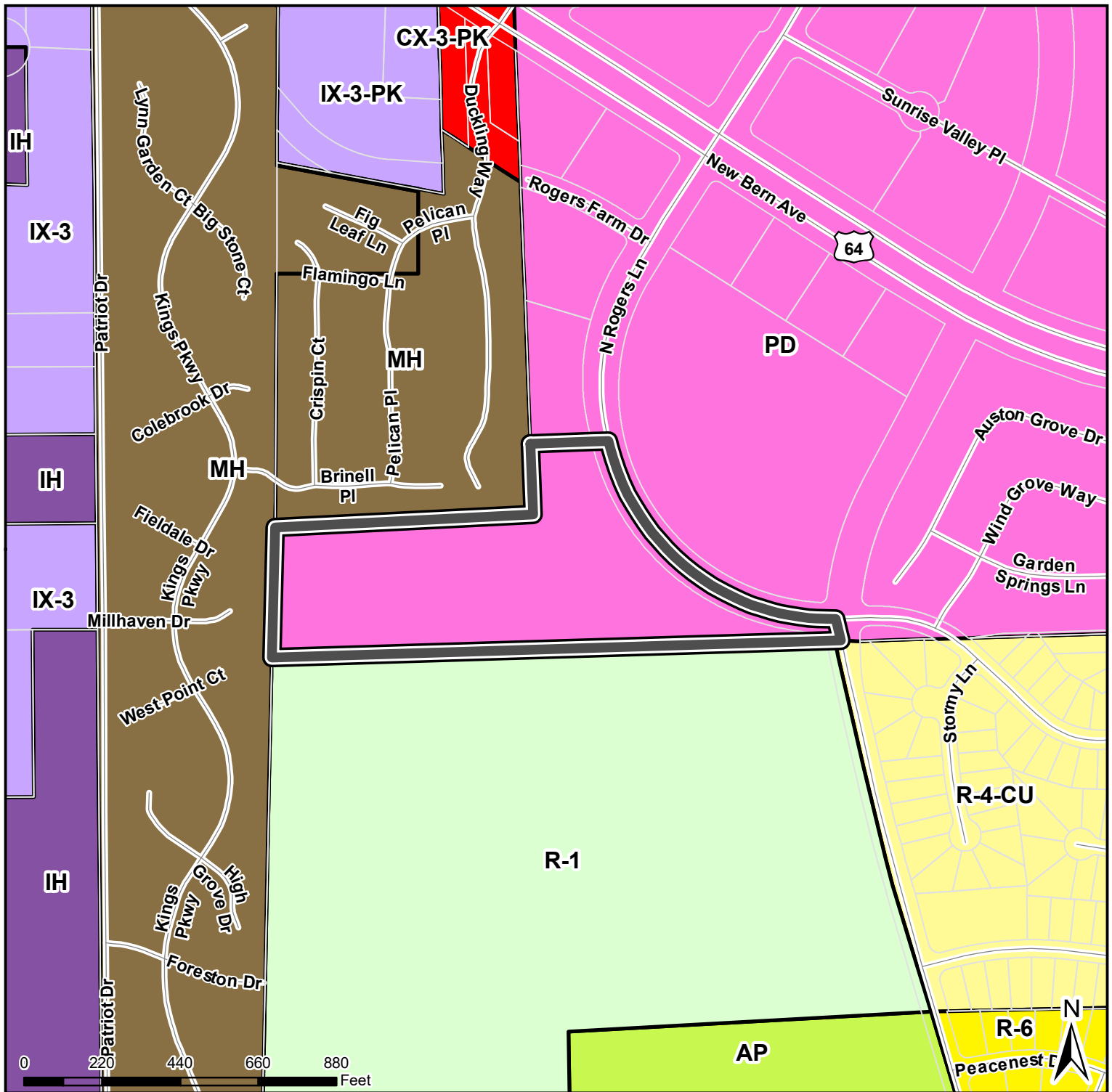
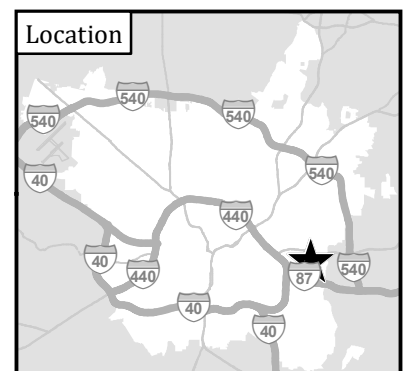


Existing Zoning

Z-39-2019



Property	1031 N Rogers Ln
Size	10.96 acres
Existing Zoning	PD
Requested Zoning	MH-CU





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-39-19 – 1031 NORTH ROGERS LANE

Location	Southeast Raleigh, near the intersection of North Rogers Lane and New Bern Avenue. The site lies approximately one-half mile east of the intersection of North New Hope Road and New Bern Avenue, and approximately 2 miles west of the intersection of US 64 and Interstate 540 in Knightdale. Address: 1301 North Rogers Lane PIN: 1734322936 iMaps , Google Maps , Directions from City Hall
Current Zoning	Planned Development (PD)
Requested Zoning	Manufactured Housing-Conditional Use (MH-CU)
Area of Request	10.96 acres
Corporate Limits	The site is within the City of Raleigh's corporate limits.
Property Owner	RCS – Edgewater Lots LLC 371 Centennial Parkway, Suite 200 Louisville, CO 80027
Applicant	Worth Mills, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Citizens Advisory Council (CAC)	Southeast CAC; meets 2 nd Thursday of each month Jonathan Edwards, Community Relations Analyst (919) 996-5712/ jonathan.edwards@raleighnc.gov
PC Recommendation Deadline	March 9, 2020

SUMMARY OF PROPOSED CONDITIONS

1. No manufactured housing unit shall be located within 100 feet of the North Rogers Lane public right-of-way.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential/Public Parks & Open Space
Urban Form	Not applicable
Consistent Policies	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency Policy LU 3.2 - Location of Growth Policy LU 4.5 - Connectivity Policy LU 5.4 - Density Transitions Policy LU 5.6 - Buffering Requirements Policy H 1.8 - Zoning for Housing Policy PR 3.1 - Greenway Trail Expansion Policy PR 3.5 - Stream Open Space Networks
Inconsistent Policies	Policy LU 2.6 - Zoning and Infrastructure Impacts

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 13, 2019; 0 attendees	December 12, 2019	December 10, 2019	

PLANNING COMMISSION RECOMMENDATION

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

:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Comments from Sketch Plan Review (SCOPE-0056-2019)
3. Rezoning Application
4. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all 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-39-19

Conditional Use District

OVERVIEW

This request is to rezone the property located at 1031 North Rogers Lane from Planned Development (PD) to Manufactured Housing-Conditional Use (MH-CU). The parcel lies within Tract LR-1, the area designated on the Rogers Farm Master Plan for residential development at a density of 4 units per acre. Removal of the subject parcel from the Rogers Farm Master Plan would not significantly impact the existing PD. The eastern half of the parcel fronting North Rogers Lane is environmentally constrained, and applicant has offered a condition to prohibit any mobile home unit within 100' of the North Rogers Lane right-of-way.

The proposed Manufactured Housing (MH) District is categorized as a Special District in Article 4.5 of the Unified Development Ordinance, which specifies site size, density, land use, and site development and spacing standards.

The subject site is located in southeast Raleigh, near the intersection of North Rogers Lane and New Bern Avenue. The site lies approximately one-half mile east of the intersection of North New Hope Road and New Bern Avenue, and approximately 2 miles west of the intersection of US 64 and Interstate 540 in Knightdale.

The site is located within City of Raleigh corporate limits and adjoins the Kingsborough Estates manufactured home community (zoned MH) to the west and north, and other parcels of the Rogers Farm Planned Development (MP-1-96) to the north and east. To the south lies the Kellam-Wyatt Farm tract (zoned R-1), purchased by Wake County in 2018 for open space preservation purposes. Wake County, along with the City of Oaks Foundation, has begun master planning for the tract's possible use as a park, nature preserve, or agricultural site.

The site is presently vacant and wooded, with a buffered blueline stream and pond located on the eastern half of the parcel.

Several residential neighborhoods (zoning ranging from R-4 to R-10) are located southeast of the subject parcel. Kingsborough Estates adjoins an approximately 2.4 square mile area of Heavy Industrial (IH) and Industrial Mixed Use (IX) land, which includes several parcels owned by the City of Raleigh and contains the Wilders Grove Solid Waste Services Facility.

Connectivity of the subject parcel with the existing street network is an issue of concern. Future development of the subject parcel as manufactured housing will require connectivity with public streets and provide sidewalks that connect with public sidewalks, public streets, and greenway access points, per UDO Section 4.5.2.B. While this is not a rezoning issue, it will be significant issue for future site plan review. As previously mentioned, the site is environmentally constrained to the east, presenting physical obstacles to connecting with

North Rogers Lane. Furthermore, the existing mobile home park consists entirely of private streets without sidewalks. Future development would result in the dedication of right-of-way within the parcel, without connecting it to any other right-of-way, effectively creating floating right-of-way or an island of public streets. These issues were addressed with the applicant during a Sketch Plan Review as well as the initial review of this rezoning proposal. The applicant is already working with staff to evaluate alternatives.

The site lies within an area designated for Moderate Density Residential and Public Parks & Open Space on the Future Land Use Map. The Crabtree Creek Tributary B greenway corridor bisects the site and is designated as Public Parks & Open Space. Future development of the site would require the dedication of a 75-foot greenway easement traversing the parcel.

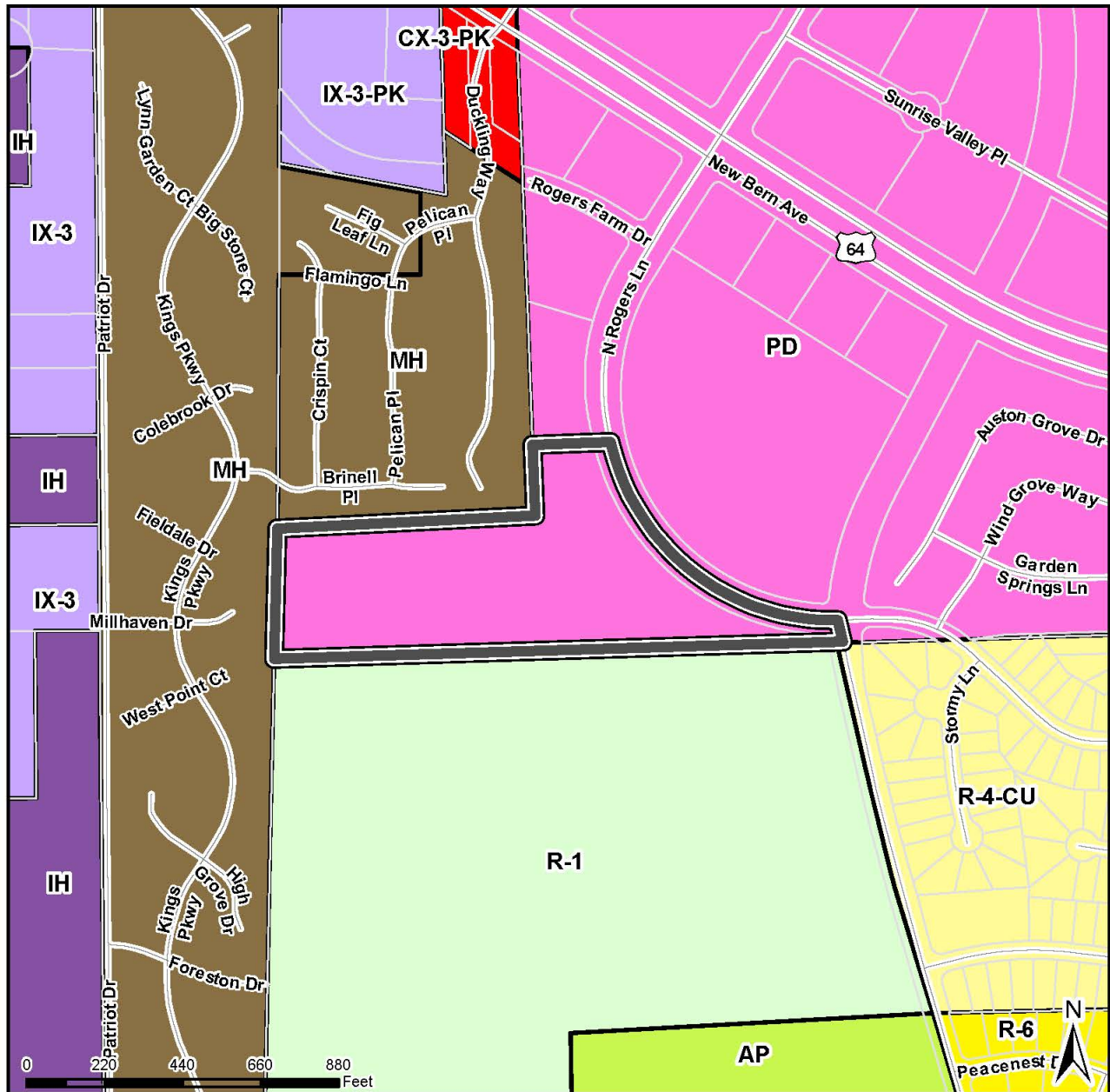
Northeast of the site, the developed portion of the Rogers Farm PD is designated as Community Mixed Use. The western portion of the site lies within a Priority Area for Economic Development (2030 Comprehensive Plan, Map ED-1). These are areas identified as areas that demonstrate a need for economic development intervention and that also present opportunities for economic development. Priority Areas comprise Census Block Groups in which 1) 40% or more of the Block Group is zoned for non-residential use and are considered 'high poverty' or are adjacent to 'high poverty' block groups; or 2) 40% or more of the Block Group is zoned for industrial use.

OUTSTANDING ISSUES

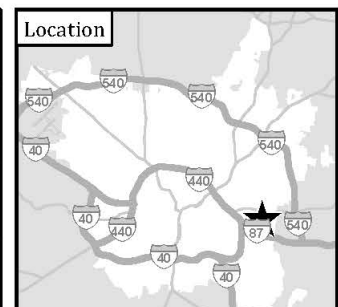
<p>Outstanding Issues</p>	<p>1. The Southeast CAC has not voted on the case.</p>	<p>Suggested Mitigation</p>	<p>1. The case will be presented to the Southeast CAC on December 12; a vote is tentatively scheduled for January 9, 2020.</p>
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Existing Zoning

Z-39-2019



Property	1031 N Rogers Ln
Size	10.96 acres
Existing Zoning	PD
Requested Zoning	MH-CU

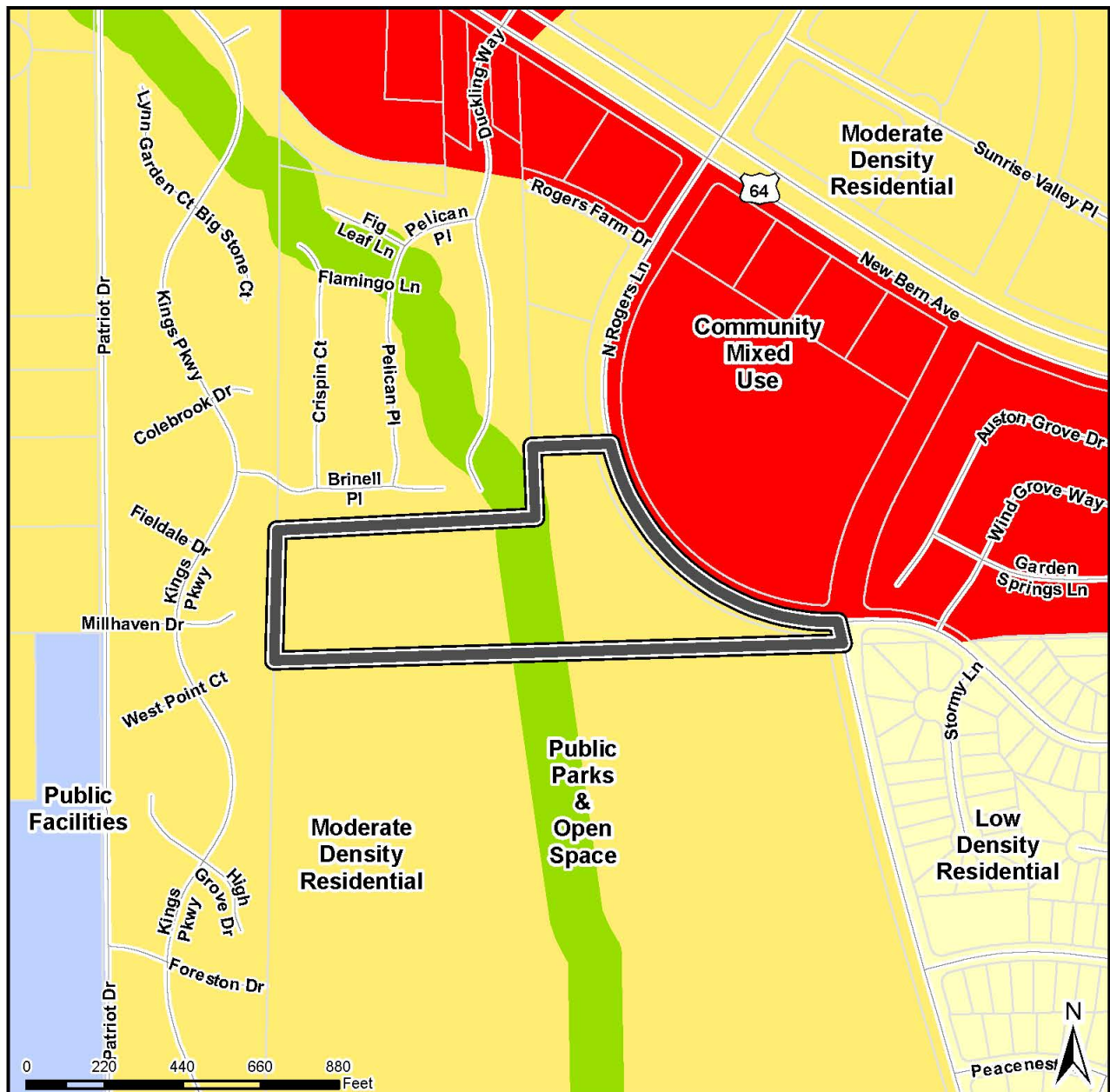


Map by Raleigh Department of City Planning (reckhowh): 11/1/2019

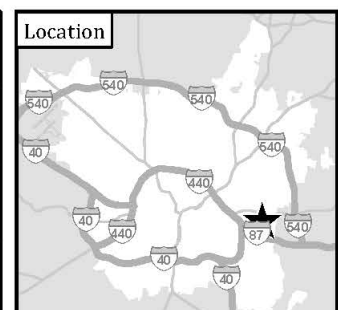
Staff Evaluation
Z-39-19, 1031 N. Rogers Lane

Future Land Use

Z-39-2019



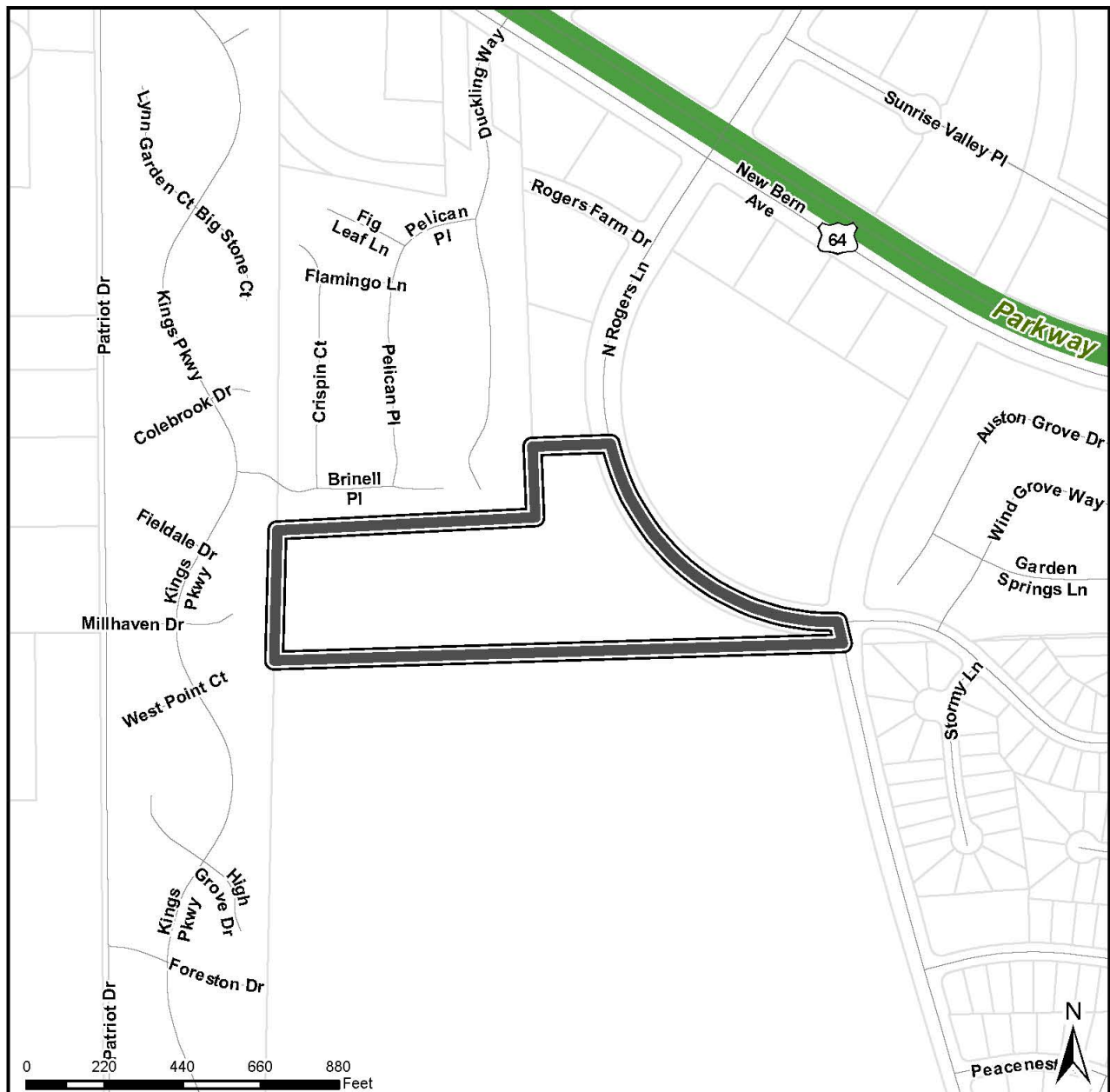
Property	1031 N Rogers Ln
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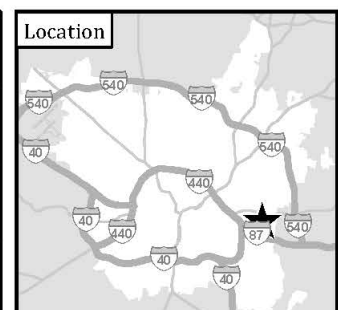
Map by Raleigh Department of City Planning (reckhowh): 11/1/2019

Urban Form

Z-39-2019



Property	1031 N Rogers Ln
Size	10.96 acres
Existing Zoning	PD
Requested Zoning	MH-CU



Map by Raleigh Department of City Planning (reckhowh): 11/1/2019

COMPREHENSIVE PLAN

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

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

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

The request is consistent with the **Expanding Housing Choices** theme, as it could expand the supply of affordable and workforce housing options by approximately 33 units.

The request is consistent with the **Managing Our Growth** theme, as it will incorporate new housing by expanding an existing manufactured home community.

The request is consistent with the **Growing Successful Neighborhoods and Communities** theme. The proposal could provide a new residential development of affordable and workforce housing options that with accessibility to open space, community services, retail, and employment.

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

Yes. The site is designated as Moderate Density Residential on the Future Land Use Map, which recommends a density of 6 to 14 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?

The use is specifically designated.

- 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: Moderate Density Residential/Public Parks & Open Space

The rezoning request is

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

The request for MH zoning would permit residential densities that would be appropriate for an area designated for Moderate Density Residential (typically 6-14 units per acre).

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.

The site of this request is located next to existing manufactured home park and the Rogers Farm planned development. The proposal would result in an appropriate density that provides a transition between areas designated for Community Mixed Use and Low Density Residential.

Public Benefits of the Proposed Rezoning

- Could add to the housing supply and provides an affordable and workforce housing opportunity.
- Provides new residential development that is convenient to major transportation corridors.
- Could add to the market base serving the nearby Rogers Farm mixed- use activity center.
- Could provide a residential transition between the protected open space and future parkland of the Kellam-Wyatt Farm and the Edgewater Place commercial development across N. Rogers Lane.

Detriments of the Proposed Rezoning

- Constrained access due to environmental factors.
- Housing would be developed in close proximity to a major expanse industrially-zoned land to the west
- Street connectivity will be problematic for future development of the site.
- The site would be greater than 0.25 miles from the nearest transit stop.

Policy Guidance

The rezoning request is **consistent** 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.

- This request for MH zoning would allow for residential densities that are appropriate for an area designated for Moderate Density Residential. A manufactured home development may not exceed a density of 6 units per acres, which is in keeping with this designation (typically 6-14 units per acre).

Policy LU 1.3 – Conditional Use District Consistency

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

- The condition proposed in the request – providing for a 100' buffer from N. Rogers Lane public right of way - is consistent with the Comprehensive Plan.

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 with the City's USAs to provide for more compact and orderly growth, including the provision of conservation areas.

- The proposed rezoning site is within the City of Raleigh corporate limits.

Policy LU 4.5 – Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

- A direct connection to North Rogers Lane is problematic due to environmental constraints, and the applicant desires to avoid the costs of wetland and stream mitigation and the infrastructure (bridge) that would be required to make that connection. Public street and sidewalk connectivity with the adjoining mobile home park would require costly improvements to those streets to adapt them to City standards. This issue is presently being evaluated by the applicant and staff to determine satisfactory alternatives to meet UDO requirements.

Policy LU 5.4 – Density Transitions

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

- The proposal for a moderate-density residential development would represent a transition between the low-density residential development to the south and-east and the commercial development to the north.

Policy LU 5.6 – Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

- For MH districts, a Type B1 or B2 transitional protective yard must be established along all perimeter property lines. There are also minimum open space acreage and configuration requirements for MH districts. Collectively, these requirements would provide an effective buffer to the protected open space (Kellam-Wyatt Farm) to the south.

Policy H 1.8 – Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

- The proposal to rezone to MH will expand an existing manufactured home community, which will add to the market supply in this area and could provide an additional affordable and workforce housing option.

Policy PR 3.1 – Greenway Trail Expansion

Continue to expand Raleigh's greenway trail network by providing minimum ten-foot wide multi-use paths that follow corridors and connect other greenways, parks, and schools, and that also provide safe integration into on-road facilities.

Policy PR 3.5 – Stream Open Space Networks

Provide a continuous system of open spaces along designated stream corridors that link neighborhoods and park lands and, where possible, provide links to employment centers, schools, shopping areas, and transit rider facilities.

- The site contains the Crabtree Creek Tributary B greenway corridor, which will require the dedication of a 75-foot wide greenway easement traversing the parcel. With a future connection to the Kellam-Wyatt Farm, and ultimately City land along Crabtree Creek, this rezoning proposal will provide an opportunity for trail expansion in the future.

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

Policy LU 2.6 – Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- While the proposal would not adversely impact existing water infrastructure capacity, and existing sanitary sewer and water mains lie adjacent to the proposed rezoning area, there are significant environmental constraints and uncertainties regarding site access to public street and sidewalk infrastructure.

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	16	Transit score reflects 'Minimal Transit', indicating 'it is possible to get on a bus.' There is hourly bus service along New Bern Avenue from New Hope Commons Shopping Center to Knightdale.
Walk Score	30	48	The score is substantially higher than the City's average; however, there is not a continuous network of sidewalks to allow for safe passage to nearby destinations, and most errands require a car.

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 site has a lower Transit Score than the City overall. The site has access to transit, although the nearest stop is over 0.25 miles away. Pedestrian connectivity is limited due to fragmented sidewalk connections.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No
Mobile Home	55.6	Yes

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

Summary: This proposal would permit manufactured home development. This would result in overall lower average annual energy use, thus a reduced carbon footprint over the detached house building type (similar to the average annual energy use of a townhome development).

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposal will add directly to the supply of affordable and workforce housing in Southeast Raleigh. The proposal would result in an expansion of an existing manufactured home community.
Does it include any subsidized units?	No	The proposal does not include subsidized units.
Does it permit a variety of housing types?	No	The proposed MH zoning would allow for single-unit living only.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	New Bern Avenue is served by GoRaleigh Route 33 (hourly service), with a bus stop approximately 0.25 miles from the proposed development.

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

Summary: The proposal would allow for an increase in the number of affordable and workforce housing units in the area, but transit service is limited, and it is approximately 0.25 miles to the nearest stop.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None.

Parks and Recreation

1. This site contains the Crabtree Creek Tributary B greenway corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 75-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B).
2. Nearest existing park access is provided by Milburnie Park (0.7 miles) and Anderson Point Park (1.3 miles). The site is adjacent to the proposed future Wake County Park, the Kellam-Wyatt Farm at 727 N. Rodgers Ln.
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (0.7 miles).
4. Current park access level of service in this area is graded a D letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	27,750	8,250
Waste Water	0	27,750	8,250

Impact Identified:

1. The proposed rezoning would add approximately 8,250 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

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

Stormwater

Floodplain	No FEMA floodplain present
Drainage Basin	Crabtree
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: Buffered blueline stream/pond crosses property from North to South.

Transit

1. The GoRaleigh Route 33-Knightdale bus route serves the site.
2. The proposed site is subject to Article 8.11 Transit Infrastructure.

Impact Identified: None.

Transportation

1. MH zoning districts must follow the requirements of UDO Articles 8.4 and 8.5 concerning streets. The only existing access to this property is on North Rogers Lane. Please refer to comments made in SCOPE-0056-2019. Developing this site under the proposed zoning will require connectivity of public streets. Further discussions with the applicant are recommended.

2. TIA Determination

Approval of case Z-39-19 would decrease the amount of projected vehicular trips from the current zoning of the site. The projected decrease from the current entitlements to the Proposed Zoning Maximums would be 89 less trips in the AM Peak Hour and 93 less trips in the PM Peak Hour. This decrease in trips generated due to the rezoning case would not trigger a Traffic Impact Analysis based on the thresholds in the Raleigh Street Design Manual.

Z-39-19 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-39-19 Current Zoning Entitlements PD	Daily	AM	PM
	1,194	113	126
Z-39-19 Proposed Zoning Maximums MH-CU	Daily	AM	PM
	312	24	33
Z-39-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-882	-89	-93

Urban Forestry

1. No impact on Urban Forestry requirements.

Impact Identified: None.

Impacts Summary

The proposal will permit the expansion of an existing manufactured home community. The applicant has indicated that development on the site will occur entirely on the western half of the parcel in order to avoid the stream buffers and wetlands extant on the eastern portion;

The proposal site lacks convenient pedestrian access to the limited transit service that is available along New Bern Avenue, with the nearest stop located more than 0.25 from the site boundary. The existing manufactured home community consists of narrow (~24'), privately-maintained streets that lack sidewalks.

The proposal would result in a decrease in the amount of projected vehicular trips from the current zoning of the site.

There is sufficient utility infrastructure available to service the proposed development; however, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support it.

Mitigation of Impacts

While the stream buffers and wetlands on the eastern half of the parcel would be protected by locating future manufactured home development on the western portion of the property, this would pose significant challenges for meeting street connectivity requirements. The applicant has expressed their concern over the potential costs of stream crossing and wetlands mitigation in order to provide a direct connection to North Rogers Lane. The applicant is evaluating access alternatives from Patriot Drive or Duckling Way that would require at least Right-of-Way dedication, if not improvements, at time of site plan.

CONCLUSION

This proposed rezoning would change the subject site from Planned Development District (PDD) and to Manufactured Housing-Conditional Use (MH-CU). The proposal is consistent with the Future Land Use Map, which designates the area for Moderate Density Residential and Public Parks & Open Space. The proposed rezoning area is adjoined to the north and west by the Kingsborough Estates manufactured home community. To the south, the site is adjoined by the Kellam-Wyatt Farm, a protected open space tract owned by Wake County. Focusing the MH District open space requirements to provide an adequate buffer and transition to this tract is recommended.

This proposal could add to the affordable and workforce housing supply and is compatible with the surrounding area. Except for Policy LU 2.6 - Infrastructure Sufficiency, the proposal is consistent overall with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
October 30, 2019	Application submitted with condition.	
December 10, 2019	Planning Commission Meeting	
December 12, 2019	Case presented to the Southeast CAC.	

APPENDIX

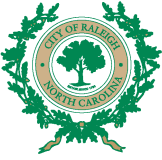
SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	PD	PD & MH	R-1	PD	MH
Additional Overlay	-	-	-	-	-
Future Land Use	Moderate Density Residential/ Public Parks & Open Space	Moderate Density Residential/ Community Mixed Use/ Public Parks & Open Space	Moderate Density Residential/ Public Parks & Open Space	Community Mixed Use	Moderate Density Residential/ Public Parks & Open Space
Current Land Use	Vacant	Vacant/ Commercial	Agricultural	Commercial	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	PD	MH-CU
Total Acreage	10.96	10.06
Setbacks:		
Front	10'	20'
Side	10'	20' (interior 5')
Rear	20'	20'
Residential Density:	10 du/ac	6 du/ac
Max. # of Residential Units	111	33
Max. Gross Building SF	136,155	36,300
Max. Gross Office SF	74,139	N/A
Max. Gross Retail SF	47,075	N/A
Max. Gross Industrial SF	N/A	N/A
Potential F.A.R	0.29	0.08

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



PLAN CORRECTIONS REPORT SCOPE-0056-2019 FOR CITY OF RALEIGH, NC

PLAN ADDRESS: 1031 N Rogers Ln
Raleigh, NC 27610
PARCEL: 1734322936
APPLICATION DATE: 09/10/2019
SQUARE FEET: 0.00
DESCRIPTION: SKETCH PLAN - KINGSBOROUGH ESTATE ADDITION
EXPIRATION DATE:
VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Marty Bizzell	Bass, Nixon and Kennedy, Inc.	6310 Chapel Hill Road Raleigh, NC 27607
Owner		RCS - EDGEWATER LOTS LLC	371 Centennial Pkwy Ste 200 Louisville, CO 80027

Plan Review [Scoping | Sketch Plan]

REVIEW ITEM	STATUS	REVIEWER
CP - Long Range Planning v.1 CP - Long Range Planning Recommendation(s) Conditionally Approved. This is a Planned Development (PD) and any changes to the PD master plan will require a rezoning. The site is designated on the Future Land Use Map as Moderate Density Residential, and adjoins the Kellam Farm, protected open space owned by Wake County. The site is located within the Southeast CAC.	*Approved	Donald Belk Ph: (919) 996-4641 email: donald.belk@raleighnc.gov
DS - Engineering v.1 DS - Engineering Recommendation(s) Comments provided in meeting are based on the information provided. Further review and comment will be required at site / permit review. Comments provided are from the City of Raleigh (COR) Unified Development Ordinance (UDO) and the Raleigh Street Design Manual (RSDM). N Rogers Lane is classified as a 2-lane, divided avenue in the COR street plan. This street section consists of either a 76-ft or 79-ft right-of-way with a 48-ft or 52-ft b-b street depending on whether it is divided by a planted median or center turn lane. This street section includes a 6-ft planting area, street trees, 6-ft sidewalk, 2-ft maintenance strip, and 5-ft utility placement easement on both sides. (UDO 8.4.5.A) (RSDM 3.2.3-A). N Rogers Lane is maintained by NCDOT. Clearly dimension right-of-way and back-of-curb from the street centerline and dimension all streetscape elements on any future submittal. The site needs to address block perimeter requirements (Refer to RSDM Section 9.1 and UDO Section 8.3.2). The PD Master Plan designates a maximum block length of 1,500-ft. The MH zoning maximum is 3,000-ft. In submitting a preliminary subdivision, refer to UDO Section 8.3.4, which requires open access and connectivity. Refer to RSDM Article 6.1 for Infrastructure Sufficiency requirements. For classification of new streets, refer to RSDM Section 3.2.2, which discusses the unit count maximum on various types of local streets. Streets shall be stubbed per UDO Section 8.3.4. Refer to RSDM Section 9.5 for driveway dimensional standards. Provide ADA ramp details with any future submittal as well as any details for stop bars, stop signs, and any other signs and markings. Include sight triangles on the preliminary plans where applicable. ADA ramps are required in all directions at all intersections. Cross access requirements must be met for all surrounding properties. Refer to RSDM Section 9.5.3. Coordination with USPS may be pertinent for mail services. There are a number of conditions pertaining to Transportation in the existing PD Master Plan. Please ensure that all conditions are met on the future submittal(s).	*Approved	Tara Hofferth Ph: (919) 996-2661 email: Tara.Hofferth@raleighnc.gov

PLAN CORRECTIONS REPORT (SCOPE-0056-2019)

DS - Planning v.1

*Approved

Jermont Purifoy email: Jermont.Purifoy@raleighnc.gov

DS - Planning

- Recommendation(s)
1. Please note, the following staff comments & discussion do not reflect an actual review/research of an ASR nor subdivision plan review. Current proposed site is a part of the Rogers Farm PD (MP-1-96) plan.
 2. Manufactured homes or travel trailer except in a -MH District or allowed in a PD District is prohibited (Sec.6.1.5).
 3. The Rogers Farm PD Land Use Map designates the 6.3 acre site as (tract MR-5 which designates the tract as low density residential single-family & multi-family dwellings. (MP-1-96 Subdivision Plan). Max density is 6units/acre w/a density unit of 37 units. Please refer to the Subdivision Plan Approval Map for the lot size standards, including layout design requirements for widths, setbacks & depths.
 4. For possible rezoning information & procedure, please contact Don Belk in Comprehensive Planning 919.996.4641 (donald.belk@raleighnc.gov) .
 5. If applicant chooses a low density single-family dwellings will be proposed instead, please reference the PD MP-1-96 & review the Subdivision Lot Development standards & requirements for layout and dimension requirements. Applicant indicated a proposed re-zoning for site being with Comprehensive Planning. Applicant will need to adhere to -CU conditions from rezoning case & show compliance layout and site design requirements in UDO Sec.4.5 manufactured homes if the site is rezoned.

ES - Stormwater v.1

*Approved

Gary Morton Ph: 919-996-3773 email: Gary.Morton@raleighnc.gov

ES - Stormwater

FD - Fire Protection v.1

*Requires Re-submit

Kareem Kashmiry Ph: (919) 996-2189 email: Kareem.Kashmiry@raleighnc.gov

FD - Fire Protection

- Correction: 28' Turning Radius - Kareem Kashmiry (10/10/19) - Not Resolved
 Comments: Minimum inside turning radius of 28' must be maintained throughout the site plan for any fire department access lanes that would be commonly used by fire apparatus. (NCFC 503.2.4)
- Correction: Fire Hydrant 400' and 600' - Kareem Kashmiry (10/10/19) - Not Resolved
 Comments: A fire hydrant must be within 400' of all portions of the exterior of the building for non-sprinklered buildings, and 600' for sprinklered (NCFC 507.5.1)
- Correction: Dead End 150' Appendix D - Kareem Kashmiry (10/10/19) - Not Resolved
 Comments: Dead end streets or stub streets 150' or more must have adequate space for fire apparatus to turn-a-round provided. (NCFC 503.2.5, also reference NCFC Appendix D). Provide an approved area for turning around fire apparatus
- Correction: Road 80,000lbs - Kareem Kashmiry (10/10/19) - Not Resolved
 Comments: Fire department vehicle access lane must be capable of supporting the load of fire apparatus weighing at least 80,000 lbs. and shall be surfaced to provide all weather driving capabilities (NCFC 503.2.3)
- Correction: 150' 200' 250' to All Portion of Building - Kareem Kashmiry (10/10/19) - Not Resolved
 Comments: All portions of the buildings must be within 150' of the apparatus access road surface (503.1.1 NCFC), 200' with a 13R sprinkler system, and 250' for 13 system

PRCR - Urban Forestry v.1

*Approved

MaryAnn Metcalf Ph: (919) 996-2562 email: MaryAnn.Metcalf@raleighnc.gov

PRCR - Urban Forestry

- Recommendation(s) Comments were provided in Scope meeting.

PU - Public Utilities v.1

*Approved

Alexander Justel Ph: (919) 996-3524 email: Alexander.Justel@raleighnc.gov

PU - Public Utilities

- Recommendation(s)
1. Water must come from public right of way. PU will do further research on the area and get back to engineer with more detail on the water lines.
 2. Sewer can be connected to any public sewer line within a City of Raleigh Sanitary Sewer Easement.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **PD** Height Frontage Overlay(s) _____

Proposed Zoning Base District **MH** Height Frontage Overlay(s) _____

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

**OFFICE
USE ONLY**

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **Z-45-1996**

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

GENERAL INFORMATION

Date **10/7/19**

Date Amended (1)

Date Amended (2)

Property Address **1031 N Rogers Lane**

Property PIN **1734-32-2936**

Deed Reference (book/page) **Book 16140, Page 2009**

Nearest Intersection **N Rogers Lane and Thunderidge Drive**

Property Size (acres) **10.96**

For Planned
Development
Applications Only:

Total Units **N/A**

Total Square Footage **N/A**

Total Parcels **N/A**

Total Buildings **N/A**

Property Owner/Address

**RCS - Edgewater Lots LLC
371 Centennial Parkway, Suite 200
Louisville, CO 80027**

Phone **303-533-1627**

Fax

Email **rfettig@realcapitalsolutions.com**

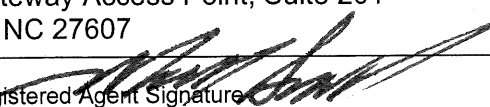
Project Contact Person/Address

**Worth Mills, Longleaf Law Partners
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607**

Phone **919-645-4313**

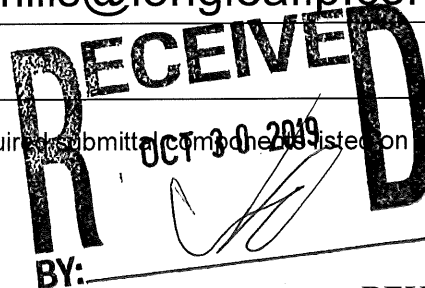
Fax

Email **wmills@longleafllp.com**

Owner/Registered Agent Signature 

Email

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

Date Submitted

Transaction #

Existing Zoning **PD**Proposed Zoning **MH-CU**

Rezoning Case #

Narrative of Zoning Conditions Offered

1. No manufactured housing unit shall be located within 100 feet of the N Rogers Lane public right-of-way.

2.

3.

4.

5.

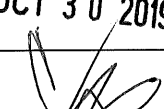
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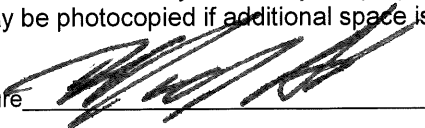
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RECEIVED
1 OCT 30 2019
BY: 

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/Registered Agent Signature 

Print Name

Marcel Arsenault, Manager

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</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">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>The Future Land Use Map (FLUM) designates the property primarily as Moderate Density Residential, with a portion of 1031 N Rogers Lane designated as Public Parks & Open Space. Moderate Density Residential recommends density between 6 and 14 units per acre. The UDO limits density within MH districts to 6 units per acre. Thus, the rezoning is consistent with the FLUM.</p>	
<p>The adjacent properties to the north and west are currently developed as a manufactured home community, and the proposed rezoning is compatible with this adjacent land use.</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>The proposed rezoning benefits the public by providing new affordable housing options in the City.</p>	
<p>2.</p>	
<p>3.</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.

There are no know historic resources located on the property.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.

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 <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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"/>			

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

Existing Zoning **PD**Proposed Zoning **MH-CU**

Rezoning Case #

Narrative of Zoning Conditions Offered

1. No manufactured housing unit shall be located within 100 feet of the N Rogers Lane public right-of-way.

2.

3.

4.

5.

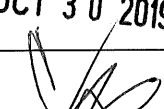
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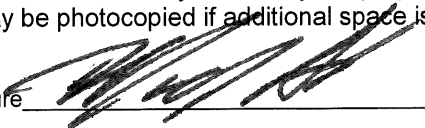
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RECEIVED
1 OCT 30 2019
BY: 

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/Registered Agent Signature 

Print Name

Marcel Arsenault, Manager

REZONING OF PROPERTY CONSISTING OF +/- 12.36 ACRES
LOCATED WEST OF N ROGERS LANE AND SOUTH OF NEW BERN AVENUE, IN THE
CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
AUGUST 13, 2019

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, August 13, at 6:30 p.m. The property considered for this potential rezoning totals approximately 12.36 acres, and is located west of N Rogers Lane and south of New Bern Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 1734-32-2936 and 1734-33-3594. This meeting was held at the Worthdale Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

Michael Birch
Email: mbirch@longleaflp.com
Direct: (919) 645-4317



August 2, 2019

RE: Neighborhood Meeting for Potential Rezoning of 1031 and 1051 N Rogers Lane

You are invited to a neighborhood meeting that will be held on Tuesday, August 13, 2019 at 6:30 PM in the small meeting room at Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610. The purpose of this meeting is to discuss the rezoning of property located south of New Bern Avenue and west of N Rogers Lane. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from PD to MH. The purpose of the rezoning is to permit mobile home units. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Michael Birch at (919) 645-4317 or mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2622 or rezoning@raleighnc.gov.

Sincerely,

Michael Birch



EXHIBIT B – NOTICE LIST

1734239616 KINGSBOROUGH ESTATES MHP LLC 1080 PITTSFORD VICTOR RD STE 202 PITTSFORD NY 14534-3805	1734248404 SST II 5012 NEW BERN AVE, LLC PTA-SS # 8571 PO BOX 320099 ALEXANDRIA VA 22320-4099	1734322936 RCS - EDGEWATER LOTS LLC 371 CENTENNIAL PKWY STE 200 LOUISVILLE CO 80027-1348
1734333594 RCS - EDGEWATER LOTS LLC 371 CENTENNIAL PKWY STE 200 LOUISVILLE CO 80027-1348	1734334826 OP EDGEWATER LLC LAMAR COMPANIES 330 PASSAIC AVE STE 110 FAIRFIELD NJ 07004-2009	1734338963 FRANKLIN VILLAGE LLC PO BOX 97487 RALEIGH NC 27624-7487
1734339337 ARDENA EDGEWATER LLC 5440 WADE PARK BLVD STE 200 RALEIGH NC 27607-6067	1734341421 F ALAWAR PROPERTIES LLC 9209 DAWNSHIRE RD RALEIGH NC 27615-4092	1734342354 5108 NEW BERN AVE LLC 8300 FAYETTEVILLE RD RALEIGH NC 27603-5640
1734343294 OP EDGEWATER LLC LAMAR COMPANIES 330 PASSAIC AVE STE 110 FAIRFIELD NJ 07004-2009	1734345171 OP EDGEWATER LLC LAMAR COMPANIES 330 PASSAIC AVE STE 110 FAIRFIELD NJ 07004-2009	1734430833 FRANKLIN VILLAGE LLC 8368 SIX FORKS RD STE 204 RALEIGH NC 27615-5083
1734111169 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1734128995 MORLANDO ENTERPRISES LLC 7104 EASTRIDGE DR APEX NC 27539-6822	1734233711 KINGSBOROUGH ESTATES MHP LLC 1080 PITTSFORD VICTOR RD STE 202 PITTSFORD NY 14534-3805
1734324050 COUNTY OF WAKE SCOTT W WARREN PO BOX 550 RALEIGH NC 27602-0550	1734423459 ALVARADO, MARCOS ANTONIO 1033 STORMY LN RALEIGH NC 27610-6075	1734423538 PATRICK, JONATHAN D 1037 STORMY LN RALEIGH NC 27610-6075
1734423628 WALLACE, JESSICA L 1041 STORMY LN RALEIGH NC 27610-6075	1734423793 QUENUM, ALINE 1045 STORMY LN RALEIGH NC 27610-6075	1734424316 MURRAY, MARGARITA MARIA 1021 STORMY LN RALEIGH NC 27610-6075
1734424330 MONTERROZA, ROBERTO G MONTERROZA, FRANCISA V 1017 STORMY LN RALEIGH NC 27610-6075	1734424401 RODRIGUEZ, MARIA I RODRIGUEZ, JUAN J 1025 STORMY LN RALEIGH NC 27610-6075	1734424449 JIRON, DEMETRIO JIRON, FLORIDA 521 THISTLEGATE TRL RALEIGH NC 27610-2154
1734424782 KNIGHT, JOHN M 1049 STORMY LN RALEIGH NC 27610-6075	1734425494 PHAN, JOSEPH PHAN, GRACE N 1024 STORMY LN RALEIGH NC 27610-6074	1734425499 LASSITER, GLENDA L 1028 STORMY LN RALEIGH NC 27610-6074
1734425576 ESLIKER, ELLEN SAMUELS, GEORGE MAURICE 1038 STORMY LN RALEIGH NC 27610-6074	1734425692 BAZEMORE, TIWANNA N 1048 STORMY LN RALEIGH NC 27610-6074	1734426746 SUMMER PLACE HOMEOWNERS ASSOC RAL 2301 SUGAR BUSH RD STE 400 RALEIGH NC 27612-2957

1734426779 CENTEX HOMES 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1734427703 DIAZ, PEDRO J 5329 THUNDERIDGE DR RALEIGH NC 27610-5171	1734532115 AUSTON GROVE RALEIGH APT LMTD PRTNS 800 HETHWOOD BLVD BLACKSBURG VA 24060-4207
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EXHIBIT C – ITEMS DISCUSSED

1. None

EXHIBIT D – MEETING ATTENDEES

1. None