



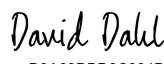
# Rezoning Application and Checklist

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 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4		Height: N/A	Frontage: N/A
Proposed zoning base district: CX		Height: 4	Frontage: N/A
			<b>OFFICE USE ONLY</b> Rezoning case #
Overlay(s): N/A			
Overlay(s): N/A			
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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-110-1996			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 10901 Durant Road		
Property PIN: 1718953236		
Deed reference (book/page): 8455/1760		
Nearest intersection: Durant Road / Falls of Neuse Road		Property size (acres): 2.16
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: Alma Wynne Edgerton Memorial Foundation; PO Box 20389, Raleigh, NC 27619		
Property owner email: <a href="mailto:dave@dahlhllawpllc.com">dave@dahlhllawpllc.com</a>		
Property owner phone:		
Applicant name and address: Mark Frederick		
Applicant email: <a href="mailto:markfrederick@parkerpoe.com">markfrederick@parkerpoe.com</a>		
Applicant phone: 919-835-4023		
Applicant signature(s):		
Additional email(s):		

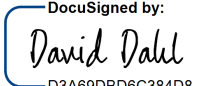
DocuSigned by:  
  
 By: David Dahl, Trustee, Alma Wynne Edgerton Memorial Foundation  
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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4-CU	Proposed zoning: CX-4-CU	

**Narrative of Zoning Conditions Offered**

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: adult establishment, vehicle fuel sales, vehicle sales/rental, detention center, jail, prison, light manufacturing, self-service storage, car wash, and vehicle repair (minor and major).
2. The total number of residential units shall not exceed 80.
3. The total area of non-residential uses shall not exceed 10,000 square feet.

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.

DocuSigned by:  
  
 By: David Dahl, Trustee, Alma Wynne Edgerton Memorial Foundation  
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<b>Rezoning Application Addendum #1</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
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.	
<b>Statement of Consistency</b>	
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.	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
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.	
<b>Inventory of Historic Resources</b>	
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	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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 <b>Rezoning Checklist</b> 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="#">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 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 and tenants of the rezoning site(s) and within 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"/>
<b>For properties requesting a Conditional Use District:</b>					
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"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
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"/>

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 <b>Master Plan Checklist</b> 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 & 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 2 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"/>

**September 26, 2024**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on October 9, 2024, from 6:00-7:00pm at the Pullen House located at 10801 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 10901 Durant Road (PIN: 1718953236) (the "Site"). The Site is currently zoned Residential - 4 - w/ Conditions (R-4-CU) and this proposal would rezone the Site to Commercial Mixed Use - 4 Stories - w/ Conditions (CX-4-CU). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

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. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Site. 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:

Matthew McGregor  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

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

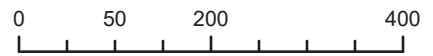
Thank you,

Mark D. Frederick



10901 Durant Road

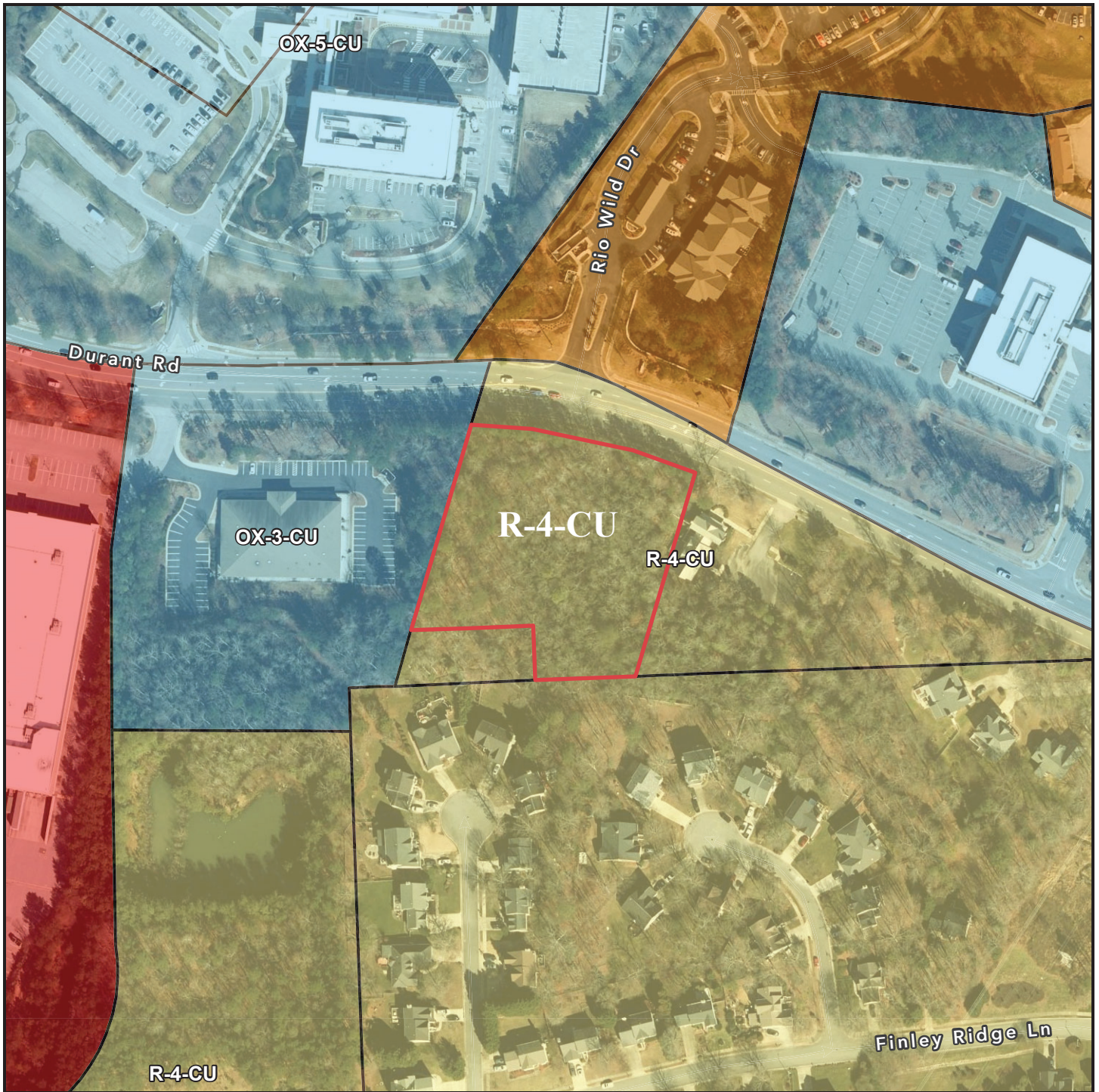
Vicinity Map



1 inch equals 200 feet

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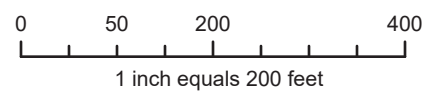




10901 Durant Road

## Zoning Map

**Current Zoning: R-4-CU**



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### SUMMARY OF ISSUES

A neighborhood meeting was held on October 9, 2024 (date) to discuss a potential rezoning located at 10901 Durant Road (property address). The neighborhood meeting was held at 10801 Durant Road (Pullen House) (location). There were approximately 21 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of proposed development and explanation that the Pullen House will not be impacted
Discussion of rezoning process and how neighbors can stay informed
Discussion of site constraints
Discussion of building location, form, height, lighting, and architectural features
Discussion of existing stormwater flow and stormwater regulations for new development
Discussion of requirement for neighborhood transition yard and southern buffer in general
Discussion of site and building features that may mitigate noise and security concerns along southern boundary
Discussion of age restricted housing and housing affordability

Attendance Roster	
Name	Address
Joyce ARGENT	9501 Cub Trail 27615
Katherine Wilkinson	9508 Meadowmont Lane 27615
Billy Hensley	10721 Durgan Rd
Glehn Foley	9539 Candor Oaks DR 27615
Grace Wilkinson	9508 Meadowmont Lane 27615
Melissa Foley	9524 Candor Oaks Drive 27615
Pamela Bloomer	9525 Candor Oaks Drive 27615
Bob Bloomer	9525 Candor Oaks Drive 27615
Charles Konopka	9517 Candor Oaks Drive 27615
SCOTT SCHROEDER	9506 Meadowmont Ln 27615
Bill Yates	9539 Candor Oaks Dr. 27615
Don & Chris McCorquodale	9516 Candor Oaks Dr. RN 27615
Andi Curtis, wife of med	10000 Falls of Fensale Rd.
Larry Woolard	9515 Meadowmont 27615
Lydia Joslin	9521 Candor Oaks Dr. 27615
Becky Joslin	9521 Candor Oaks Dr. 27615
Will Joslin	9521 Candor Oaks Dr. 27615
Jason L Ameal <del>Here</del>	community connector.
Megan Patton	city council member
Contact: donmcor@gmail.com	

## REZONING APPLICATION ADDENDUM #1 - 10901 DURANT ROAD

### 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 “Community Mixed Use” in the Future Land Use Map (“FLUM”). The Community Mixed Use category envisions commercial uses, such as restaurants, offices, and drug stores, in pedestrian-oriented retail districts, as well as residential development with building heights generally in the three-to-five story range. Comp. Plan pg 3-11. CX is the primary corresponding zoning district in Community Mixed Use areas. Therefore, the proposed CX-4 zoning district directly conforms to the recommendations of the Community Mixed Use designation. In addition, this request includes zoning conditions that limit the number of residential units to 80 and the area of non-residential uses to 10,000 square feet. This will ensure new development is appropriately scaled and compatible with the residential subdivision to the south.

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

**Policy LU 1.2 – Future Land Use Map and Zoning Consistency.** *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes. As noted above, the requested CX-4-CU zoning is consistent with the FLUM designations of Community Mixed Use.*

**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 proposed conditions ensure further consistency with the property’s Community Mixed Use designation by limiting density to an appropriate scale for the area.*

**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 more compact residential development while also being sensitive to the site’s natural features and the area’s residential character. This will support the efficient provision of public services to the area and reduce the negative impacts of low density development.*

**Policy LU 8.10 - Infill Development.** *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. The site is vacant, but surrounded by commercial and residential uses. The proposed zoning will facilitate infill development that is compatible with the established character of the surrounding area.*

**Policy LU 8.11 - Development of Vacant Sites.** *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these. The site is vacant, but surrounded by commercial and residential uses. The proposed zoning will facilitate infill development that is compatible with the established character of the surrounding area.*

**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 increased residential entitlement to support the market’s need for additional housing.*

PUBLIC BENEFITS

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

The proposed rezoning will benefit the public by creating more housing choices and supporting the market's need for additional housing. The increased residential entitlement will facilitate compact residential development, resulting in more efficient provision of public services. In addition, the requested zoning will allow for development that is compatible with the character of the surrounding area.