that requires a minimum of 10 acres and this parcel is just under 3.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	This request would permit an estimated increase in units from a currently permitted 4 to an estimated 15.
Does it include any subsidized units?	No	This request does not include subsidized units.
Does it permit a variety of housing types?	No	This request would permit detached dwelling units.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The minimum permitted lot size in the requested R-6 zoning district is .14 acres, that is approximately half the average lot size for detached residential homes in Raleigh.
Is it within walking distance of transit?	No	The transit score for this site stated that taking transit from this location is nearly impossible.

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

Summary: The request will add to the overall housing supply, provide a small increase in density and permit smaller than average lot sizes. The site is not located within a walkable proximity to transit, and sidewalk infrastructure in the area is still developing which may prove to be challenging for alternative transportation to the car.

IMPACT ANALYSIS

There may be an increase in traffic, public utility usage and a slight decrease in impervious surface required.

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 Brier Creek Park (1.6 miles) and Strickland Park (7.3 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (9.5 miles).
4. Current park access level of service (LOS) grade in this area is a D.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	12,500 gpd	9,375 gpd
Waste Water	0 gpd	12,500 gpd	9,375 gpd

Impact Identified:

1. The proposed rezoning would increase approximately 6,875 gpd to the wastewater collection and water distribution systems of the City based on the change in zoning demand.
2. There are no existing sanitary sewer and water mains adjacent to the proposed rezoning area. Development must follow standard procedures to determine eligibility and viability of connection to infrastructure. Currently the parcel identified is not eligible for connection to utilities as it is located outside of our service area. Incorporation and petition for annexation is required for connection to utilities.
3. If connection is allowed based on jurisdiction-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.
4. 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	Brier Creek
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: None.

Transportation

Site Location and Context

Location

The Z-37-19 site is located in northwest Raleigh at the border of Durham, on the east side of Page Road.

Area Plans

The Z-37-19 site is not located within or adjacent to an area plan.

Other Projects in the Area

The City of Raleigh has no programmed transportation projects within one mile of the site.

Existing and Planned Infrastructure

Streets

Page Road is designated as a 4-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan); it is maintained by NCDOT. The street lies outside the city of Raleigh's extraterritorial jurisdiction.

In accordance with UDO section 8.3.2, the maximum block perimeter for an R-6 zoning district is 3,000 feet. The existing block perimeter is extremely long. A planned 4-lane divided avenue that is an extension of aviation parkway would result in a block perimeter of approximately 11,000 feet.

Pedestrian Facilities

There are not currently sidewalks along Page Road near the subject site. Some more recent developments within 1000 feet of the site have installed sidewalks along Page Road.

Bicycle Facilities

There are no existing on-street bicycle facilities surrounding the Z-37-19 site. Page Road is designated for bicycle lanes in map T-3 of the Comprehensive Plan.

Transit

GoDurham operates an hourly service along TW Alexander Road between Durham Station and Brier Creek. The site is approximately 2000 feet from the nearest stops on TW Alexander Road.

Access

Access to the subject property will be by Page Road or an future subdivision of adjoining land.

TIA Determination

Approval of case Z-37-19 may increase trip generation by 104 vehicles per day, 8 vehicles in the AM peak hour and 11 vehicles in the PM peak hour. These increases are below thresholds for daily and total peak hour trips in the Raleigh Street Design Manual for requiring a Traffic Impact Analysis.

Z-37-2019 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-37-2019 Current Zoning Entitlements	Daily	AM	PM
Residential	38	3	4
Z-37-2019 Proposed Zoning Maximums	Daily	AM	PM
Residential	142	11	15
Z-37-2019 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	104	8	11

Impact Identified: None.

Impacts Summary

There may be an increase in traffic, public utility usage and a slight increase in impervious surface permitted.

Mitigation of Impacts

No mitigation of impacts required.

CONCLUSION

The request is to rezone approximately 2.97 acres from Rural Residential (RR) to Residential-6 (R-6). This is a general use rezoning case, and as such there are no associated zoning conditions. There is no Future Land Use Map (FLUM) designation for the site, as it is located within Durham County and has not been annexed into Raleigh's City limits. The applicant submitted a petition for annexation concurrently with the rezoning application (AX-29-19) that will be brought forward for the review by the City Council with the rezoning application. Additionally, through the rezoning process a comprehensive plan amendment will also be filed (see pages 20-21) to provide a FLUM designation to the parcel.

Based on the surrounding context of the area, the most appropriate FLUM designation would likely be Low Density Residential which recommends a residential density of one to six units per acre; which is consistent with this rezoning request.

The request is consistent with the 2030 Comprehensive Plan overall, and specifically with policies related to infill development, expanding housing, zoning of annexed lands, compact development and infrastructure concurrency. The request is inconsistent with the policy related to location of growth, which recommends that growth should occur within the City limits then in the ETJ. If approved, the request would permit development of a similar density, form and use to the larger area and would create an opportunity for infill development in an area that is rapidly developing and contains sufficient infrastructure to serve future growth.

CASE TIMELINE

Date	Action	Notes
9/30/2019	General Use Rezoning Application Submitted.	
9/24/2019	Annexation application submitted.	The annexation petition and rezoning petition will be brought forward concurrently.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	Rural Residential	Rural Residential	Residential-6	Residential-6	Rural Residential
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	N/A	Medium Density Residential (Durham FLUM)	Low Density Residential	Low Density Residential	Industrial, Suburban (Durham FLUM)
Current Land Use	Detached Dwelling	Detached Dwelling	Undeveloped	Undeveloped	Undeveloped
Urban Form	N/A	N/A	N/A	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING**	PROPOSED ZONING
Zoning	Rural Residential	Residential-6
Total Acreage	2.97	2.97
Setbacks:		
Front	50'	10'
Side	12'	10'
Rear	25'	20'
Residential Density:	1.35 units/acre	5.05 units/acre
Max. # of Residential Units	4	15
Max. Gross Building SF	12,000	45,000
Max. Gross Office SF	--	--
Max. Gross Retail SF	--	--
Max. Gross Industrial SF	--	--
Potential F.A.R	.09	.35

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

**Durham County zoning code.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-37-19

OVERVIEW

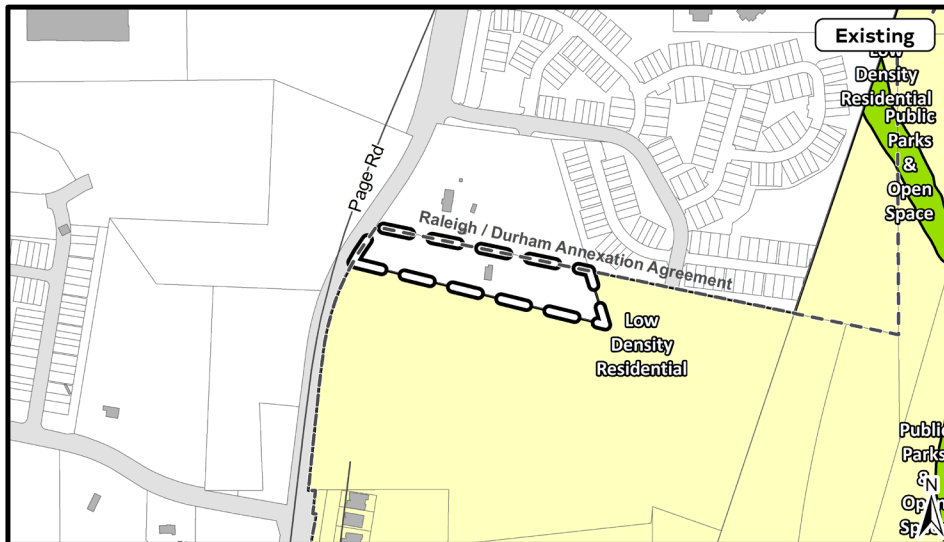
This site does not currently have a Future Land Use Map (FLUM) designation, as it is within Durham County. However the site is located within the City of Raleigh's Planning jurisdiction as public utility service to the site would be provided by the City of Raleigh per the City of Raleigh and Durham County annexation agreement.

Continued on next page.

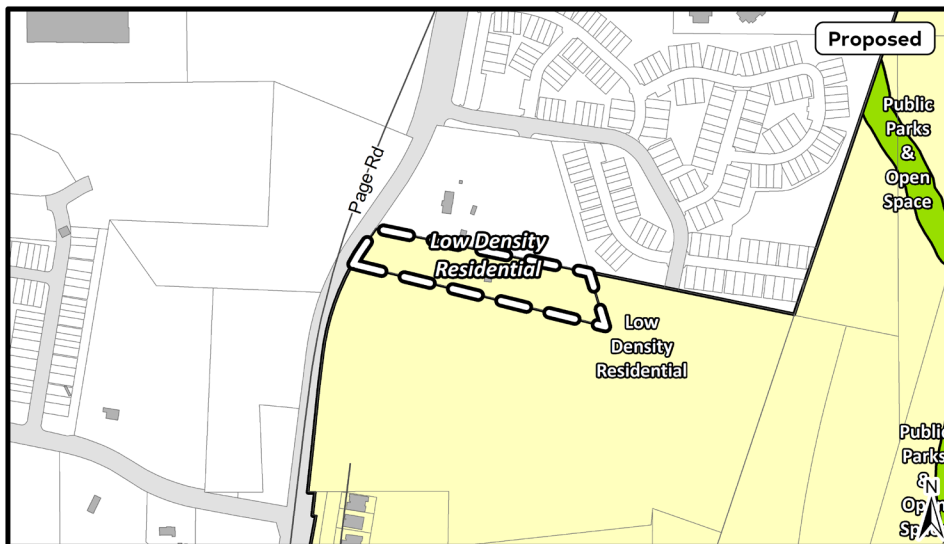
AMENDED MAPS

Z-37-19: Required Amendment to the Future Land Use Map

Existing Designation: None



Proposed Designation: Low Density Residential



IMPACT ANALYSIS

There may be a permitted increase in residential density on the site from the currently permitted entitlement. This increase in density may result in increased traffic, reduced impervious surface and increased housing supply in the area.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District Height Frontage Overlay(s) _____

Proposed Zoning Base District **R-6** Height Frontage Overlay(s)

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

PRE-SUB 8-16-19

GENERAL INFORMATION

Date Date Amended (1) Date Amended (2)

Property Address **0 Page Road**

Property PIN **206508** Deed Reference (book/page) **2579/394**

Nearest Intersection **Page Road and Trilogy Blvd**

Property Size (acres) **2.97** For Planned Development Applications Only: Total Units Total Square Footage

Total Parcels Total Buildings

Property Owner/Address

ESP PROPERTIES LLC
6100 Mt Herman Road
Raleigh NC 27617

Phone

Fax

Email

Project Contact Person/Address

Charlie Yokley
2905 Meridian Parkway
Durham NC 27713

Phone **919-287-0761** Fax

Email **yokley@mcadamsco.com**

Owner/Registered Agent Signature

Robert E Page

Email **R.PAGE31@NC.RR.COM**

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

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction # Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>The subject parcel is designated as Low Density Residential on the Raleigh Future Land Use Map. Low density residential permits a density of 1-6 units per acre and the recommended corresponding zoning districts are R-2, R-4, and R-6. The requested zoning is R-6, which is in keeping with the Future Land Use designation.</p>	
<p>The subject parcel is not located within a Community Growth Center or Corridor.</p>	
<p>3.</p>	
<p>4.</p>	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
<p>The rezoning of this parcel to R-6 will allow for orderly development in an rapidly growing area of the City's jurisdiction</p>	
<p>When the property is developed, improvements to the street network and other public infrastructure will be provided.</p>	
<p>3.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	OFFICE USE ONLY Transaction # Rezoning Case #
INVENTORY OF HISTORIC RESOURCES List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource. Evans Farm, identified as DH2292 by the NC State Historic Preservation Office, is located in the subject parcel. This site has not been studied and is not listed on the National Register. The proposed general use rezoning will not impact this feature.	
PROPOSED MITIGATION Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Empty space for mitigation	

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

August 30, 2019

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

You are invited to attend a neighborhood meeting on **September 12, 2019** from **6:30PM** to **8:30PM**. The meeting will be held at **Bethesda Baptist Church** located at **1914 S. Miami Blvd, Durham NC**.

The purpose of this meeting is to discuss a potential rezoning of property located at **0 Page Road** in **Durham, NC** (see attached). The property is currently zoned RR, Rural Residential (Durham County) and is proposed to be rezoned to R-6 (City of Raleigh). The purpose of this request is to allow for the future development of single-family residential lots.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting be held involving the property owners within 500 feet of the area requested for rezoning.

If you have any questions, feel free to contact me at yokley@mcadamsco.com or (919) 361-5000.

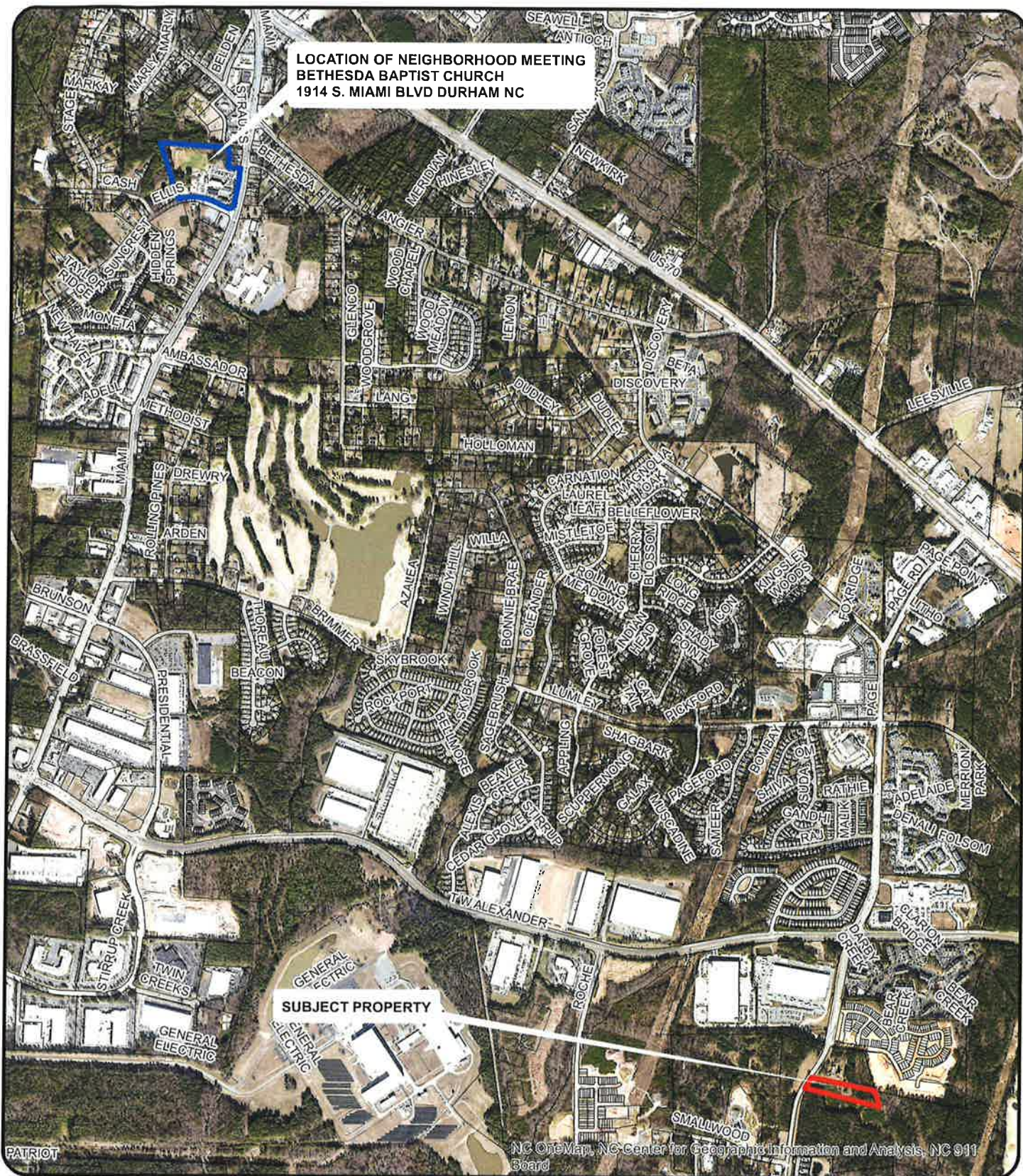
For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2682 or rezoning@raleighnc.gov.

Sincerely,

The John R. McAdams Company, INC.



Charlie Yokley
Senior Planner, Planning + Design



ESP PROPERTY REZONING NEIGHBORHOOD MEETING MAP



[illegible]**REVISION 5.15.19**

SUMMARY OF ISSUES

A neighborhood meeting was held on September 12, 2019 (date) to discuss a potential rezoning located at 0 Page Road (property address).
The neighborhood meeting was held at Bethesda Baptist Church, 1914 S. Miami Blvd, Durham NC (location).
There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Why is this property being annexed and zoned by Raleigh?

What zoning district will be applied to the parcel?

Proposed price range of the homes to be constructed.

How many homes will be constructed on the parcel?

Total number of lots in the combined development?

Who is the builder?

Will streets be connected to the stub streets adjoining the parcel?

Will there be a separation between existing developments and this development?



Pre-Application Conference Meeting Record

Transaction #: _____ Meeting Date & Time: 8/16/19, 11:00 AM

Location: One Exchange Plaza

Attendees: Charlie Yolley

JP Mansolf, John Anagnost, Mark Holland, Sara Ellis, Justin Rametta

Parcels discussed (address and/or PIN): 0 Page Rd

Current Zoning: RR (Durham County)

Potential Re-Zoning: R-6

CAC Chair/Contact Information: Aracelys Torrez

General Notes: Subject property is a part of a larger platted subdivision/annexation. Looking at annexing and rezoning these 3 acres. In Raleigh annexation area, but has Durham zoning. No default zoning for annexations. R-6 is an appropriate district. File application concurrently. Rezoning will take longer. Public hearing will be scheduled together for both. Neighborhood meeting for resident within 500 feet. Northwest CAC: Two CAC presentations, once to present, second for vote. Conditions are text, not Rolling Submittal dates. Exempt recombination plan was filed. ~~Next step~~ Public Utilities will look at sewer issues. File development plan for Raleigh Portion

Department & Staff	Notes
Development Services ____Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ____Mike Walters Michael.Walters@raleighnc.gov 919-996-2636	<u>Need separate approvals for PSD & Rezoning Prop. Sketch Plan is recommended. One option is to recombine after annexation. Could go through multiple rounds of development plan revision. 6 month of inactivity = withdrawal.</u> UDO Sections:

Tree Conservation: Page Rd ROW would have streetscape standards from Raleigh with ROW standards from Durham.