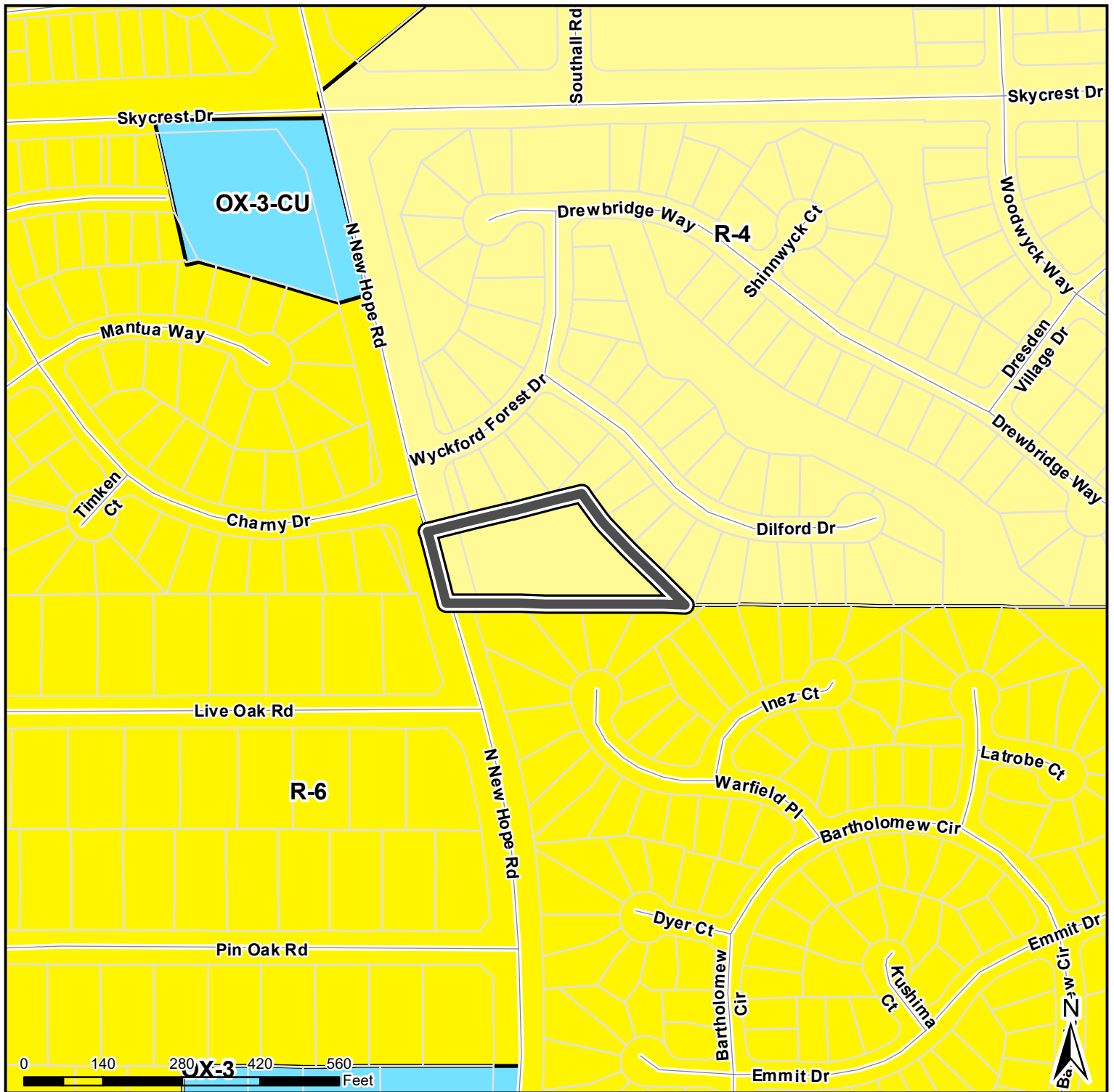
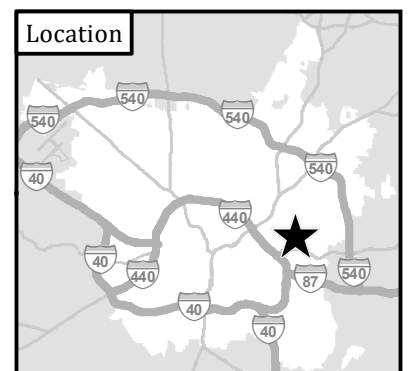


Existing Zoning

Z-38-2019



Property	2108 N New Hope Rd
Size	1.18 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director
Donald Belk, Planner II

DEPARTMENT: City Planning & Development

DATE: May 19, 2020

SUBJECT: City Council agenda item for June 2, 2020 – Z-38-19

On May 5, 2020, City Council authorized the public hearing for the following item:

Z-38-19: North New Hope Road, approximately 1.18 acres located near the intersection of North New Hope Road and Skycrest Drive at [2108 North New Hope Road](#).

Current zoning: Residential-4 (R-4).

Requested zoning: Residential-10 Conditional Use (R-10-CU).

Signed zoning conditions provided on April 30, 2020 would limit uses to day care center, plus other uses allowed only in the R-4 district, and limit day care center capacity to 89 enrollees.

The request is **consistent** with the 2030 Comprehensive Plan.
The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (8 - 0).

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

Additional note:

Urban Form

Urban Form designation: None

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#12003

CASE INFORMATION: Z-38-19 – 2108 NORTH NEW HOPE ROAD

Location	Northeast Raleigh, approximately 0.1 mile south of the North New Hope Road/Skycrest Drive intersection; approximately 0.75 miles north of the intersection of North New Hope Road and New Bern Avenue. Address: 2108 North New Hope Road PIN: 1724990791 iMaps , Google Maps , Directions from City Hall
Current Zoning	Residential-4 (R-4)
Requested Zoning	Residential-10-Conditional Use (R-10-CU)
Area of Request	1.18 acres
Corporate Limits	The site is within the City of Raleigh's corporate limits.
Property Owner	Robert & Jacqueline Williams 1821 Elkpark Drive Raleigh, NC 27610-5897
Applicant	Bill Gordon, Jr. 802 South Roxboro Street Durham, NC 27707
Citizens Advisory Council (CAC)	Northeast CAC; meets 2 nd Thursday of each month Pam Adderley, Community Relations Analyst (919) 996-5716/ pam.adderley@raleighnc.gov
PC Recommendation Deadline	June 8, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Principal uses shall be limited to those allowed in the R-4 district, except that any use allowed in the R-4 district that is prohibited in the R-10 district shall not be allowed.
2. The capacity of the day care would be increased to a maximum of 89 students.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	Not applicable
Consistent Policies	Policy LU 5.3 – Institutional Uses Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods

	Policy LU 8.5 – Conservation of Single Family Neighborhoods Policy CS 5.6 – Childcare Facilities
Inconsistent Policies	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
August 26, 2019; 8 attendees	Northeast CAC Presentation: None Vote: None	April 28, 2020 (recommended approval 8-0)	June 2, 2020

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The proposal is consistent with the Comprehensive Plan overall. The request adds to the new housing supply and increases child care capacity at a transit-accessible location.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Low Density Residential to Moderate Density Residential.
Recommendation	Approval
Motion and Vote	Motion: Miller Second: Hicks In favor: Bennett, Hicks, Jeffreys, Lampman, Miller, McIntosh, Tomasulo and Winters

Reason for Opposed
Vote(s)

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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:

Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



ZONING STAFF REPORT – CASE Z-38-19

Conditional Use District

OVERVIEW

The request is to rezone the property located at 2108 North New Hope Road from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU).

The subject property is generally located between the intersections of North New Hope Road with Skycrest Lane (0.1 mile north of site) and New Bern Avenue (0.75 miles south). The site is bordered by the Wyckford subdivision to the north and east. Wyckford comprises detached houses and is zoned Residential-4. To the south, the site is adjacent to Hedingham Village, which is comprised of detached houses and is zoned Residential-6. The Hedingham planned development and golf course community is farther east and contains more than 1,000 dwelling units and borders the Neuse River.

The detached house on the site is set back about 50 feet from North New Hope Road. It was built in 1936 and is now used as a day care facility. In addition to the house, there are a handful of outbuildings on the site.

Topography on the site slopes down from North New Hope Road. The parcel is more than 200 feet at its greatest depth and the grade changes about ten feet across the site.

The purpose of this rezoning request is to expand the capacity of the existing Busy Bee's day care center from 36 to 89 students. The request would also increase the residential entitlement on the site from four to eight detached houses.

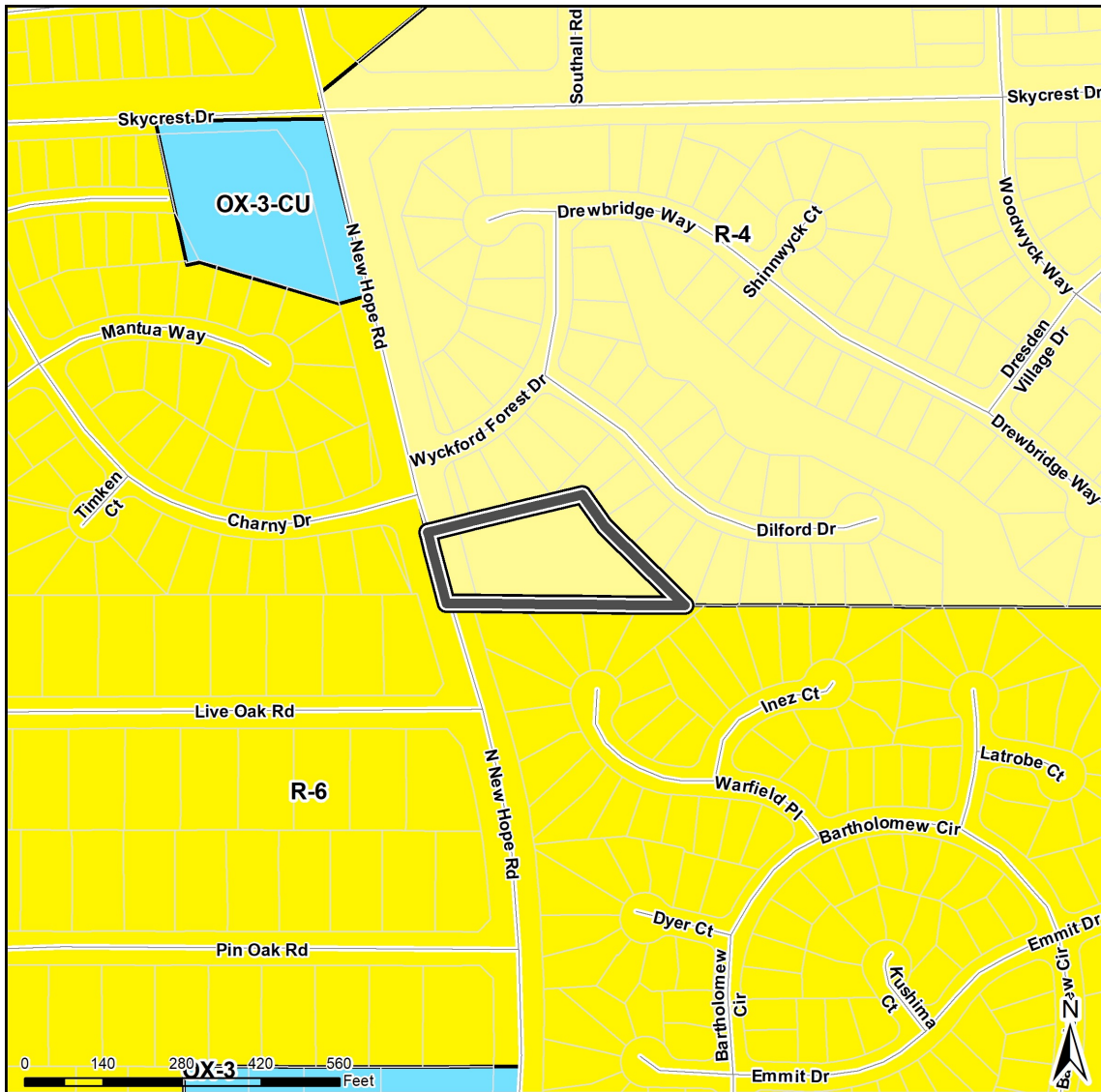
Day Care Center is classified as a Commercial use and is allowed in all Residential districts as a special use. Beyond the rezoning process, expansion of the day care center use may require additional special use permit review. Centers within R-4 districts require a minimum lot area of 1,040 square feet per enrollee; within R-10, the minimum is 240 square feet. In all Residential Districts, day care centers require a Type A1 or A2 transitional protective yard along any side of the property abutting a residential use, and a Type C2 street yard is required if the property abuts a public street. The proposed rezoning would require the transitional yards on all sides, along with the street yard along N. New Hope Road.

OUTSTANDING ISSUES

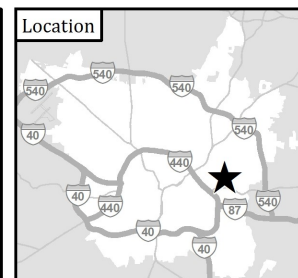
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
--------------------	----------	----------------------	----------

Existing Zoning

Z-38-2019



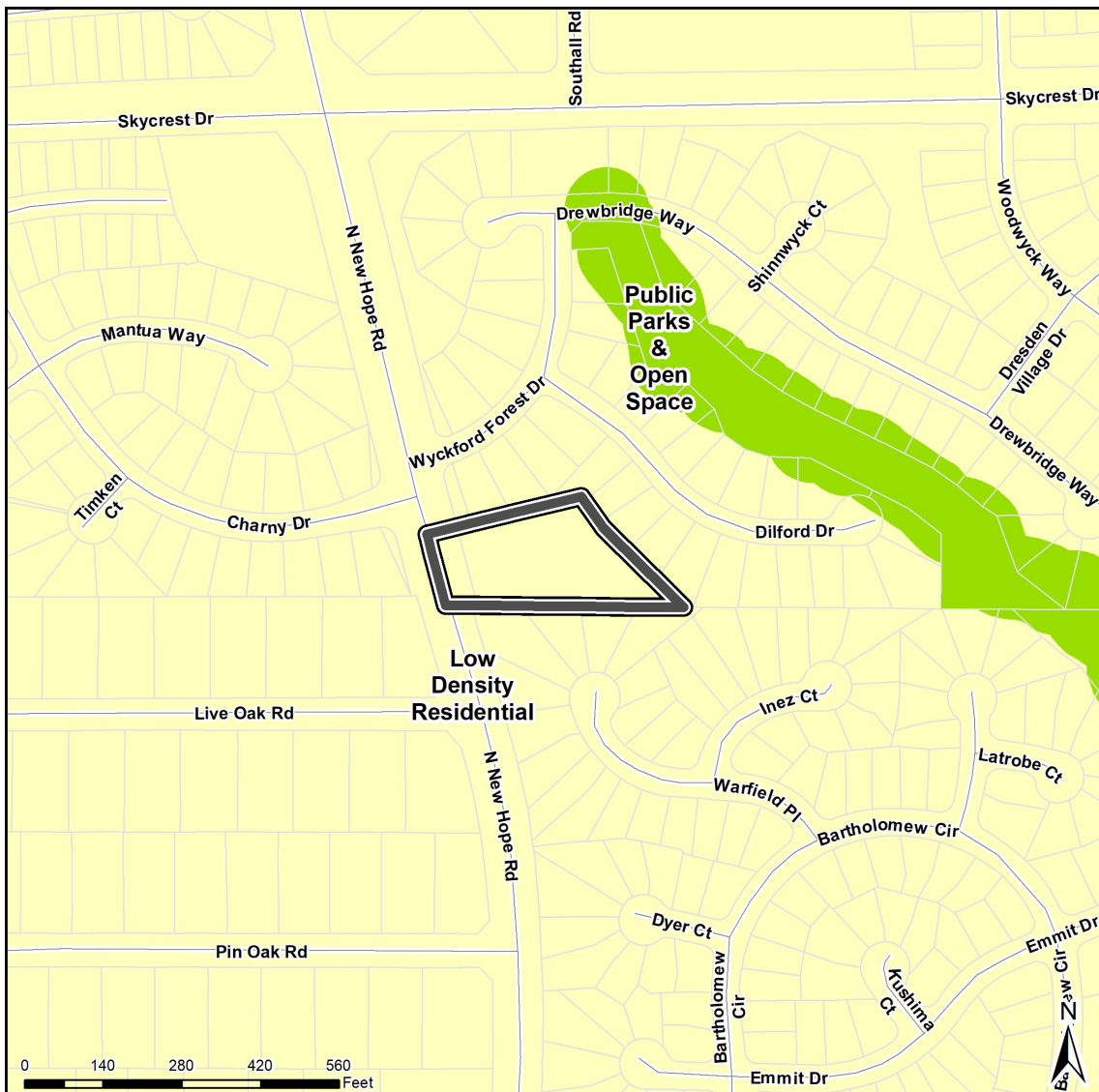
Property	2108 N New Hope Rd
Size	1.18 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



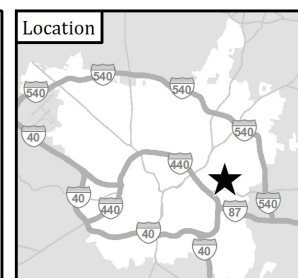
Map by Raleigh Department of City Planning (mansollj): 1/18/2020

Future Land Use

Z-38-2019



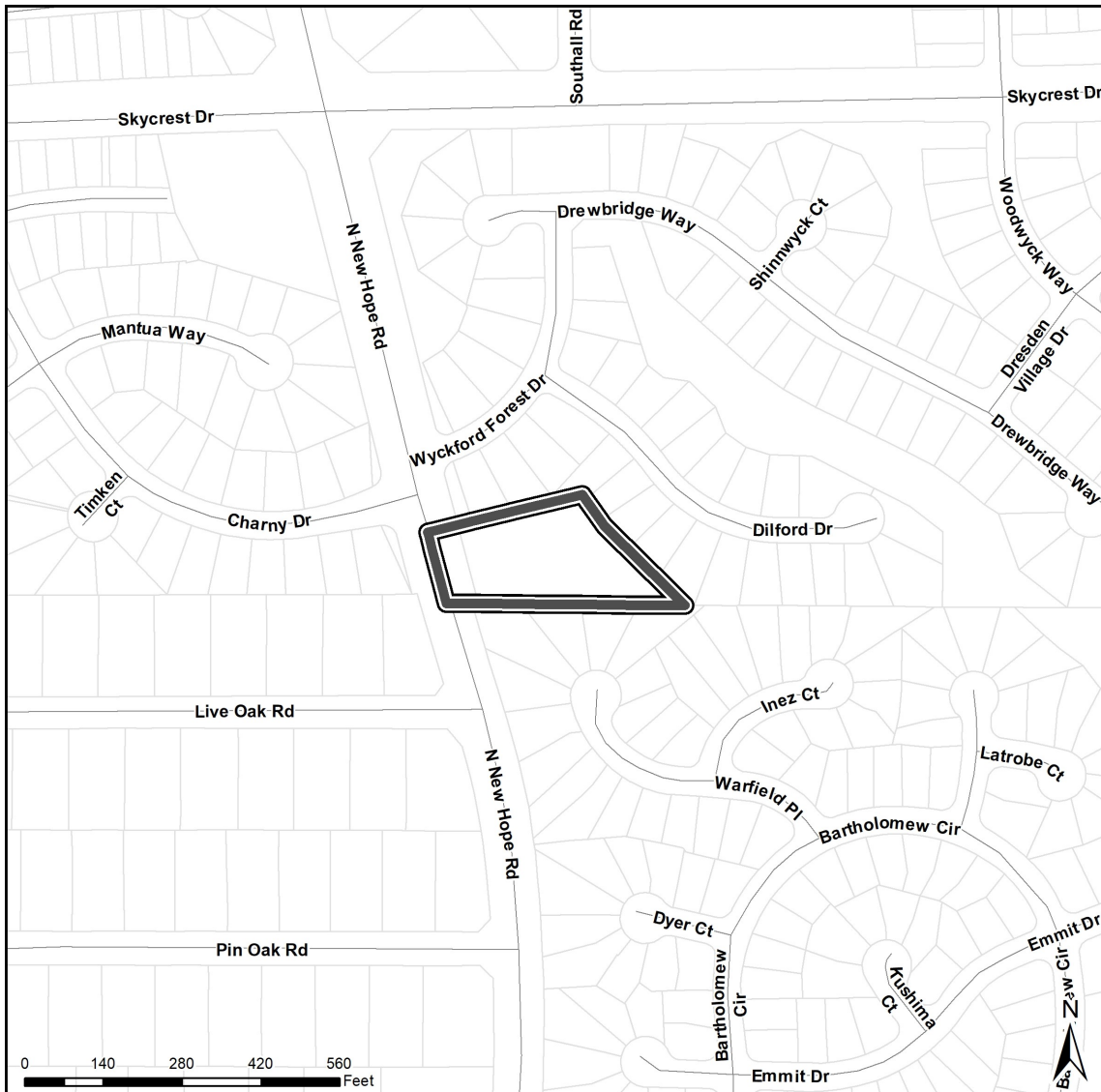
Property	2108 N New Hope Rd
Size	1.18 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (mansolf): 1/18/2020

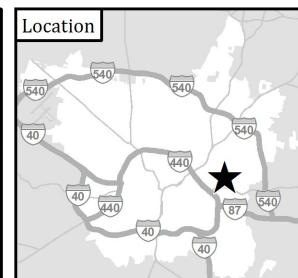
Urban Form

Z-38-2019



Property	2108 N New Hope Rd
Size	1.18 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU

Map by Raleigh Department of City Planning (mansollj): 1/16/2020



COMPREHENSIVE PLAN

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

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

Yes. The proposal is consistent with the visions, themes, and policies contained in the Comprehensive Plan as follows:

The request is consistent with the **Economic Prosperity and Equity** theme, as it could provide additional day care capacity for residents, elevating opportunities for transit-accessible child care.

The request is consistent with the **Growing Successful Neighborhoods and Communities** theme and would allow for the expansion of a local business that provides a valuable community service (child care) while conserving neighborhood character.

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

No.

- 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?

Yes. The rezoning proposes to expand the existing use of a day care center. The use serves surrounding low density residential development and could be established without adversely altering the recommended land use and character of the adjacent neighborhoods.

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

Yes. Community facilities and streets are sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☒ **Inconsistent**

The request for R-10 zoning would permit residential densities above those called for areas designated for Low Density Residential (typically 1-6 units per acre).

Although the proposal would prohibit all R-10 uses with the exception of day care center, single-family residential development at this density could still be achieved. Residential-10 falls within the future land use category of Moderate Density Residential, thus the proposal is inconsistent with the Future Land Use Map.

Urban Form

Urban Form designation: Not applicable.

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 rezoning request, if approved, would result in the expansion of an existing day care center. Conditions have excluded all other R-10 uses; however, single-unit living would be permitted, which is compatible with the surrounding area.

Public Benefits of the Proposed Rezoning

- The proposed rezoning would increase the availability of day care for Raleigh residents.

Detriments of the Proposed Rezoning

- The existing day care center would increase its capacity by 2.5 times, which would result in increased traffic at peak times.

Policy Guidance

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

Policy LU 5.3 – Institutional Uses

Ensure that when institutional uses, such as private schools, child care facilities, and similar uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work pro-actively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.

- The proposal to expand an existing day care center is an example of proactive cooperation to address facility expansion.

Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

- The existing use, located within a residential structure, is in keeping with the residential character of the surrounding area.

Policy CS 5.6 – Childcare Facilities

Plan and provide for childcare facilities adequate to meet the needs of Raleigh families.

- This rezoning proposal will expand the availability of childcare facilities in Raleigh.

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

Policy LU 1.1 – Future Land Use Map and Zoning Consistency

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

- The proposed zoning (R-10-CU) is inconsistent with the Future Land Use Map, which designates this area as Low Density Residential. Residential-10 zoning exceeds the recommended density of this designation and is more in line with a Moderate Density Residential designation.

Policy LU 1.3 – Conditional Use District Consistency

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

- Although the proposal restricts all other R-10 uses not otherwise permitted in R-4, the site could be redeveloped for single-family residential at R-10 lot standards, allowing a moderate residential density that is inconsistent with the current designation of low density residential.

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	38	The Transit Score is above the City average. The site has some transit options available.
Walk Score	31	35	The Walk Score is above the City average, but still designated as 'car dependent.'

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 proposal would have a lower than average carbon footprint due to the above-average scores for transit access and walkability. The site is located along a transit line.

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: Detached single-family residential would be permitted under this proposal. While consistent with the surrounding area, this building type does have a higher energy footprint than multifamily building types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	This proposal pertains to the expansion of an existing day care center; however, a potential redevelopment could result in ten or fewer single-family residential units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	No	
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The proposal would allow for lot sizes averaging 0.15 acres.
Is it within walking distance of transit?	Yes	The site is served by GoRaleigh Route 15L.

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

Summary:

The proposal would allow for a potential increase in the number of single-family detached housing units in the area.

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 Marsh Creek Park (1.0 miles) and Hill Street Park (1.5 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (2.0 miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None.

Public Utilities

1. The proposed rezoning would add approximately 12,688 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.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,750	3,750	16,438
Waste Water	2,750	3,750	16,438

Impact Identified:

1. The proposed rezoning would add approximately 12,688 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	Crabtree
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	None

Impact Identified: None.

Transit

1. Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

Impact Identified: None.

Transportation**Site Location and Context***Location*

The Z-38-19 site is located in east Raleigh near the intersection of Skycrest Drive and North New Hope Road.

Area Plans

The Z-38-19 site not located within or adjacent to an area plan.

Other Projects in the Area

The City of Raleigh plans to improve Marsh Creek Road and Trawick Road, from New Hope Road to Capital Boulevard. This project is currently in design.

Existing and Planned Infrastructure

Streets

The site is located along North New Hope Road, which is designated as a 4-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. In accordance with UDO section 8.3.2, the maximum block perimeter for a R-10 zoning district is 2,500 feet. The existing block perimeter is approximately 9,900 feet.

Pedestrian Facilities

There are sidewalks along New Hope Road. Neighborhood streets nearest the site have sidewalks on one side.

Bicycle Facilities

There are no existing bicycle facilities surrounding the Z-38-19 site. Map T-3 in the comprehensive plan designates New Hope Road and Skycrest Drive for separated bikeways.

Transit

GoRaleigh Route 15L stops every 45 min on New Hope Road. This route is a large loop connecting Capital Boulevard to New Bern Avenue; it operates in the southbound direction on New Hope Road. The nearest stop is across New Hope Road from the Z-38-2019 site.

Access

Access to the subject property is by North New Hope Road. This access point is right-in and right-out (a median divides North New Hope Road); a full-movement access is unlikely to be granted by NCDOT.

TIA Determination

Based on the Envision results, approval of case Z-38-19 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-4 to R-10-CU would create 111 new trips in the AM peak and 104 new trips in the PM peak from the current entitlements to the proposed maximum. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-38-19 Existing Land Use Day Care Facility	Daily	AM	PM
	147	28	28
Z-38-19 Current Zoning Entitlements R-4	Daily	AM	PM
	200	38	39
Z-38-19 Proposed Zoning Maximums R-10-CU	Daily	AM	PM
	809	150	142
Z-38-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	609	111	104

Urban Forestry

Impact Identified: None.

Impacts Summary

This rezoning proposal would expand an existing day care center from 48 to 89 enrollees. The predominant impact would be an increase in morning and evening vehicle trips to the site.

Mitigation of Impacts

An enhanced vegetative buffer could mitigate the impact of the increased vehicle trips to the site with regard to traffic noise and car lights.

CONCLUSION

This proposed rezoning would change the subject site from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU) for the purpose of expanding the capacity of an existing day care center from 36 to 89 students. Proposed conditions would limit the capacity of the day care center and effectively limit redevelopment to single-family detached residential use. While the intent is to allow expansion of the existing day care use, the request would also increase the potential development entitlement to eight detached houses. The potential development on the site under R-10 zoning would be categorized as Moderate Density Residential, necessitating an amendment to the Future Land Use Map.

CASE TIMELINE

Date	Action	Notes
January 21, 2020	Application submitted with conditions.	
April 28, 2020	Planning Commission Meeting	Vote 8-0 to recommend approval
May 5, 2020	Report of the Planning Commission	Public Hearing set for June 2, 2020
June 2, 2020	City Council Public Hearing	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-6	R-4	R-6
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Day Care Center	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
Urban Form	N/A	N/A	N/A	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	1.18	1.18
Setbacks:		
Front	20'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	4 du/ac	8 du/ac
Max. # of Residential Units	4	9
Max. Gross Building SF	8,000	18,900
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.16	0.37

*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



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

REZONING REQUEST									
<input checked="" type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan		OFFICE USE ONLY Transaction # Rezoning Case #					
Existing Zoning Base District	R-4	Height	Frontage			Overlay(s)			
Proposed Zoning Base District	R-10	Height	Frontage			Overlay(s) MP-OD			
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: A - 11 - 2009									
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:									
<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>									

GENERAL INFORMATION		
Date	09-09 -2019	Date Amended (1) Date Amended (2)
Property Address 2109 N. New Hope Road		
Property PIN	1724990791	Deed Reference (book/page) 013183/00965
Nearest Intersection N. New Hope Road and Wyckford Forest Drive		
Property Size (acres)	1.18	(For PD Applications Only) Total Units Total Square Feet
Property Owner/Address Jacqueline Williams - 1821 Elkhart Drive, Raleigh, NC 27610		Phone 919-218-3828 Fax N/A Email busybees.center@yahoo.com
Project Contact Person/Address Bill Gordon, Jr. - 802 S. Roxboro Street, Durham, NC 27707		Phone 919-564-8108 Fax N/A Email designsolutionsnc@gmail.com
Owner/Agent Signature		Email designsolutionsnc@gmail.com

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning <i>R-4</i>	Proposed Zoning <i>R-10</i>	
Narrative of Zoning Conditions Offered		
1. The existing daycare has 36 students. The owner would like to expand to 89 students.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature *Jaqueline Williams* Print Name *Jaqueline Williams*

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p>
<p>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.</p>	<p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>1. The R - 10 rezoning request is consistent with the allowed moderate density as per the future land use designation.</p>	
<p>2. The expansion of the existing facility is within the 2030 Comprehensive Plan - Policy LU 5.3.</p>	
<p>3.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The public benefits will be the increased service to the area for the provision of quality child care for the community.</p>	
<p>2. It will allow more working parents to provide their kids with a safe, caring and learning environment.</p>	
<p>3. It allows for more kids to interact with and learn to take direction from adults other than their parents as well as a smooth transition to kindergarten.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY
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.	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.	
The existing structure has historical value. The rezoning will not impact the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
There are no negative impacts.	

URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation: N/A

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>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 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 within 500 feet of property to be rezoned	<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 checked="" type="checkbox"/>	<input 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"/>			

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 checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Important Neighborhood Meeting

Meeting Date: August 26, 2019 (Monday)
Meeting Time: 7:00pm
Meeting Location: Longview Baptist Church
2308 N. New Hope Church Road
Raleigh, NC 27606

LBC is located near the New Hope Crossing Development.

Meeting Purpose: To discuss a potential rezoning of the property located at 2108 N. New Hope Road near the intersection of N. New Hope Road and Wyckford Drive. The site is currently zoned R-4 but proposed to be rezoned to R-10. The property is an existing daycare facility, Busy Bee Learning Center II with current student capacity of 36. The owner would like to expand to 89 students. The city of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

Your attendance would be greatly appreciated!

Please direct your concerns and questions to:

Bill Gordon, Jr. (Applicant)
Design Solutions NC
919.564.8108
DesignSolutionsNC@gmail.com

Jacqueline Williams (Owner)
Busy Bee Learning Center II
919.880.0487
BusyBees.Center@yahoo.com

Zoning Questions please contact:
www.Raleighnc.gov (Website)
Rezoning@Raleighnc.gov (Email)
919.996.2682

Date:

Re: (site location)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on ____ (date) _____. The meeting will be held at _____(location)_____ and will begin at _____(time)_____.

The purpose of this meeting is to discuss a potential rezoning of the property located at ____ (site address)_____. This site is current zoned ____ (zoning)_____ and is proposed to be rezoned to _____, (Please provide any relevant details regarding the request.)

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

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit **www.raleighnc.gov** or contact the Raleigh City Planning Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on August 26, 2019 (date) to discuss a potential rezoning located at 2108 N. New Hope Road (property address).

The neighborhood meeting was held at Longview Baptist Church (location).

There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

1. Tree buffer at property lines

2. School Bus am drop - off and daycare drop - off.

3. Grass growth at fencing at the right property line.

4. All of the attendees were in support of the expansion and the rezoning from R-4 to R-10 with the stipulation that if the property is ever sold, the property will remain a daycare and could not be changed to any other uses under R - 10 zoning.

[illegible]

ATTENDANCE ROSTER	
-------------------	--

[illegible]

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted: January 28, 2019

Applicant(s) Name: Bill Gordon

Applicant's Mailing Address: 802 S. Roxboro Street, Durham, NC 27707

Phone: 919-564-8108

Email: designsolutionsnc@gmail.com

Property PIN #: 1724990791

Site Address / Location: 2108 New Hope Road, Raleigh, NC 27604

Current Zoning: R-4

Additional Information (if needed) :

The owner would like to increase the number of students in the Busy Bee Learning Center. We would like to change the zoning to R-6.

OFFICE USE ONLY

Transaction # :

Date of Pre-Application Conference :

Staff Signature

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		

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 _____



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-38-19

OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 2108 North New Hope Road to achieve consistency between the map and the rezoning request for a Residential-10-Conditional Use (R-10- CU) district. The map currently designates the parcel for Low Density Residential, which envisions mostly single-family, detached residential development at a density of six units to the acre or less. The FLUM district corresponding to the R-10-CU rezoning request for is Moderate Density Residential, which applies to single-family detached residential, so long as an overall gross density of no more than 14 units to the acre is maintained.

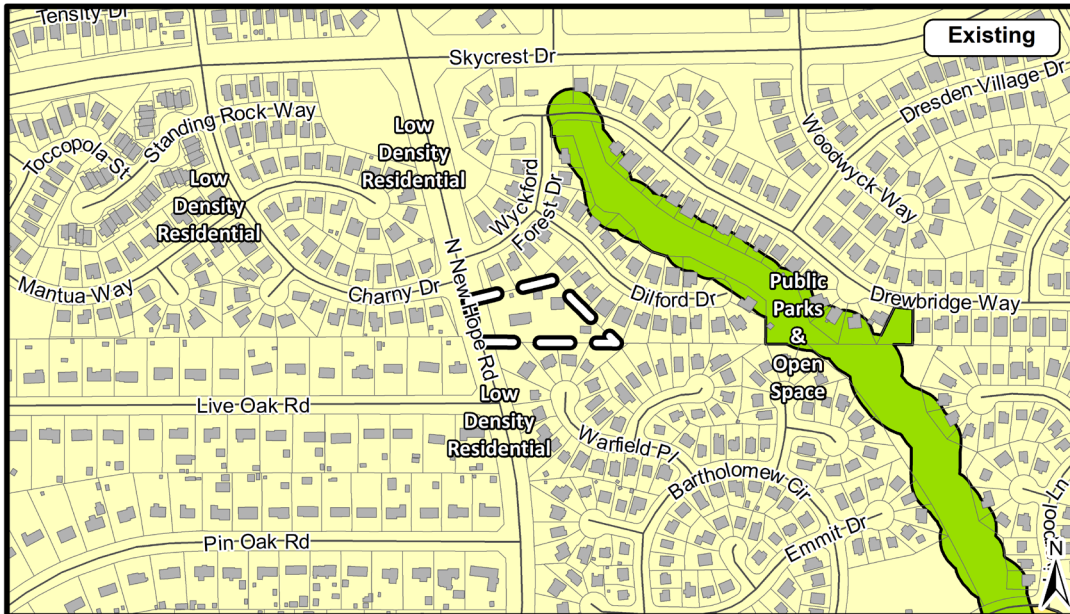
LIST OF AMENDMENTS

1. Amend the Future Land Use Map for 2108 North New Hope Road from Low Density Residential to Moderate Density Residential.

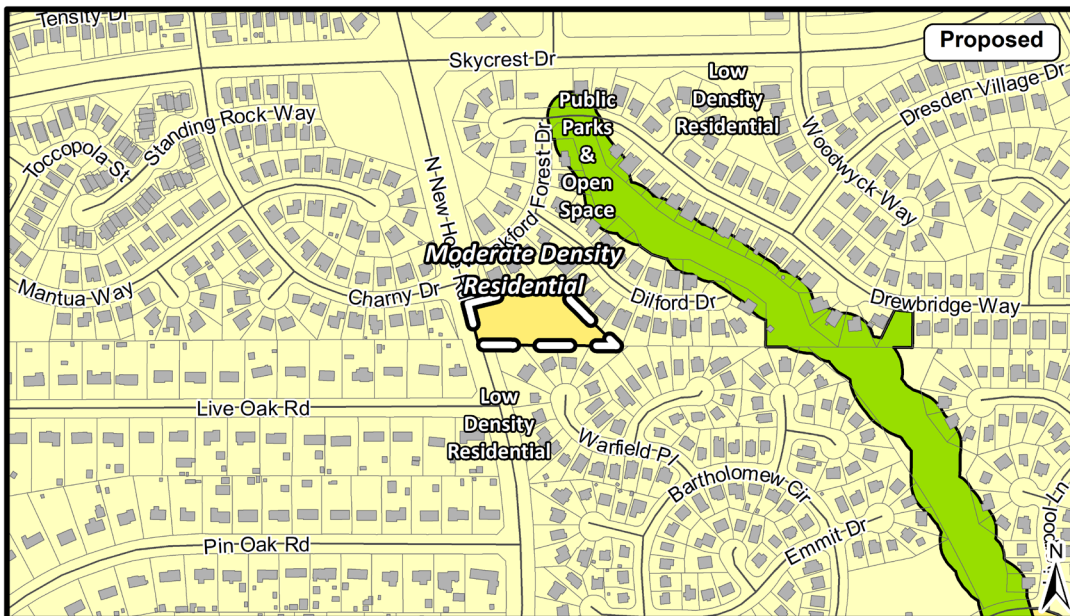
Amended Maps

Z-38-19: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Moderate Density Residential



IMPACT ANALYSIS

The proposed FLUM amendment would create a Moderate Density Residential-designated parcel, surrounded by areas designated for Low Density Residential. Conditions limit the site to the single-family detached building type, and potential development could yield 9 lots on the 1.18-acre tract. However, the minimum lot sizes permitted in R-10 (4,000 square feet) are in keeping with the overall character of the area.

Important Neighborhood Meeting

Meeting Date: August 26, 2019 (Monday)
Meeting Time: 7:00pm
Meeting Location: Longview Baptist Church
2308 N. New Hope Church Road
Raleigh, NC 27606

LBC is located near the New Hope Crossing Development.

Meeting Purpose: To discuss a potential rezoning of the property located at 2108 N. New Hope Road near the intersection of N. New Hope Road and Wyckford Drive. The site is currently zoned R-4 but proposed to be rezoned to R-10. The property is an existing daycare facility, Busy Bee Learning Center II with current student capacity of 36. The owner would like to expand to 89 students. The city of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

Your attendance would be greatly appreciated!

Please direct your concerns and questions to:

Bill Gordon, Jr. (Applicant)
Design Solutions NC
919.564.8108
DesignSolutionsNC@gmail.com

Jacqueline Williams (Owner)
Busy Bee Learning Center II
919.880.0487
BusyBees.Center@yahoo.com

Zoning Questions please contact:
www.Raleighnc.gov (Website)
Rezoning@Raleighnc.gov (Email)
919.996.2682

Date:

Re: (site location)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on ____ (date) _____. The meeting will be held at _____(location)_____ and will begin at _____(time)_____.

The purpose of this meeting is to discuss a potential rezoning of the property located at ____ (site address)_____. This site is current zoned ____ (zoning)_____ and is proposed to be rezoned to _____, (Please provide any relevant details regarding the request.)

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

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit **www.raleighnc.gov** or contact the Raleigh City Planning Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on August 26, 2019 (date) to discuss a potential rezoning located at 2108 N. New Hope Road (property address).

The neighborhood meeting was held at Longview Baptist Church (location).

There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

1. Tree buffer at property lines

2. School Bus am drop - off and daycare drop - off.

3. Grass growth at fencing at the right property line.

4. All of the attendees were in support of the expansion and the rezoning from R-4 to R-10 with the stipulation that if the property is ever sold, the property will remain a daycare and could not be changed to any other uses under R - 10 zoning.

[illegible]

[illegible]