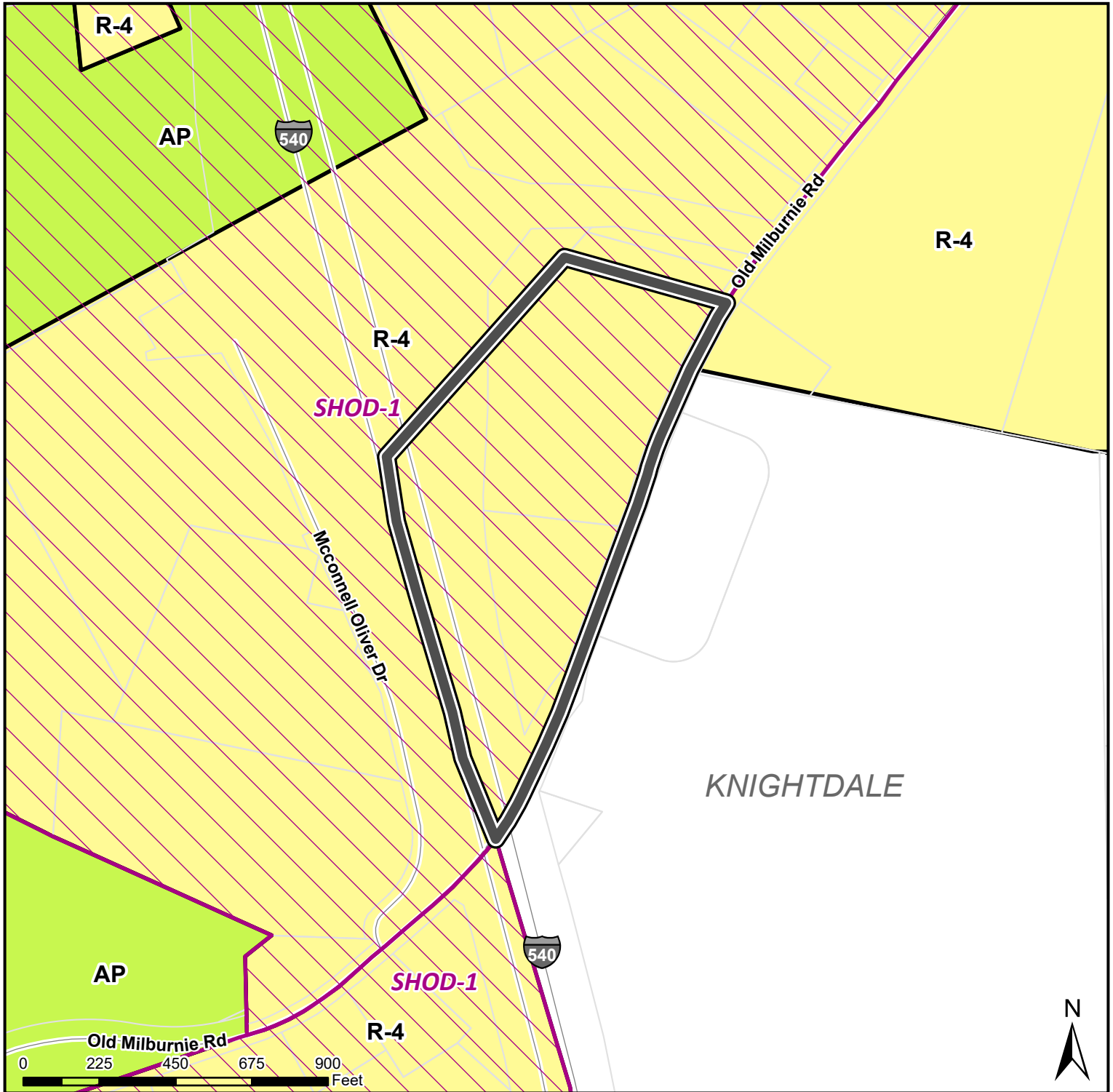
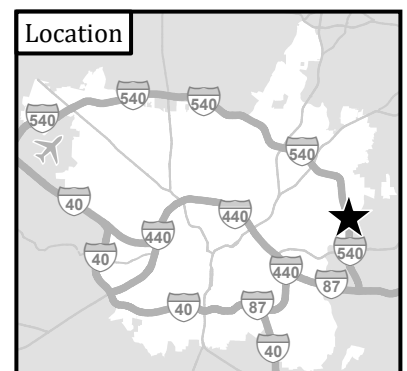


# Existing Zoning

# Z-41-2022



<b>Property</b>	2301 & 2309 Old Milburnie Rd
<b>Size</b>	11.76 acres
<b>Existing Zoning</b>	R-4 w/SHOD-1
<b>Requested Zoning</b>	RX-4-CU w/SHOD-1





# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-4	Height: N/A	Frontage: N/A	Overlay(s): SHOD-1	
Proposed zoning base district: RX	Height: 4	Frontage: N/A	Overlay(s): SHOD-1	
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-3A-1992				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 2301 and 2309 Old Milburnie Road		
Property PIN: 1745345713 and 1745356377		
Deed reference (book/page): See attached addendum.		
Nearest intersection: Old Milburnie Rd and Forestville Rd		Property size (acres): 11.76
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Mark Frederick 301 Fayetteville St, Suite 1400 Raleigh, NC 27601		
Applicant email: markfrederick@parkerpoe.com		
Applicant phone: 919-834-4023		
DocuSigned by: <i>Marty Allen</i> 7C3CA8C89017407...		
Applicant signature(s):		
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 10:02 am, May 04, 2022

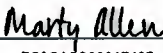
**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: R-4 w/ SHOD-1 Overlay	Proposed zoning: RX-4-CU w/ SHOD-1 Overlay	

**Narrative of Zoning Conditions Offered**

1. Residential density shall not exceed twenty-five (25) units per acre.
2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, and Multi-Unit Living. All other uses shall be prohibited.

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

Property Owner(s) Signature:   
DocuSigned by: 7C3CA6C89017407...

Printed Name(s): Marty Allen

**RECEIVED**

By Sarah Shaughnessy at 10:02 am, May 04, 2022

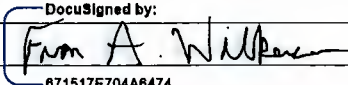


# Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-4	Height: N/A	Frontage: N/A	Overlay(s): SHOD-1	
Proposed zoning base district: RX	Height: 4	Frontage: N/A	Overlay(s): SHOD-1	
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-3A-1992				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 2301 and 2309 Old Milburnie Road		
Property PIN: 1745345713 and 1745356377		
Deed reference (book/page): See attached addendum.		
Nearest intersection: Old Milburnie Rd and Forestville Rd		Property size (acres): 11.76
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Mark Frederick 301 Fayetteville St, Suite 1400 Raleigh, NC 27601		
Applicant email: markfrederick@parkerpoe.com		
Applicant phone: 919-834-4023		
Applicant signature(s):	DocuSigned by:  671517E704A6474...	
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 10:02 am, May 04, 2022

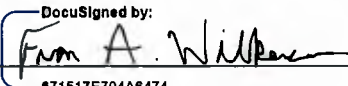
**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: R-4 w/ SHOD-1 Overlay	Proposed zoning: RX-4-CU w/ SHOD-1 Overlay	

**Narrative of Zoning Conditions Offered**

1. Residential density shall not exceed twenty-five (25) units per acre.
2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, and Multi-Unit Living. All other uses shall be prohibited.

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

Property Owner(s) Signature:  \_\_\_\_\_  
DocuSigned by: 071517E704A6474...

Printed Name(s): Fran Wilkerson

**RECEIVED**

By Sarah Shaughnessy at 10:02 am, May 04, 2022

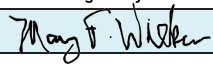


# Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-4	Height: N/A	Frontage: N/A	Overlay(s): SHOD-1	
Proposed zoning base district: RX	Height: 4	Frontage: N/A	Overlay(s): SHOD-1	
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-3A-1992				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: 2301 and 2309 Old Milburnie Road			
Property PIN: 1745345713 and 1745356377			
Deed reference (book/page): See attached addendum.			
Nearest intersection: Old Milburnie Rd and Forestville Rd		Property size (acres): 11.76	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email: See attached addendum			
Property owner phone: See attached addendum			
Applicant name and address: Mark Frederick 301 Fayetteville St, Suite 1400 Raleigh, NC 27601			
Applicant email: markfrederick@parkerpoe.com			
Applicant phone: 919-834-4023			
Applicant signature(s):		DocuSigned by:  671517E704A6474...	
Additional email(s):			

**RECEIVED**

By Sarah Shaughnessy at 10:01 am, May 04, 2022


### Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: R-4 w/ SHOD-1 Overlay	Proposed zoning: R-4 w/ SHOD-1 Overlay	

### Narrative of Zoning Conditions Offered

1. Residential density shall not exceed twenty-five (25) units per acre.
2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, and Multi-Unit Living. All other uses shall be prohibited.

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

Property Owner(s) Signature:  \_\_\_\_\_  
DocuSigned by: 671517E704A6474...

Printed Name(s): Mary F. Wilkerson, as manager of, Wilmar, II, LLC

**RECEIVED**

By Sarah Shaughnessy at 10:02 am, May 04, 2022

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case #  _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached addendum.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	



Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case #  _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## 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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: N/A

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Development Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is two acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. The property owner;
2. An attorney acting on behalf of the property owner with an executed power of attorney; or
3. A person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

Date:

Re: (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (Please also 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 and tenants within 500 feet of the area requested for rezoning.

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

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact the Raleigh Planning and Development Department at:

(919) 996-2682 (option 2)  
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 and 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 and Development at time of application submittal.***

Submitted Date: \_\_\_\_\_

**April 1 , 2022**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on April 13, 2022 from 6–7pm. The purpose of the meeting is to discuss an upcoming application to rezone 2 parcels of land located at 2301 Old Milburnie Rd (PIN 1745345713) and 2309 Old Milburnie Rd (PIN 1745356377) (collectively, the “Site”). The Site is currently zoned Residential-4 w/ Special Highway Overlay District 1 overlay (R-4 w/ SHOD-1), and is proposed to be rezoned to Residential Mixed Use – 4 Stories – Conditional Use w/ Special Highway Overlay District 1 overlay (RX-4-CU w/ SHOD-1). Additional parcels may be added to this request at a later date, including 2321 Old Milburnie Rd (PIN 1745359619), and 2329 Old Milburnie Rd (PIN 1745359820).

The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	831 0482 5852
Enter the following password:	131210

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	831 0482 5852 #
Enter the Participant ID:	#
Enter the Meeting password:	131210 #

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. This notice has been mailed to the property owners and tenants within 1,000 feet of the area requested for rezoning and any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.”

If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy  
Raleigh Planning & Development  
(919) 996-2234  
[Sarah.Shaughnessy@raleighnc.gov](mailto:Sarah.Shaughnessy@raleighnc.gov)

**RECEIVED**

*By Sarah Shaughnessy at 10:03 am, May 04, 2022*

If you have any questions about this rezoning, please contact me at (919) 835-4023 or via email at [markfrederick@parkerpoe.com](mailto:markfrederick@parkerpoe.com).

Thank you,

Mark D. Frederick





SUMMARY OF ISSUES

A neighborhood meeting was held on April 13, 2022 (date) to discuss a potential rezoning located at 2301 & 2309 Old Milburnie Road (property address). The neighborhood Meeting was held at via Zoom (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Presentation of rezoning process, proposed rezoning, and proposed zoning conditions

Discussion of water and sewer services in the area and to the rezoning site

Discussion of Raleigh Street Plan and proposed roads in the vicinity of rezoning site

Discussion of traffic impacts and transportation related improvements with respect to proposed develop



[illegible]

## OLD MILBURNIE ROAD REZONING APPLICATION ADDENDUM

### OWNER INFORMATION

#### **Parcel 1**

Site Address: 2301 Old Milburnie Road, Raleigh, NC 27604  
PIN: 1745345713  
Deed Reference (book/page): 3261/450  
Acreage: 3.34  
Owner: Ann L Allen, Martin L Allen  
Owner Address: 2320 Old Milburnie Road, Raleigh, NC 27604

#### **Parcel 2**

Site Address: 2309 Old Milburnie Road, Raleigh, NC 27604  
PIN: 1745356377  
Deed Reference (book/page): 18857/577  
Acreage: 8.42  
Owner: Wilmar II LLC  
Owner Address: 2505 Old Milburnie Road, Raleigh, NC 27604

## STATEMENT OF CONSISTENCY

*Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.*

The subject property is designated as “Low Scale Residential” in the Future Land Use Map (“FLUM”). The Low Scale Residential category “envision[s] a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses, missing middle types, or townhouses in these areas.” See Comp. Plan pg 3-9. Although the proposed zoning is not directly supported by the Low Scale Residential designation, this request is consistent with Comprehensive Plan policies that support providing additional housing supply and housing variety.

This request is also consistent with several Comprehensive visions and themes. Specifically, the request is consistent with the Expanding Housing Choices, Managing Our Growth, Coordinating Land Use and Transportation, and Growing Successful Neighborhoods and Communities vision themes. The proposed zoning will expand the housing supply and housing variety adjacent to and in cooperation with the growth in Knightdale. The additional residential density will support the planned investments in the nearby transportation network. Finally, the proposed zoning will improve access to housing for families with broader ranges of incomes in a location with convenient access to the transportation network that connects the community to employment and commercial amenities.

The proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

**Policy LU 2.2 – Compact Development.** *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.* The proposed rezoning will allow for additional housing in a compact development pattern. The rezoning site is located adjacent to a planned interchange with 540, and the compact residential development will allow more residents to benefit directly from the access to a major transportation corridor, reducing the negative impacts of low intensity development.

**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.* The proposed zoning will avoid any impacts associated with new development adjacent to the surrounding lower density residential development. The rezoning site uniquely situated as an island of property that will be completely surrounded by the existing and future street network. The site is bounded by 540 and Old Milburnie Road to the west, south and east, and will be bound by the future alignment of Forestville Rd to the north. Therefore, any potential adverse effects of the proposed development will be mitigated because these streets will provide an effective buffer and transition between the proposed development and the lower intensity residential uses to the north and east.

**Policy LU 8.1 – Housing Variety.** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The rezoning site is located in a rapidly growing area, which will be supported by the planned 540 and Forestville interchange. A large mixed use development is located direct across Old Milburnie Rd from the rezoning site, which will provide neighborhood scale retail uses on Old Milburnie Road and approximately 620 residential units in the form of single family and townhome dwellings. The proposed zoning will accommodate this growth by providing a variety of housing types.

**Policy T 9.1 – Future Interchange Locations.** *Ensure that development projects adjacent to future interchange locations as shown on Map T-5 do not compromise the future ability to construct the proposed interchange or grade separation.* The rezoning site is located directly adjacent to the planned 540 and Forestville Road interchange. The proposed zoning will allow for an efficient land use pattern in the vicinity of interchange, and will not impact the future ability to construct the interchange.

**Policy H 1.8 – Zoning for Housing.** *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* This request will provide the entitlement for additional residential density to support the market's need for additional housing supply and help to slow the rate of housing cost increases by increasing supply. The proposed zoning will also allow for a variety of housing types in an area that is predominantly developed with detached houses.

### PUBLIC BENEFITS

*Provide brief statements regarding the public benefits derived as a result of the rezoning request.*

The requested zoning will benefit the public by supporting the need for additional housing variety in a location predominantly developed with detached houses. The requested zoning will also provide additional housing to support a market in need of additional housing, thereby slowing the rate of housing cost increases. The proposed increase in residential density will also manage the City's growth in a responsible and organized manner due to the site's proximity to a planned 540 interchange, providing future residents with convenient access to the City's transportation network. Finally, the proposed zoning will minimize negative impacts to the character of the surrounding neighborhoods due to the existing and proposed surrounding street network, which will provide effective buffers and transitions.