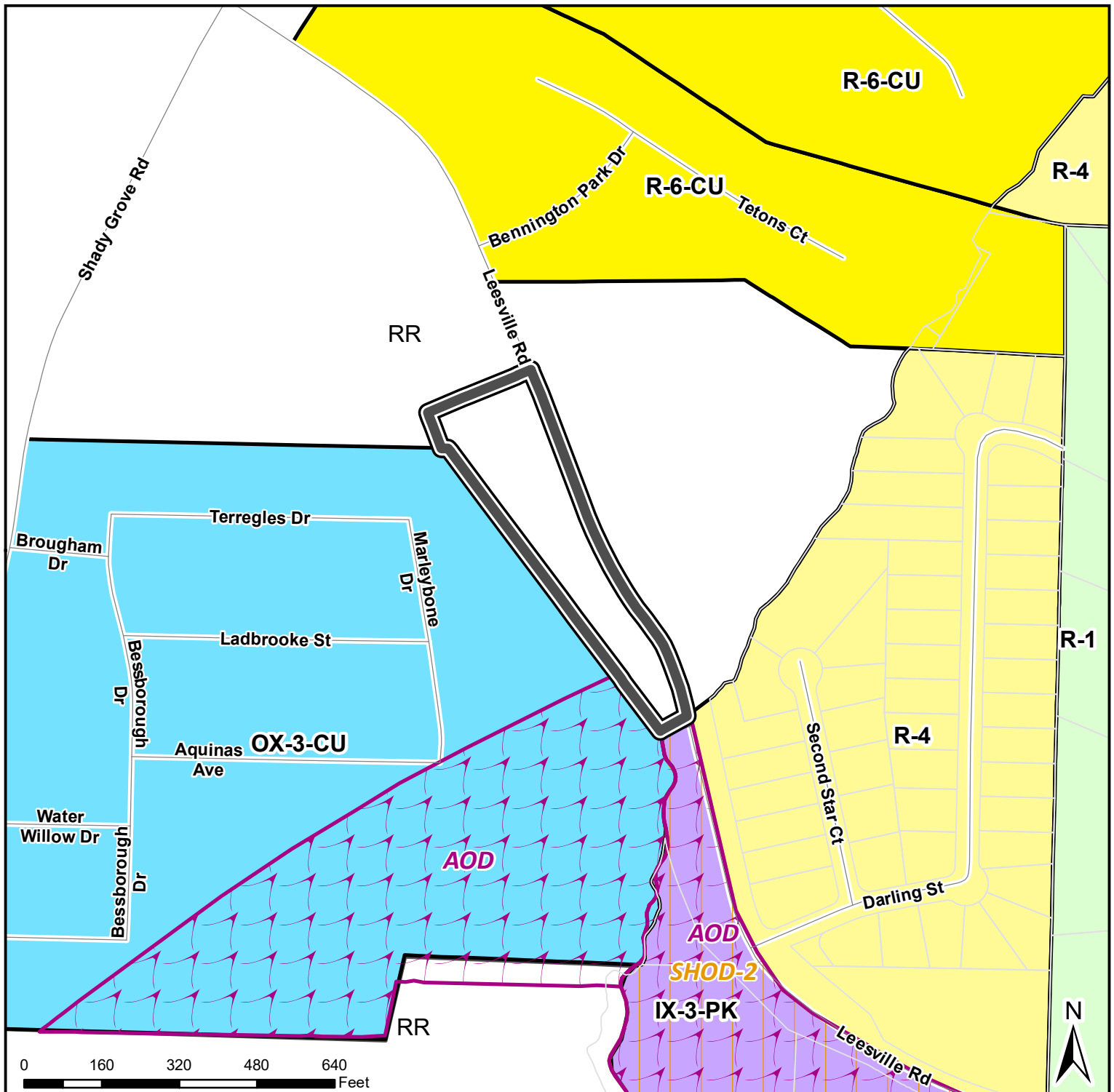
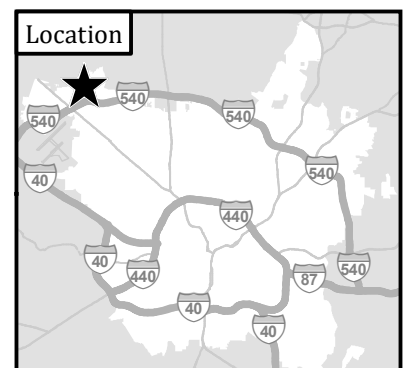


Existing Zoning

Z-37-2020



Property	7520 Leesville Rd
Size	1.55 acres
Existing Zoning	Durham RR
Requested Zoning	R-6





Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Ira Mabel, AICP, Senior Planner

DEPARTMENT: City Planning

DATE: November 5, 2020

SUBJECT: City Council agenda item for December 1, 2020 – Z-37-20

On November 4, 2020, City Council authorized the public hearing for the following item:

Z-37-20: 7520 Leesville Road, approximately 1.55 acres located on the west side of Leesville Road, approximately 1,000 feet south of its intersection with Shady Grove Road.

The request is for a general use district; no zoning conditions have been offered. Annexation of the parcel is required before a zoning district can be applied. An associated annexation petition (AX-14-20) is also scheduled for public hearing on December 1.

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 of the request (8 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), 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# 12050

CASE INFORMATION: Z-37-20 LEESVILLE ROAD

Location	On the west side of Leesville Road, approximately 1,000 feet south of its intersection with Shady Grove Road. Address: 7520 Leesville Road PIN: 0779205041 iMaps , Google Maps , Directions from City Hall
Current Zoning	RR (Durham)
Requested Zoning	R-6
Area of Request	1.55 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-14-20) so that the site can connect to city services including sewer and water.
Property Owner	Homes By Dickerson Inc 7101 Creedmoor Road, Suite 115 Raleigh, NC 27613
Applicant	Daniel Ruah, WithersRavenel
Council District	E
PC Recommendation Deadline	December 21, 2020

SUMMARY OF PROPOSED CONDITIONS

N/A

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential
Urban Form	None
Consistent Policies	LU 1.2—Future Land Use Map and Zoning Consistency LU 3.1—Zoning of Annexed Lands LU 3.4—Infrastructure Concurrency LU 8.11—Development of Vacant Sites
Inconsistent Policies	LU 3.2—Location of Growth EP 8.5—Airport Overlay Zone EP 8.10—Airport Noise Protection for Residential Uses

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
7/30/2020 7 attendees	Not required	9/22/2020 (consent agenda) 10/27/2020	11/4/2020

PLANNING COMMISSION RECOMMENDATION

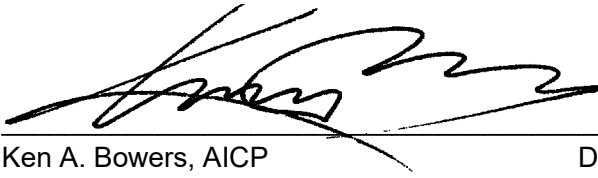
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is reasonable and in the public interest because it is compatible with the surrounding area and is necessary for annexation and the provision of public utilities.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Lampman; Second: Fox In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, Miller, and Winters
Reason for Opposed Vote(s)	N/A

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.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 10/27/2020

Staff Coordinator: Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov



ZONING STAFF REPORT – CASE Z-37-20

General Use District

OVERVIEW

This request is to rezone approximately 1.55 acres from Rural Residential (RR, Durham County zoning) to Residential-6 (R-6). The request is for a general use district; no zoning conditions have been submitted.

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 adopted in 2019 (Ordinance 2019-932). The annexation agreement included this parcel to facilitate efficient and cost-effective public utility service provision to the site, as the topography makes it less challenging for Raleigh's utilities to serve the site.

Since this site is currently within unincorporated Durham County, approval of an annexation petition will be required to apply City of Raleigh zoning and provide sewer and water services. The applicant for this case has concurrently submitted an annexation petition (AX-14-20) that will be brought forward for the City Council's review alongside the rezoning application. Raleigh Water staff have confirmed that sewer and water are available to the site.

The subject site consists of a single parcel on the west side of Leesville Road, approximately 1,000 feet south of the intersection of Leesville Road and Shady Grove Road. The site is oddly shaped, with a more typical rectangular home lot portion approximately 200 feet deep by 77 to 122 feet wide, plus a long triangular portion stretching 550 feet along the Leesville Road frontage. This shape means that any zoning district less intense than R-6 would cause the lot to be nonconforming with minimum depth requirements.

The site slopes downward from Leesville Road to a creek along the rear of the parcel, which is subject to a 50-foot buffer from the top of the bank. This Neuse River buffer consumes and therefore restricts development for approximately half of the lot.

The site was undeveloped and forested until early 2020, when construction began on a detached house. Durham County approved a subdivision plat and issued six construction-related permits since November of 2019 before the issue of annexation was uncovered by utility permitting; no final certificate of occupancy has been granted. Because of the annexation agreement, the site is not eligible to receive utilities from the City of Durham.

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:

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. 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.

Raleigh-Durham International Airport is approximately 2.4 miles southwest of the site, with the main runway oriented so that much of this part of Wake and Durham Counties experience high levels of noise. The site is subject to one of Durham's two airport overlay districts, -A60, for areas located outside the 65 decibel DNL (day-night average sound level) but within the 60 DNL of the Raleigh-Durham Airport. This district does not prohibit land uses besides firing ranges, but does add regulations for lighting, signage, and indoor noise limits for residential developments.

The City of Raleigh's UDO also has a single Airport Overlay District (AOD), which prohibits all residential uses. The open space portion of the Mulberry Park subdivision to the south and west of the rezoning site, but not the townhouses, is within the AOD.

The position of the Raleigh-Durham Airport Authority is as follows:

We have concerns with rezoning the property to become residential due to its location between the 60 DNL and 65 DNL contours. If the parcel were already within the AOD, we would oppose the rezoning. Since it is not currently in the AOD and is outside the 65 noise contour, we only request that, should the City of Raleigh decide to approve the referenced request, the City condition the rezoning upon the builder's agreement to provide sound attenuation for the structure on the parcel.

Given that the owner of the property already has a building permit from Durham County, this request may be problematic. If it is, then I recommend that the owner consider seeking changes to the building permit to incorporate into the structure sound attenuation measures such as masonry walls, acoustic windows and either concrete roof or attic insulation at levels greater than code. These sound attenuation techniques will significantly reduce penetration of noise caused by aircraft overflights.

As a reference, the zoning district that Mulberry Park is within (Z-35-04) includes a condition requiring acoustic materials.

This portion of Leesville Road is residential in nature. To the southwest of the site are 200 townhouse units in the Mulberry Park subdivision, within Raleigh's corporate limits and zoned OX-3-CU (Z-35-2004). To the northwest and east are detached houses on large lots in unincorporated Durham County. Directly to the north are additional detached houses, but on smaller lots within Raleigh's corporate limits and zoned R-6-CU (Z-74-2002).

The subject site is designated as Moderate Density Residential on the Future Land Use Map, as is most of the land south of Leesville Road. There is a portion of Mulberry Park designated as Office/Research & Development, but it is within the City of Raleigh's AOD where residential uses are prohibited. Moving north of Leesville Road, most of the land is Low Density Residential.

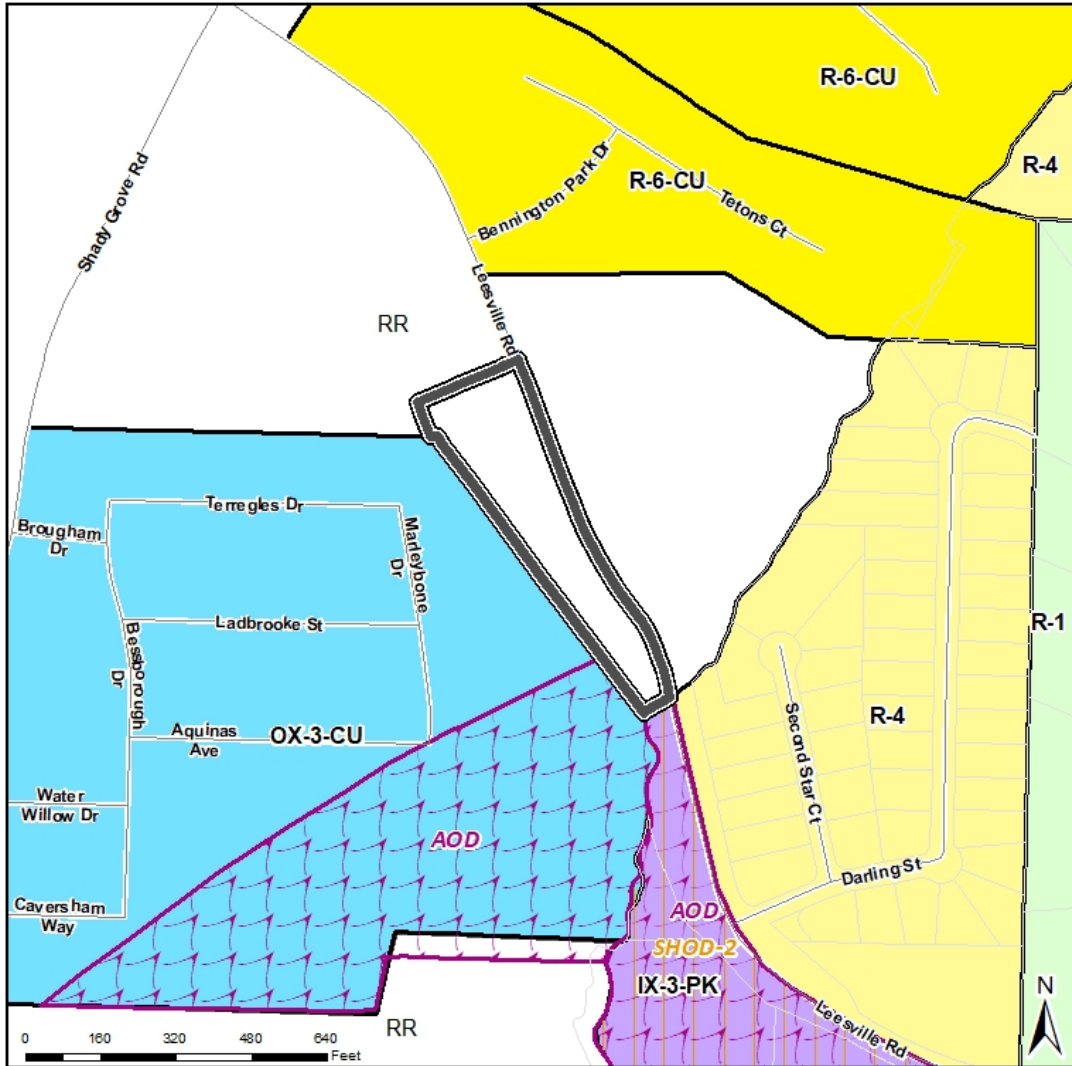
There is no Urban Form Map guidance for the rezoning site, but a 3,100-acre City Growth Center centered on the Glenwood Avenue interchange of I-540 does extend up to the county boundary.

OUTSTANDING ISSUES

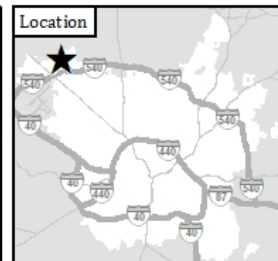
Outstanding Issues		Suggested Mitigation	
	1. Raleigh-Durham Airport Authority objects to the request.		1. The applicant can add zoning conditions to require noise attenuating materials.

Existing Zoning

Z-37-2020

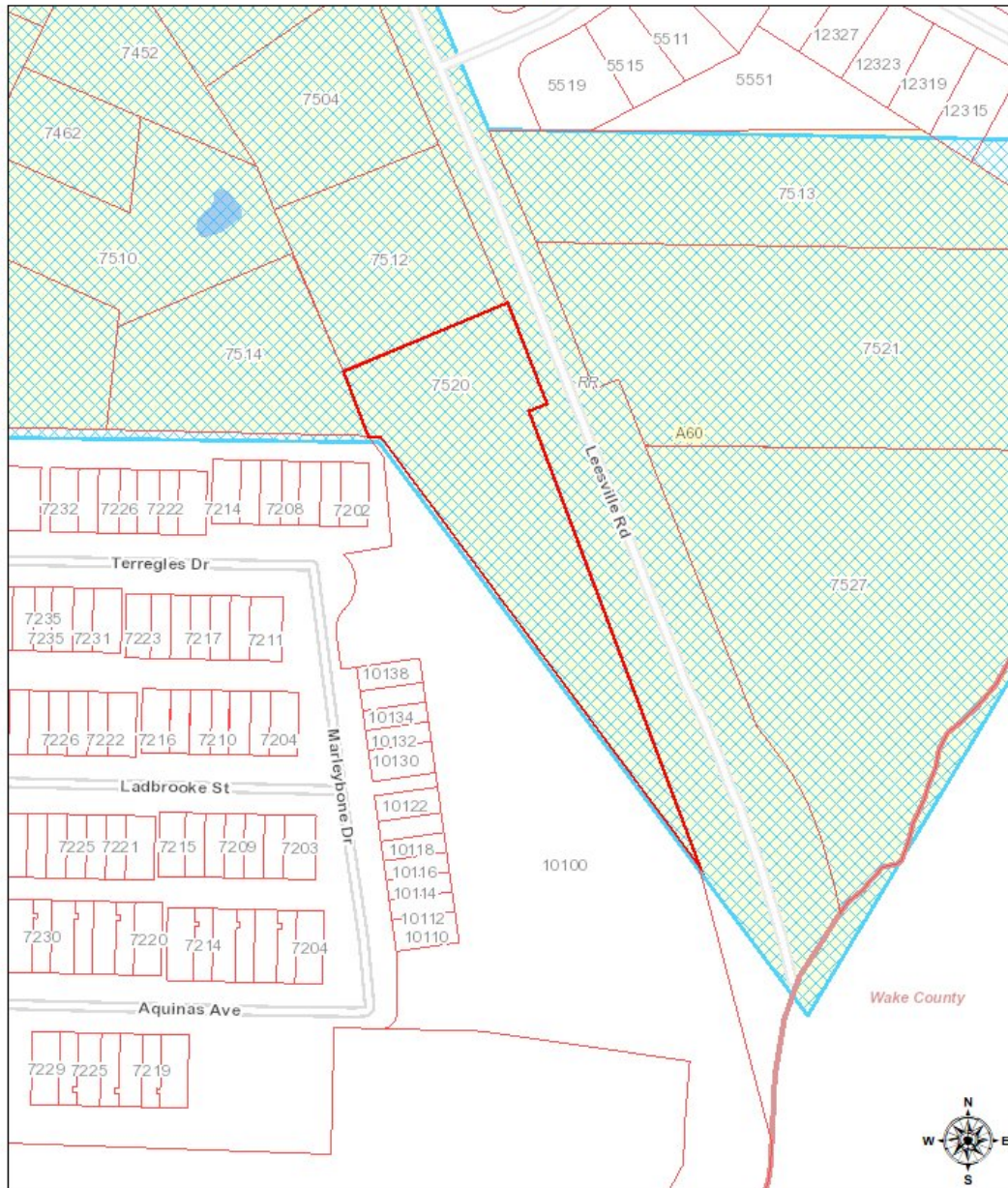


Property	7520 Leesville Rd
Size	1.55 acres
Existing Zoning	Durham RR
Requested Zoning	R-6





Map by Raleigh Department of City Planning (mancdf), 8/12/2020

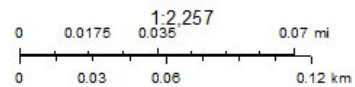
GoMaps



August 25, 2020

Airport Overlay

-  Above 65 LDN
-  60 to 65 LDN

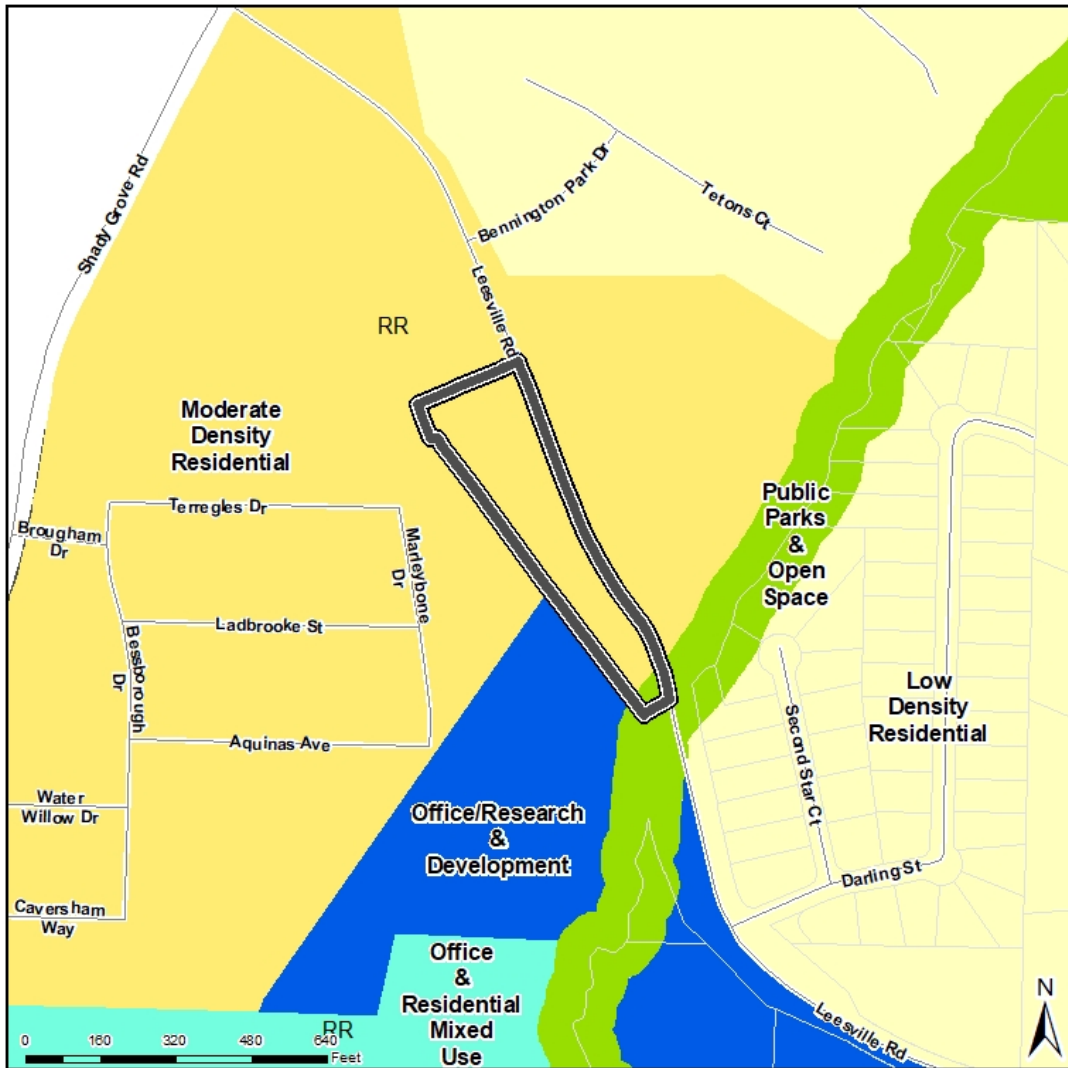


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

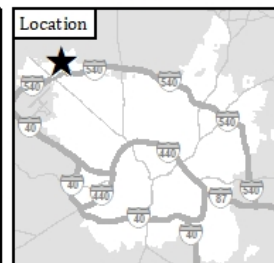
2020

Future Land Use

Z-37-2020



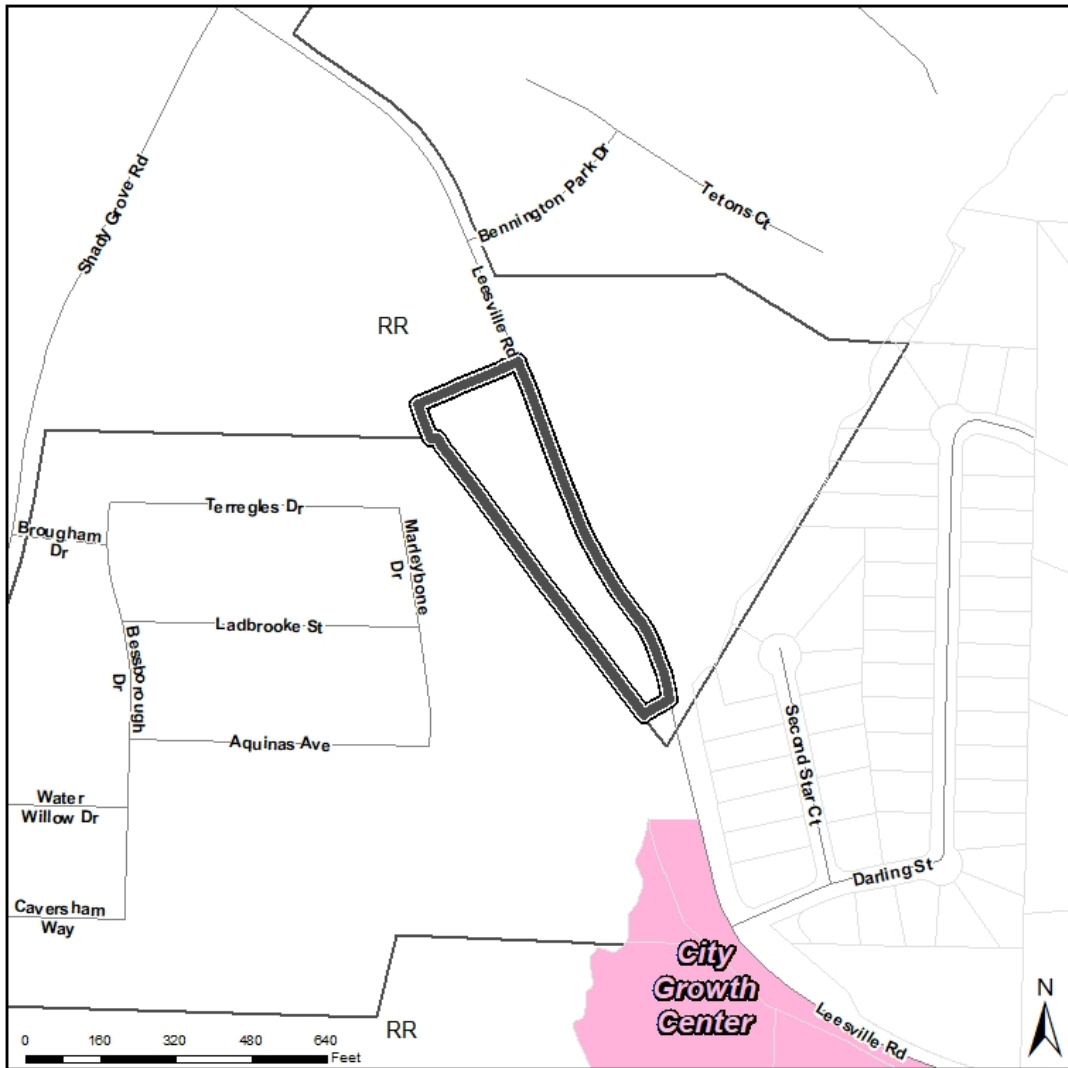
Property	7520 Leesville Rd
Size	1.55 acres
Existing Zoning	Durham RR
Requested Zoning	R-6



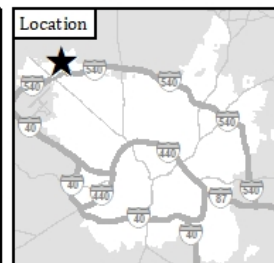
Map by Raleigh Department of City Planning (mmsd@s): 8/12/2020

Urban Form

Z-37-2020

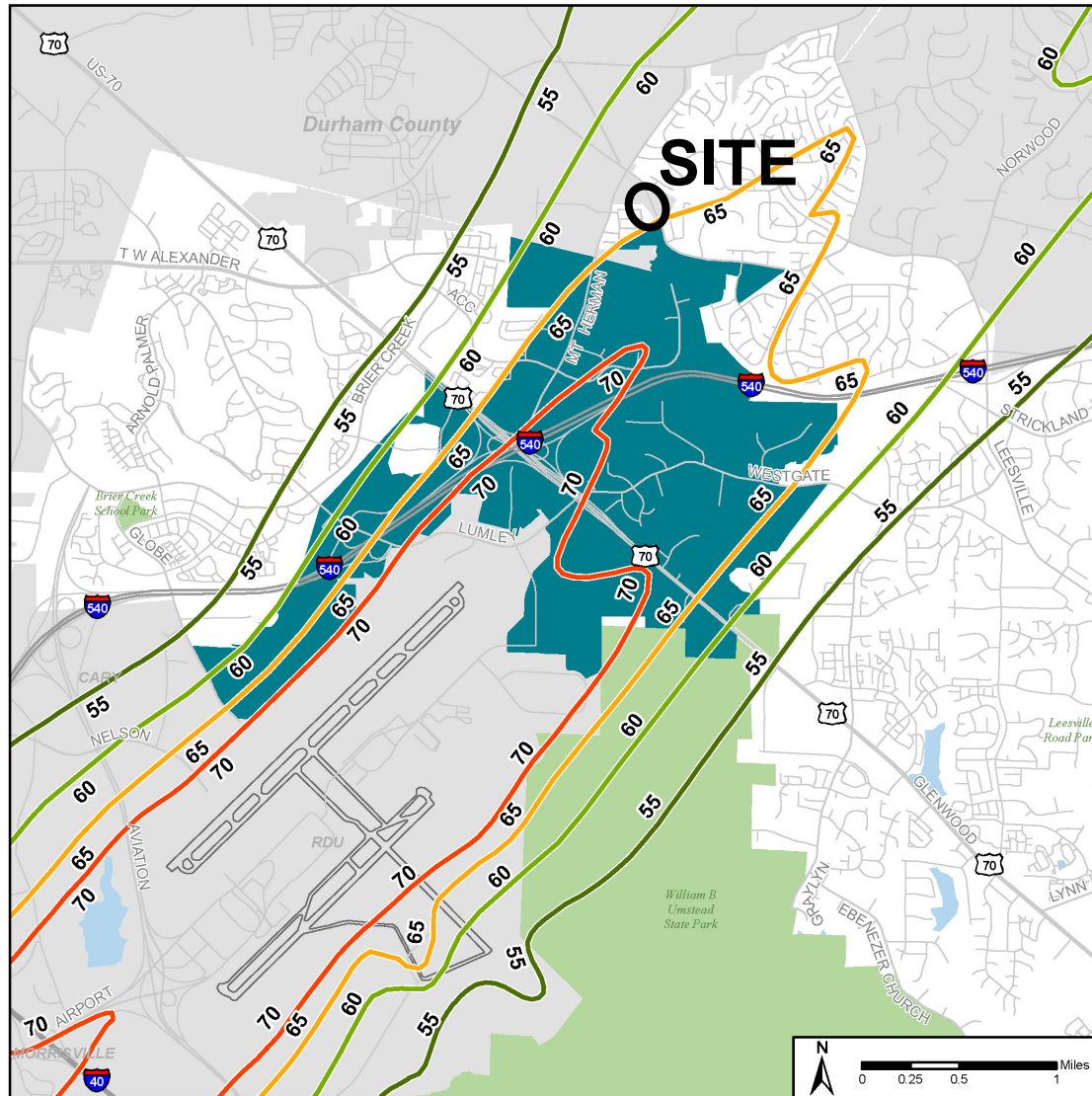


Property	7520 Leesville Rd
Size	1.55 acres
Existing Zoning	Durham RR
Requested Zoning	R-6



Map by Raleigh Department of City Planning (mansonf), 8/12/2020

Map EP-2: Airport Overlay District and Noise Contours



- Airport Overlay District
- Airport Noise Contours**
- 55 Average Daily Decibels
- 60 Average Daily Decibels
- 65 Average Daily Decibels
- 70 Average Daily Decibels

Map created 8/8/2018 by the
Raleigh Department of City Planning

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 generally consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable housing. The request would permit up to 8 units and permit duplexes, which is a modest increase over the 2 detached units permitted under the current zoning.

However, the request is not fully consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses and providing desirable spaces and places to live, work, and play. Such close proximity to RDU's 65 dB noise contour is not associated with a desirable location for residential uses.

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

Yes. The subject site is classified as Moderate Density Residential on the Future Land Use Map, which recommends residential development of up to 14 units per acre. The request would result in a theoretically achievable density of just over 5 units per acre.

- 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?

N/A.

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

Community facilities, including water and sewer service, and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is

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

☐ **Inconsistent**

The Future Land Use Map designation of Moderate Density Residential calls for a maximum of 14 dwelling units per acre, including townhouses and apartments. This request limits residential density to 6 units per acre, which is below the amount envisioned by the FLUM category.

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.**

Overall, the request is compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties. The site is surrounded by multiple neighborhoods of detached houses developed between 1 and 6 units per acre, and a townhouse subdivision at 8 units per acre. However, residential uses are generally not considered to be compatible with the airport at this particular and other similar locations.

Public Benefits of the Proposed Rezoning

- The request will facilitate infill development utilizing public utilities that is compatible with the surrounding neighborhood character.

Detriments of the Proposed Rezoning

- The request would allow residential development between the 60 DNL and 65 DNL airport noise contours, creating a lower daily quality of life for new residents than in other comparable parts of the city.

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.

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.

- The request is consistent with the Future Land Use Map designation of Moderate Density Residential, which envisions densities of 6 to 14 units per acre. The request for an R-6 district is closely corresponding to this FLUM category.

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 located within Durham County. However, because of the annexation agreement, the site is not eligible to receive utilities from the City of Durham. City of Raleigh public water and sewer are adjacent to the site. The property owner will be responsible for any extensions and improvements required to serve future development.

Policy LU 8.11—Development of Vacant Sites

Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.

- The subject site has never been developed. The proposed rezoning would seek to facilitate development activity by allowing the extension of public utilities.

*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 subject site is not within Raleigh's corporate limits or Extraterritorial Planning Jurisdiction (ETJ). The request would encourage development at the edge of the city's planning jurisdiction.

Policy EP 8.5—Airport Overlay Zone

Keep the boundaries of the Airport Overlay District zone consistent with the recommendations of the Raleigh-Durham Airport Authority to protect residents from impacts of increased flight patterns and activity.

Policy EP 8.10—Airport Noise Protection for Residential Uses

Rezoning of properties within the defined 65 decibel level of Raleigh Durham Airport Authority composite noise contour line and outside the Airport Overlay District, that propose to increase residential density or create new residential zoning is strongly discouraged. Exceptions to such rezoning may occur through a conditional use rezoning that adopts Raleigh Durham Airport Authority recommended noise mitigation measures.

- The site is just outside the 65 decibel DNL noise contour line. However, this location on the border of the 60 and 65 DNL contours would still create a lower daily quality of life for new residents than in other comparable parts of the city.
- The Airport Authority is concerned about new residential development within the 60 DNL noise contour and objects to this rezoning. At the very least, the Airport Authority would prefer that a residential zoning district at this location include standards for noise attenuating building materials.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	0	There is no current or planned bus service within a reasonable distance of the site.
Walk Score	30	0	There are few commercial destinations within a reasonable distance of the site.

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: Residents of any development on the site will be heavily dependent on cars.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	No
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.

Summary: The proposed district would permit detached and attached, but no multi-family, housing types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The potential residential entitlement will increase from 2 to 8 units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	The proposed district will permit only detached and attached dwellings.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The minimum lot size in R-6 is 6,000 square feet, which is approximately half the size of Raleigh's average detached house lot.
Is it within walking distance of transit?	No	There is currently no existing transit service within walking distance of the site.

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

Summary: The request would allow townhouse building types, which are generally more affordable than detached and attached units.

IMPACT ANALYSIS

Historic Resources

1. 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 Strickland Rd Park (3.4 miles) and Leesville Park (4.8 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (5.6 miles).
4. If this property was annexed into the City of Raleigh then park access level of service would be a F. However, there is an undeveloped park property at 6121 Mt. Herman Rd. that is currently being planned for development as a park. In addition, there is another undeveloped park property at 11921 Leesville Rd. (Erinsbrook Dr. Property) which will also be developed as a park in the future. Both of these properties are within one mile of the rezoning site, so park access level of service will greatly improve in the future.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	1,250	5,000
Waste Water	0	1,250	5,000

Impact Identified:

1. The proposed rezoning would add approximately 3,750 gpd to the wastewater collection and water distribution systems of the City.

2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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	Sycamore
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	None

Impact Identified: None.

Transit

1. There is not existing transit near the site. None is planned in the Wake Transit Plan.

Impact Identified: None.

Transportation

1. Location: The Z-37-20 Site is in North Raleigh on Leesville Road, southeast of Shady Grove Road.
2. Area Plans: The Z-37-20 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.
3. Streets: Leesville Road is designated as a 4-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT. The portion of Leesville Road that this site fronts on is planned to be aligned with a new north-south four-lane divided avenue. This new street will cross I-540 at a new interchange, connecting to Westgate Road. The portion of Leesville Road that is primarily east-west will be extended to connect to TW Alexander Drive. These extensions and realignments

may happen when development of adjoining properties is undertaken. The construction of a highway overpass and interchange would be a publicly funded project in the future.

Existing block perimeter for the site is extremely long due to existing stub streets and I-540. In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts is approximately 4,500 feet. (Block perimeter in R-1 through R-6 districts depends on the average lot size in the block.) Construction of the TW Alexander Drive extension would result in a block perimeter of approximately 7,000 feet.

4. Pedestrian Facilities: There are no sidewalks on Leesville Road.
5. Bicycle Facilities: There are no bikeways within ½ mile of the site. Leesville Road is designated for a bicycle lane in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).
6. Access: The Z-37-20 Site is access by Leesville Road.
7. Other Projects in the Area: NCDOT has projects planned to widen or reconfigure interchanges on US-70 (Glenwood Avenue) and I-540 near the site. None of these projects directly impact the network around Z-37-20.
8. Traffic Impact Analysis (TIA) Determination: Based on the Envision results, approval of case Z-37-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from RR (Durham County Zoning) to R-6 is projected to have 4 new trips in the AM peak hour and 6 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-37-20 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-37-20 Current Zoning Entitlements RR (Durham County Zoning)	Daily	AM	PM
	19	1	2
Z-37-20 Proposed Zoning Maximums R-6	Daily	AM	PM
	76	6	8
Z-37-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	57	4	6

Impact Identified: None.

Urban Forestry

This rezoning doesn't affect the requirements of Urban Forestry

Impact Identified: None.

Impacts Summary

The request would allow residential development between the 60 DNL and 65 DNL airport noise contours against the Airport Authority's preference.

Mitigation of Impacts

The applicant can add zoning conditions to require noise attenuating building materials.

CONCLUSION

This request is to rezone one parcel totaling approximately 1.55 acres from Rural Residential (RR, Durham County zoning) to Residential-6 (R-6). The request is for a general use district; no zoning conditions have been submitted.

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 applicant has submitted a petition for annexation (AX-14-20) that will be heard at a public hearing before the City Council concurrently with the rezoning request's hearing.

The request is **consistent** with Comprehensive Plan overall, and **consistent** with the Future Land Use Map.

The request is **consistent** with Comprehensive Plan policies regarding development outside city limits and vacant sites. The request is **inconsistent** with policies regarding residential uses near the airport.

The request would support the Vision Theme of *Expanding Housing Choice*.

CASE TIMELINE

Date	Action	Notes
7/28/2020	Submitted annexation petition	
8/5/2020	Submitted rezoning application	
9/22/2020	Planning Commission consent agenda	Deferred
10/27/2020	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	RR	RR	OX-3-CU	RR	OX-3-CU
Additional Overlay	A60	A60	AOD	A60	-
Future Land Use	Moderate Density Residential	Moderate Density Residential	Office Research & Development	Moderate Density Residential	Moderate Density Residential
Current Land Use	Undeveloped	Detached dwellings	Open Space	Detached dwellings	Townhouses
Urban Form	N/A	N/A	N/A	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	RR	R-6
Total Acreage	1.55	1.55
Setbacks:		(detached house)
Front	50'	10'
Side lot	12'	5'
Rear	25'	20'
Residential Density:	1.29	5.15
Max. # of Residential Units	2	8
Max. Gross Building SF	16,500	16,500
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.24	0.24

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

Rezoning Application



RALEIGH
NORTH CAROLINA



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 **RR (Durham County)** Height

Frontage

Overlay(s) **ABP**

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.

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

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **7520 Leesville Rd. Durham, NC 27703**

Property PIN **0779205041**

Deed Reference (book/page) **8831/251**

Nearest Intersection **Leesville Road and Bennington Park Drive**

Property Size (acres) **1.553 ac**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Homes By Dickerson INC
7101 Creedmoor Rd. STE 115
Raleigh, NC 27613

Phone **(919)847-4447**

Fax

Email **jon@homesbydickerson.com**

Applicant Name/Address

WithersRavenel
137 S Wilmington St. Suite #200
Raleigh, NC 27601

Phone **(919)238-0416**

Fax

Email **drauh@withersravenel.com**

Applicant* Signature(s)

Email **jon@homesbydickerson.com**

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

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **N/A****OFFICE USE ONLY**Date Submitted **N/A**

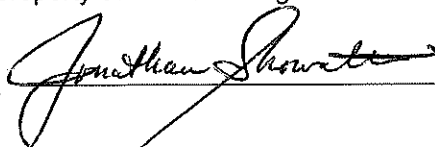
Rezoning Case #

Existing Zoning **N/A**Proposed Zoning **N/A****Narrative of Zoning Conditions Offered**

N/A

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

Property Owner(s) Signature



Print Name

Jonathan Showalter

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	OFFICE USE ONLY 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.	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation

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

- | | |
|-----------|---|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> |

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

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

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this 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 type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input type="checkbox"/>			

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



Date: July 17, 2020

TO: Neighboring Property Owners of Subject Property; 7520 Leesville Road
(PIN # 0779205041)

RE: Rezoning Request – Neighbor Notice Virtual Meeting

FR: Daniel Rauh, WithersRavenel

Neighboring Property Owners:

As a property owner within five-hundred feet of the subject property, you are invited to attend a Neighbor Notice Meeting where information on a proposed rezoning and annexation request will be provided. Due to the COVID-19 Pandemic, this meeting will be a virtual format where you can join the meeting by telephone, computer or smartphone.

The Neighbor Notice Meeting will be held as follows:

DATE: Thursday, July 30th, 2020.
TIME: 5:00 PM to 7:00 PM

Meeting Name: 7520 Leesville Road Rezoning
WebEx Phone Number: 1-415-655-0001
WebEx Access Code: 161 988 2578

Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WEBEX on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

Attached to this invitation we are including the following materials:

1. Subject Property Location Exhibit;
2. Subject Property Current Zoning Exhibit;
3. A draft of the proposed rezoning application, including proposed zoning conditions.

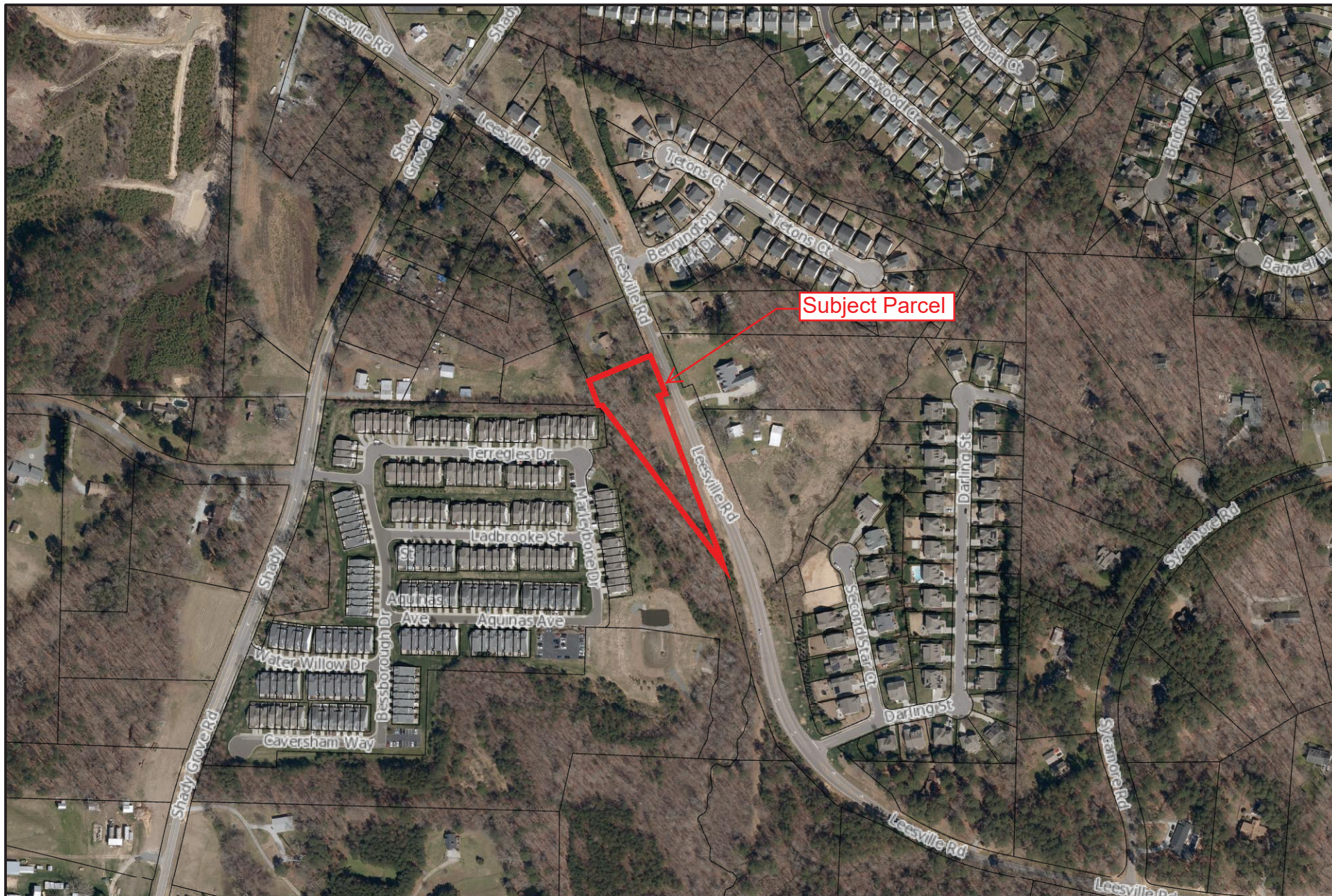
The purpose of this meeting is to discuss a proposed rezoning of the property located at 7520 Leesville Road. This site is currently located in Durham County and is zoned Rural Residential (RR) with an Airport Overlay. The property is proposed to be rezoned to Residential 6 (R-6) in order to be annexed into the City of Raleigh jurisdiction.

If you have any comments/questions please email us here: drauh@withersravenel.com

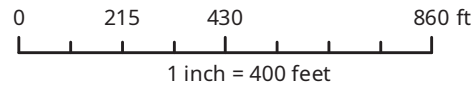
For more information about rezoning, you may visit www.raleighnc.gov or contact JP Mansolf at the Raleigh City Planning Department by email at rezoning@raleighnc.gov or by telephone at (919) 996-2180.

Best Regards, Daniel Rauh

Daniel Rauh



Aerial Exhibit



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



WithersRavenel
Our People. Your Success.

7520 Leesville Road Rezoning: Virtual Neighborhood Notification Meeting

July 30, 2020 5:00pm-7:00pm

Project Representatives:

- Daniel Rauh – WithersRavenel
- Brendie Vega – WithersRavenel
- Chris Foss – Homes by Dickerson
- Kelly O'Rourke – Homes by Dickerson
- Jon Showalter – Homes by Dickerson

Meeting Slides:

- Cover and Meeting Information
- Rezoning Process
- Vicinity Exhibit
- Topo, Stormwater, and Sewer Exhibit
- Floodplain Exhibit
- Zoning Exhibit
- Urban Form Exhibit
- Future Land Use Map Exhibit
- Rezoning Application Pages

Neighbor Questions:

Q: With this application, what is the likelihood that the other Durham Co properties will be annexed as well?

A: This application has no impact on the annexation of other properties within Durham County. It only impacts the rezoning and eventual annexation of the subject parcel only.

Attendance Count	First Name	Last Name	Email
1	Brendie	Vega	bvega@withersravenel.com
2	Daniel	Rauh	drauh@withersravenel.com
3	Julie	DeCicco	jdecicco@withersravenel.com
4	Jon	Showalker	jon@homesbydickerson.com
5	Kelly	O'Rourke	korourke@homesbydickerson.com
6	Chris	Foss	chris@homesbydickerson.com
7	John	Anagnost	john.anagnost@raleighnc.gov
8	Call-In User	2	n/a
9	Call-In User	3	n/a
10	Call-In User	4	n/a
11	Call-In User	5	n/a
12	Shelby	Brown	dalizardking@nc.rr.com
13	Robert	Eagle	robeaglenc@gmail.com
14	Rick	Jones	rickety@mindspring.com

PIN	Owner 1	Owner 2	Mail Address 1	Mail Address 2	Site Address
779009877	STURDIVANT CHARITY		7211 TERREGLES DR	RALEIGH NC 27617	7211 TERREGLES DR
779014372	PAGE JAMES DANIEL PAGE BONNIE C		6220 MT HERMAN RD	RALEIGH NC 27617	3035 SHADY GROVE RD
779015081	DAVIS LAUREN		7248 TERREGLES DR	RALEIGH NC 27617	7248 TERREGLES DR
779015446	TRAWICK JEAN C		337-A PECAN LN	GARNER NC 27529	3023 SHADY GROVE RD
779015585	RLS HOLDINGS LLC		4212 HOPE VALLEY RD	DURHAM NC 27707	3119 SHADY GROVE RD
779016001	JOHNSON JAMES EDWARD		7246 TERREGLES DR	RALEIGH NC 27617	7246 TERREGLES DR
779016031	KIM JU HYUN		8412 AZTEC DAWN CT	RALEIGH NC 27613	7244 TERREGLES DR
779016051	GALLI STEPHEN		7242 TERREGLES DR	RALEIGH NC 27617	7242 TERREGLES DR
779016071	NEWBURG DONNA NEWBURG STEPHEN		227 FAIRLAWN AVE	STATE COLLEGE PA 16801	7240 TERREGLES DR
779016178	PAGE JAMES DANIEL PAGE BONNIE COOLEY		6220 MT HERMAN RD	RALEIGH NC 27617	3151 SHADY GROVE RD
779017001	BARNETT KATHLEEN		7238 TERREGLES DR	RALEIGH NC 27617	7238 TERREGLES DR
779017051	STRITTHOLT NANCY		7232 TERREGLES DR	RALEIGH NC 27617	7232 TERREGLES DR
779017071	CRISSMAN JOSEPH		7230 TERREGLES DR	RALEIGH NC 27617	7230 TERREGLES DR
779017451	TRAWICK JEAN C		337-A PECAN LN	GARNER NC 27529	7462 LEESVILLE RD
779018001	JACOBS ELEISE G		7228 TERREGLES DR	RALEIGH NC 27617	7228 TERREGLES DR
779018021	ASBURY MEKA A		7226 TERREGLES DR	RALEIGH NC 27617	7226 TERREGLES DR
779018041	RAMSEY BRITTANY		7224 TERREGLES DR	RALEIGH NC 27617	7224 TERREGLES DR
779018061	MEJIA MARIA EUGENIA		7222 TERREGLES DR	RALEIGH NC 27617	7222 TERREGLES DR
779018091	ROBINETTE ARTHUR J ROBINETTE KIMBERLY R		7220 TERREGLES DR	RALEIGH NC 27617	7220 TERREGLES DR
779018512	FRYE NEAL		7412 LEESVILLE RD	DURHAM NC 27703	7452 LEESVILLE RD
779018761	FRYE NEAL		7412 LEESVILLE RD	DURHAM NC 27703	7412 LEESVILLE RD
779019032	PHAM LIEN T		7807 SNOW HEIGHTS LN	RALEIGH NC 27613	7214 TERREGLES DR
779019062	ENGLEDOVE STUART GREGORY		7212 TERREGLES DR	RALEIGH NC 27617	7212 TERREGLES DR
779019082	SMITH ANDREW R POWELL JESSIE L		7210 TERREGLES DR	RALEIGH NC 27617	7210 TERREGLES DR
779019651	CLEMENTS TIMOTHY RANDALL		3608 MANDY LN	MOREHEAD CITY NC 28557	7416 LEESVILLE RD
779044643	PAGE JUSTIN PAGE JAMES D & BONNIE C PAGE		6220 MOUNT HERMAN RD	RALEIGH NC 27617	7504 LEESVILLE RD
779100501	KENNEDY PATRICK SHEPPARD COIDAN TIFFANY ANNE		7206 AQUINAS AVE	RALEIGH NC 27617	7206 AQUINAS AVE
779100521	AMSINCK REINHARD AMSINCK GABRIELA		7204 AQUINAS AVE	RALEIGH NC 27617	7204 AQUINAS AVE
779100612	GADDIS KENNETH DEWAYNE GADDIS BUFFY ANN		7203 LADBROOKE ST	RALEIGH NC 27617	7203 LADBROOKE ST
779101556	EAGLE ROBERT M		10112 MARLEYBONE DR	RALEIGH NC 27617	10112 MARLEYBONE DR
779101558	ZAKASHANSKIY ALEXANDER KOURTEI YELENA		1478 FRONT STREET	EAST MEADOW NY 11554	10114 MARLEYBONE DR
779101563	LANGDON CHRISTOPHER SHEPPARD LINDSAY		10110 MARLEYBONE DR	RALEIGH NC 27617	10110 MARLEYBONE DR
779101642	CABLE KATHY		10118 MARLEYBONE DR	RALEIGH NC 27617	10118 MARLEYBONE DR
779101644	LENGYEL SABRINA		10120 MARLEYBONE DR	RALEIGH NC 27617	10120 MARLEYBONE DR
779101647	MAROUN CHAD F MAROUN ANNA A		10122 MARLEYBONE DR	RALEIGH NC 27617	10122 MARLEYBONE DR
779101650	THOMAS ANGELA		10116 MARLEYBONE DR	RALEIGH NC 27617	10116 MARLEYBONE DR
779101725	CUTHRELL JULI		10132 MARLEYBONE DR	RALEIGH NC 27617	10132 MARLEYBONE DR
779101727	GLOVER LAUREN BRITTANY		10134 MARLEYBONE DR	RALEIGH NC 27617	10134 MARLEYBONE DR
779101729	BROWN TIFFANY		10136 MARLEYBONE DR	RALEIGH NC 27617	10136 MARLEYBONE DR
779101732	RUDD TERRY		10130 MARLEYBONE DR	RALEIGH NC 27617	10130 MARLEYBONE DR
779101811	HOSKINS DEAN		10138 MARLEYBONE DR	RALEIGH NC 27617	10138 MARLEYBONE DR
779103525	MULBERRY PARK TOWNHOMES ASSOCIATION INC		5933 FARM WELL RD	RALEIGH NC 27610	10100 MARLEYBONE DR
779105069	RUSH KUSH LLC		200 KINGS CASTLE DR	APEX NC 27502-5003	0 LEESVILLE CHURCH RD
779107377	ESTRELA, GEOFFREY J. ESTRELA, ALYSSA K.		10113 SECOND STAR CT	RALEIGH NC 27613-4157	10113 SECOND STAR CT
779107391	TAKACS, THEODORE TAKACS, MARGY		10109 SECOND STAR CT	RALEIGH NC 27613-4157	10109 SECOND STAR CT
779107464	AGORI, JOHN AUGUSTINE, MERCY OJOCHONA		10115 SECOND STAR CT	RALEIGH NC 27613-4157	10115 SECOND STAR CT

PIN	Owner 1	Owner 2	Mail Address 1	Mail Address 2	Site Address
779107522	K A BROTHERS LLC		2009 RACCOON RUN	CLAYTON NC 27527-8822	10119 SECOND STAR CT
779107651	K A BROTHERS LLC		2009 RACCOON RUN	CLAYTON NC 27527-8822	10121 SECOND STAR CT
779108117	BARKER, MICHAEL BARKER, MORGAN		10101 SECOND STAR CT	RALEIGH NC 27613-4157	10101 SECOND STAR CT
779108204	TRUONG, TONG T LA, THAI		10105 SECOND STAR CT	RALEIGH NC 27613-4157	10105 SECOND STAR CT
779108779	WRIGHT, LESLIE TAYLER WRIGHT, DAVID MATTHEW		10125 SECOND STAR CT	RALEIGH NC 27613-4157	10125 SECOND STAR CT
779109374	CARINO, STEPHEN R CARINO, CZARINA N		10104 SECOND STAR CT	RALEIGH NC 27613-4158	10104 SECOND STAR CT
779109453	SAULS, JOHN H SAULS, ANDREA L		10108 SECOND STAR CT	RALEIGH NC 27613-4158	10108 SECOND STAR CT
779109542	NGUYEN, ANH DONG NGUYEN, ELISE TRAN		10112 SECOND STAR CT	RALEIGH NC 27613-4158	10112 SECOND STAR CT
779109630	GREEN, RAYMOND GREEN, MEGAN		10116 SECOND STAR CT	RALEIGH NC 27613-4158	10116 SECOND STAR CT
779109730	DBELLA, JESSE DBELLA, DAWN		10120 SECOND STAR CT	RALEIGH NC 27613-4158	10120 SECOND STAR CT
779110002	JACKSON FELICIA		7208 TERREGLES DR	RALEIGH NC 27617	7208 TERREGLES DR
779110022	ROTHWELL MIA		7206 TERREGLES DR	RALEIGH NC 27617	7206 TERREGLES DR
779110052	SANGUINO PAULA		7204 TERREGLES DR	RALEIGH NC 27617	7204 TERREGLES DR
779110072	FLOR KATHERINE J		7202 TERREGLES DR	RALEIGH NC 27617	7202 TERREGLES DR
779112662	SILVERS RICHARD SILVERS JASON		5520 BENNINGTON PARK DR	DURHAM NC 27703	5520 BENNINGTON PARK DR
779112706	RYMARCSUK ZACHARY GITLIS JACLYN		12415 TETONS CT	DURHAM NC 27703	12415 TETONS CT
779112774	BEAL AMANDA ELIZABETH		12411 TETONS CT	DURHAM NC 27703-8904	12411 TETONS CT
779113428	BUMPASS CHARLES EDWARD SR		5519 BENNINGTON PARK DR	DURHAM NC 27703	5519 BENNINGTON PARK DR
779113591	SACHIN AND VANITA AGGARWAL TRUST THE		130 WITTENHAM COURT	SAN RAMON CA 94583	5515 BENNINGTON PARK DR
779113637	KIDANEMARIAM ZEWDNESH		5512 BENNINGTON PARK DR	DURHAM NC 27703	5512 BENNINGTON PARK DR
779113783	RING RICHARD E SR RING SHARLENE M		5502 BENNINGTON PARK DR	DURHAM NC 27703	5502 BENNINGTON PARK DR
779114544	BERONGOY ANGELITO G BERONGOY SOPHIA		5511 BENNINGTON PARK DR	DURHAM NC 27703	5511 BENNINGTON PARK DR
779114588	ONTING LOWEL G ONTING MADELYN		5507 BENNINGTON PARK DR	DURHAM NC 27703	5507 BENNINGTON PARK DR
779115346	LITTLE CLARENCE R		7513 LEESVILLE RD	DURHAM NC 27703	7513 LEESVILLE RD
779115436	SATTERWHITE CONSTRUCTION INC		5933 FARM-WELL RD	RALEIGH NC 27610	5551 BENNINGTON PARK DR
779115587	PARSELL CHRIS R		12331 TENTONS CT	DURHAM NC 27703	12331 TETONS CT
779115624	SISAY YODIT D		5503 BENNINGTON PARK DR	DURHAM NC 27703	5503 BENNINGTON PARK DR
779116179	SHEARIN WILEY SHEARIN JANINE		7521 LEESVILLE RD	DURHAM NC 27703	7521 LEESVILLE RD
779116534	DECOURSEY TIMOTHY DECOURSEY BETTY		12327 TETONS CT	DURHAM NC 27703	12327 TETONS CT
779116581	TAFESSE MERON DESTA SURAFEAL		12323 TETONS CT	DURHAM NC 27703	12323 TETONS CT
779117439	DIXON MABLE J TRUSTEE		7710 CRYSTAL SPRINGS CIR #307	RALEIGH NC 27617	12319 TETONS CT
779121888	BROWN SHELBY		7512 LEESVILLE RD	DURHAM NC 27703-9700	7512 LEESVILLE RD
779200914	EVANS, GARY C EVANS, BERSAVE A		10145 DARLING ST	RALEIGH NC 27613-4153	10145 DARLING ST
779205041	HOMES BY DICKERSON INC		7101 CREEDMOOR RD STE 115	RALEIGH NC 27613	7520 LEESVILLE RD
779686999	PAGE JAMES DANIEL		6220 MOUNT HERMAN RD	RALEIGH NC 27617	7527 LEESVILLE RD
779832224	PAGE JAMES DANIEL PAGE BONNIE C		6220 MT HERMAN RD	RALEIGH NC 27617	7510 LEESVILLE RD
779914618	PAGE JAMES DANIEL PAGE BONNIE COOLEY		6220 MT HERMAN RD	RALEIGH NC 27617	3171 LEESVILLE RD

PIN	Owner 1	Owner 2	Mail Address 1	Mail Address 2	Site Address
n/a	WithersRavenel	Daniel Rauh	424 Gallimore Dairy Road, Ste C	Greensboro, NC 27409	n/a
n/a	Raleigh Department of City Planning	JP Mansolf	PO Box 590	Raleigh, NC 27602	n/a
n/a	HOMES BY DICKERSON INC	Jon Showalter	7101 CREEDMOOR RD STE 115	RALEIGH NC 27613	7520 LEESVILLE RD
779005587	SATTERWHITE CONSTRUCTION INC		5933 FARM WELL RD	RALEIGH NC 27610	7270 TERREGLES DR
779006776	ALLISON LISA SANDS JEANNIE		7232 LADBROOKE ST	RALEIGH NC 27617	7232 LADBROOKE ST
779006796	COOK NICHOLAS JOHN		7230 LADBROOKE ST	RALEIGH NC 27617	7230 LADBROOKE ST
779006817	SHEA MICHAEL GRANT SHEA SHARON ANN		7243 TERREGLES DR	RALEIGH NC 27617	7243 TERREGLES DR
779006858	BEGUM ROKEYA		7241 TERREGLES DR	RALEIGH NC 27617	7241 TERREGLES DR
779006888	LUNDAY CARLA L		7239 TERREGLES DR	RALEIGH NC 27617	7239 TERREGLES DR
779007726	RUSSELL RONALD RUSSELL LAURIE		7228 LADBROOKE ST	RALEIGH NC 27617	7228 LADBROOKE ST
779007746	HEERY MICHELLE		7226 LADBROOKE ST	RALEIGH NC 27617	7226 LADBROOKE ST
779007766	MALKI LANA		7621 SUMTER CREST DR APT 8106	RALEIGH NC 27617	7224 LADBROOKE ST
779007786	NEWARK KEITH T		7222 LADBROOKE ST	RALEIGH NC 27617	7222 LADBROOKE ST
779007808	GALLEGO HECTOR FABIO GALLEGO VICTORIA SHEARON		7237 TERREGLES DR	RALEIGH NC 27617	7237 TERREGLES DR
779007828	DOMBY SARA A		7235 TERREGLES DR	RALEIGH NC 27617	7235 TERREGLES DR
779007848	RUSSOS NICK GUS RUSSOS BARBARA ANN		7233 TERREGLES DR	RALEIGH NC 27617	7233 TERREGLES DR
779007878	LEE KYU MYON LEE AKIKO K		7231 TERREGLES DR	RALEIGH NC 27617	7231 TERREGLES DR
779007897	GREER DAVID WAYNE TRUSTEE GREER DEENIE MARIE TRUSTEE		6325 LAKELAND DR	RALEIGH NC 27612	7229 TERREGLES DR
779008130	SATTERWHITE CONSTRUCTION INC		5933 FARM WELL RD	RALEIGH NC 27610	3351 SHADY GROVE RD
779008581	WILSON ERIC P WILSON CRISTLE-LYNN FLORETTE		7216 AQUINAS AVE	RALEIGH NC 27617	7216 AQUINAS AVE
779008612	CORREA EDURADO PATRICIO BERMEIO		7221 LADBROOKE ST	RALEIGH NC 27617	7221 LADBROOKE ST
779008632	HAIZLIP PAULETTE		7219 LADBROOKE ST	RALEIGH NC 27617	7219 LADBROOKE ST
779008672	ANGAINE PRISCILLA		7215 LADBROOKE ST	RALEIGH NC 27617	7215 LADBROOKE ST
779008692	CARRILLO KARLA		7213 LADBROOKE ST	RALEIGH NC 27617	7213 LADBROOKE ST
779008716	NEGHTMOUCHE MIKIA		7220 LADBROOKE ST	RALEIGH NC 27617	7220 LADBROOKE ST
779008756	WITHERS HENRY HAYWOOD-WITHERS SARAH		7216 LADBROOKE ST	RALEIGH NC 27617	7216 LADBROOKE ST
779008786	SIMEONE STACEY		7214 LADBROOKE ST	RALEIGH NC 27617	7214 LADBROOKE ST
779008837	FOSTER MICHAEL L		7223 TERREGLES DR	RALEIGH NC 27617	7223 TERREGLES DR
779008867	GILADI INVESTMENTS LLC ORITOM LLC		116 GREENSTONE LN	CARY NC 27518	7221 TERREGLES DR
779008887	BAKER WHITNEY		7219 TERREGLES DR	RALEIGH NC 27617	7219 TERREGLES DR
779009501	MOORE THOMAS GRANT MOORE TRACY L		7214 AQUINAS AVE	RALEIGH NC 27617	7214 AQUINAS AVE
779009531	BOSTIC ELEXIA L		7212 AQUINAS AVE	RALEIGH NC 27617	7212 AQUINAS AVE
779009551	WISE CRAIG J		7210 AQUINAS AVE	RALEIGH NC 27617	7210 AQUINAS AVE
779009581	BRADFORD DONALD JOHN JR		7208 AQUINAS AVE	RALEIGH NC 27617	7208 AQUINAS AVE
779009622	TRAEGER KIMBERLY E		7211 LADBROOKE ST	RALEIGH NC 27617	7211 LADBROOKE ST
779009642	MOHAMMAD AMBER BREE		7209 LADBROOKE ST	RALEIGH NC 27617	7209 LADBROOKE ST
779009662	SIEGMUND ANNEMARIE		7207 LADBROOKE ST	RALEIGH NC 27617	7207 LADBROOKE ST
779009682	RANSOPHER-BALSER RHONDA M		7205 LADBROOKE ST	RALEIGH NC 27617	7205 LADBROOKE ST
779009706	BOURY CHRISTIEN ALEXANDRE B BOURY BECHARA F& SHIRLEY BOURY		7212 LADBROOKE ST	RALEIGH NC 27617	7212 LADBROOKE ST
779009726	DIFERDINANDO JEANNE		7210 LADBROOKE ST	RALEIGH NC 27617	7210 LADBROOKE ST
779009746	MAHARAJH EDWARD M		809 HAVENWOOD CT	RALEIGH NC 27615	7208 LADBROOKE ST
779009776	HUMPHRIES TREVOR HUMPHRIES SANDRA		7206 LADBROOKE ST	RALEIGH NC 27617	7206 LADBROOKE ST
779009796	D COSTA LISA A		7204 LADBROOKE ST	RALEIGH NC 27617	7204 LADBROOKE ST
779009807	SERRANO RACHEL ORTIZ		7217 TERREGLES DR	RALEIGH NC 27617	7217 TERREGLES DR
779009827	JONES RICHARD T		7215 TERREGLES DR	RALEIGH NC 27617	7215 TERREGLES DR
779009847	BAQUIRAN BRIAN A PHAM ANH		7213 TERREGLES DR	RALEIGH NC 27617	7213 TERREGLES DR



Pre-Application Conference

Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 7/10/20
Attendees: Hannah Reckhow, Ira Mabel, Sara Ellis, Jon Showalter, Kelly O'Rourke, Mark Holland, Chris Falls,
Site Address/PIN: 7520 Leesville Road
Current Zoning/Designation: Durham RR
Proposed Zoning/Designation: Residential
City Council District: E
<p>Notes: Inspections have been completed on the existing house by Durham County, and they would like to understand where the building inspections should be handled since the property is in Durham County but the City of Raleigh's Planning Jurisdiction.</p> <p>The City of Raleigh has an annexation agreement with the County of Durham to determine where the annexation authority lies. The agreement is focused primarily on the availability of the utilities and which jurisdiction is best suited to provide service based on topography and other related factors. The site is located in Durham County, but not inside Raleigh's ETJ which meant Raleigh zoning was never applied to the property. You can receive well and septic under Durham County rules, however the utility provider for this site is the City of Raleigh.</p> <p>You need to annex the site into the City of Raleigh's jurisdiction to receive Raleigh utility services. Once you are annexed, the City of Raleigh is required to apply Raleigh zoning which is the process being started with this meeting.</p> <p>The annexation application needs to be submitted prior to the rezoning application going to the Planning Commission, which has regulatory timing requirements. Annexations do not have the same timing requirements, and staff will ensure the timing lines up when the applicant submits both applications.</p> <p>You choose which zoning district you would like to request the property be rezoned to, and may wish to reference the Unified Development Ordinance (UDO) to find the district that best suits the development you are pursuing. Article 2.2. Page 32 references Conventional Development options for residential and may be a good starting point for you.</p> <p>The Future Land Use Map guidance for the site is Moderate Density Residential, which would support any residential district up to R-10.</p> <p>How is depth measured on a triangular shaped lot? In Chapter 1 of the UDO there is a definition for how depth is measured. Ira Mabel will bring the question of how lot depth and build to will be measured to zoning interpretation and will report back to the applicant.</p>

There may be some Right-Of-Way dedication required where the road is less than 2-lanes wide, as it is slated to be a 4-lane undivided road.

Neighborhood meetings can be held virtually, and staff can provide you with a template and instructions on how to conduct the mailing for that meeting. JP Mansolf can assist by verifying the mailing list, which we highly recommend.

General use rezoning requests have a 2-week staff review period, after that staff have 45-days to place the case on the Planning Commission's agenda.

Once your annexation petition is submitted, there is some leeway for public utility permitting prior to annexation approval. However, this is at the discretion of the Raleigh Water (Public Utility) Department.

We do not require professional representation for rezoning cases, but it can be helpful to move through the process.

Department & Staff	Notes
Transportation <input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166	
Historic Preservation <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	
Parks, Recreation, & Cultural Resources <input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079 <input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871	



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	<p>Staff recommends you reach out to John Sorrell to discuss the process for connecting to public utilities.</p>
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	