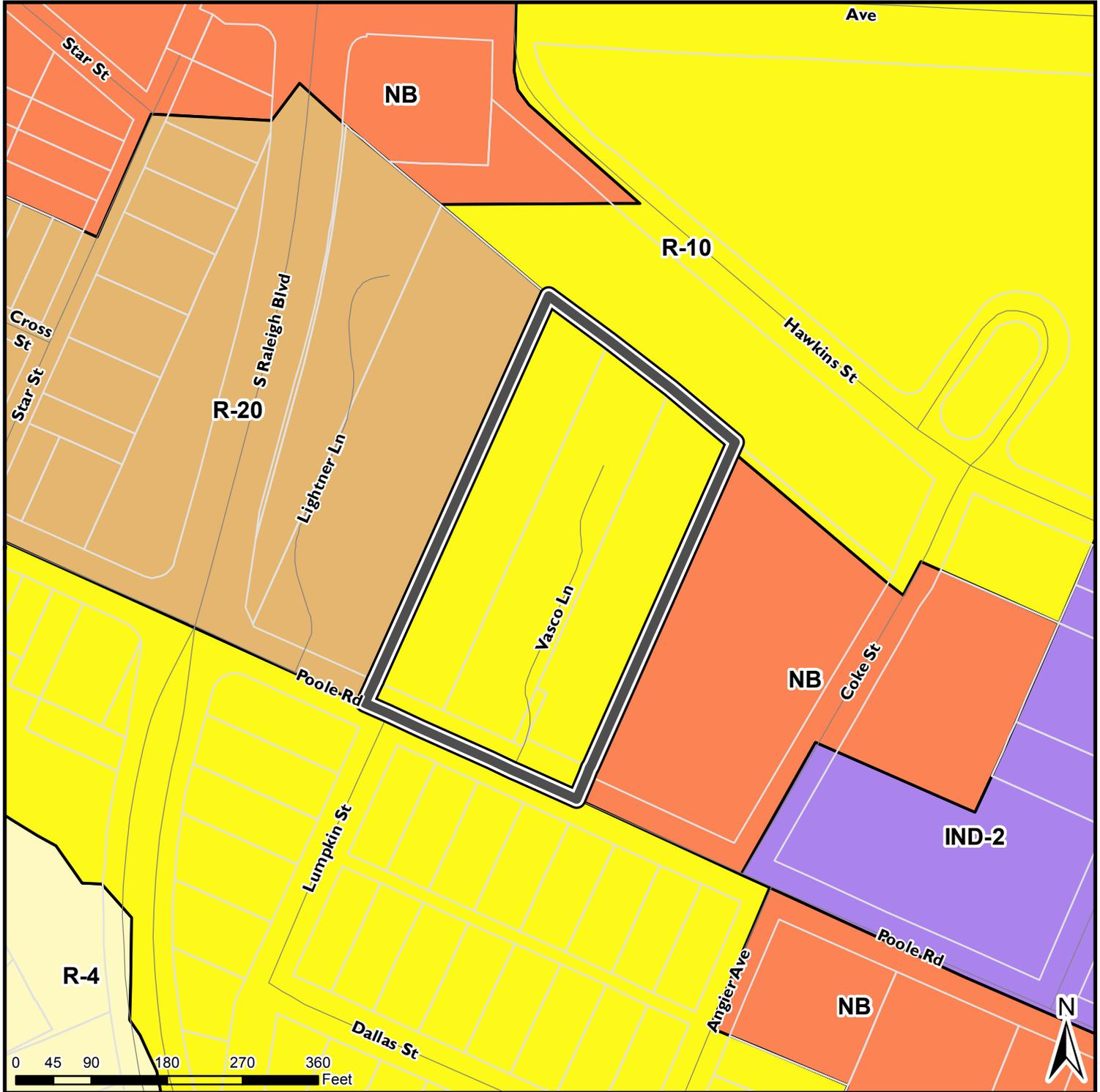


# Existing Zoning Map

# Z-45-2015



**Submittal Date**

12/1/2015

**Request:**

**2.93 acres from  
R-10  
to RX-3**





# Certified Recommendation

Raleigh Planning Commission

CR# 11685

## Case Information: Z-45-15 Poole Road

<i>Location</i>	Poole Road, north side, east of its intersection with Raleigh Boulevard Addresses: 0, 1719, 1721, 1725 Poole Road PINs: 1713488099, 1713488353, 1713489204, 1713580214
<i>Request</i>	Rezone property from Residential-10 (R-10) to Residential Mixed Use-3 stories (RX-3)
<i>Area of Request</i>	2.93 acres
<i>Property Owner</i>	Community Alternatives for Supportive Abodes Inc. 1721 Poole Road Raleigh, NC 27610  Robertson Hill Apartments Inc. 624 W. Jones Street Raleigh, NC 27603  Wayne R. and Ella J. Adams 100 Lumpkin Street Raleigh, NC 27610
<i>Applicant</i>	Jess Brandes Community Alternatives for Supportive Abodes Inc. 624 W. Jones Street Raleigh, NC 27603
<i>Citizens Advisory Council (CAC)</i>	East CAC – Deborah Ford, Chairperson <a href="mailto:dialmeupford3@ymail.com">dialmeupford3@ymail.com</a>
<i>PC Recommendation Deadline</i>	April 25, 2016

## Comprehensive Plan Consistency

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

## Future Land Use Map Consistency

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

## Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Medium Density Residential
<b><i>URBAN FORM</i></b>	n/a
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 8.1 – Housing Variety Policy LU 8.10 – Infill Development Policy H 1.8 – Zoning for Housing

<b>INCONSISTENT Policies</b>	None noted.
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**Summary of Proposed Conditions**

n/a – General Use case
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**Public Meetings**

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
11/4/15	11/16/15 and 1/25/16 (Y-14, N-1)	1/26/16	2/2/16	2/16/16

Attachments:

1. Staff report
2. Traffic study worksheet

**Planning Commission Recommendation**

<i>Recommendation</i>	<b>Approve.</b> City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings &amp; Reasons</i>	<ol style="list-style-type: none"> <li>1. The proposal is consistent with the Future Land Use Map and applicable policies of the Comprehensive Plan.</li> <li>2. The proposed rezoning is reasonable and in the public interest. The requested zoning district permits higher-density housing on a corridor served by transit. The proposal also provides the opportunity for a local non-profit housing developer to add affordable housing units for low-income, disabled, or homeless citizens.</li> <li>3. The proposal is compatible with the surrounding area. Existing development around the property includes a range of uses (apartments, duplexes, single family, industrial, and commercial) developed at a low scale (1-2 stories).</li> </ol>
<i>Motion and Vote</i>	Motion: Braun Second: Swink In Favor: Braun, Fluhrer, Hicks, Schuster, Swink, Terando, Tomasulo and Whitsett

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

Planning Director	Date	Planning Commission Chairperson	1/26/16 Date
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Staff Coordinator: Vivian Ekstrom: (919) 996-2657; [vivian.ekstrom@raleighnc.gov](mailto:vivian.ekstrom@raleighnc.gov)



# Zoning Staff Report – Case Z-45-15

## General Use District

### Case Summary

#### Overview

These properties are located in southeast Raleigh near the intersection of Poole Road and Raleigh Boulevard. One parcel is vacant, while the other properties have two low-scale (2-story) apartment buildings with 19 total dwelling units. Surrounding uses include single family residential (to the south across Poole Road), multi-family residential (duplexes to the adjacent north and apartments to the adjacent west), and industrial (vehicle repair to the adjacent east).

Reflecting current uses, surrounding zoning is a mix of low, moderate, and high density residential, as well as commercial/light industrial. The area south of the subject property across Poole Road is zoned Residential-4, the apartments to the west are zoned Residential-20 (Residential Mixed Use-3 stories, or RX-3, effective February 14), the duplexes to the north have Residential-10 zoning, and the vehicle repair use to the east has Neighborhood Business zoning (Commercial Mixed Use-3 stories, or CX-3, effective February 14).

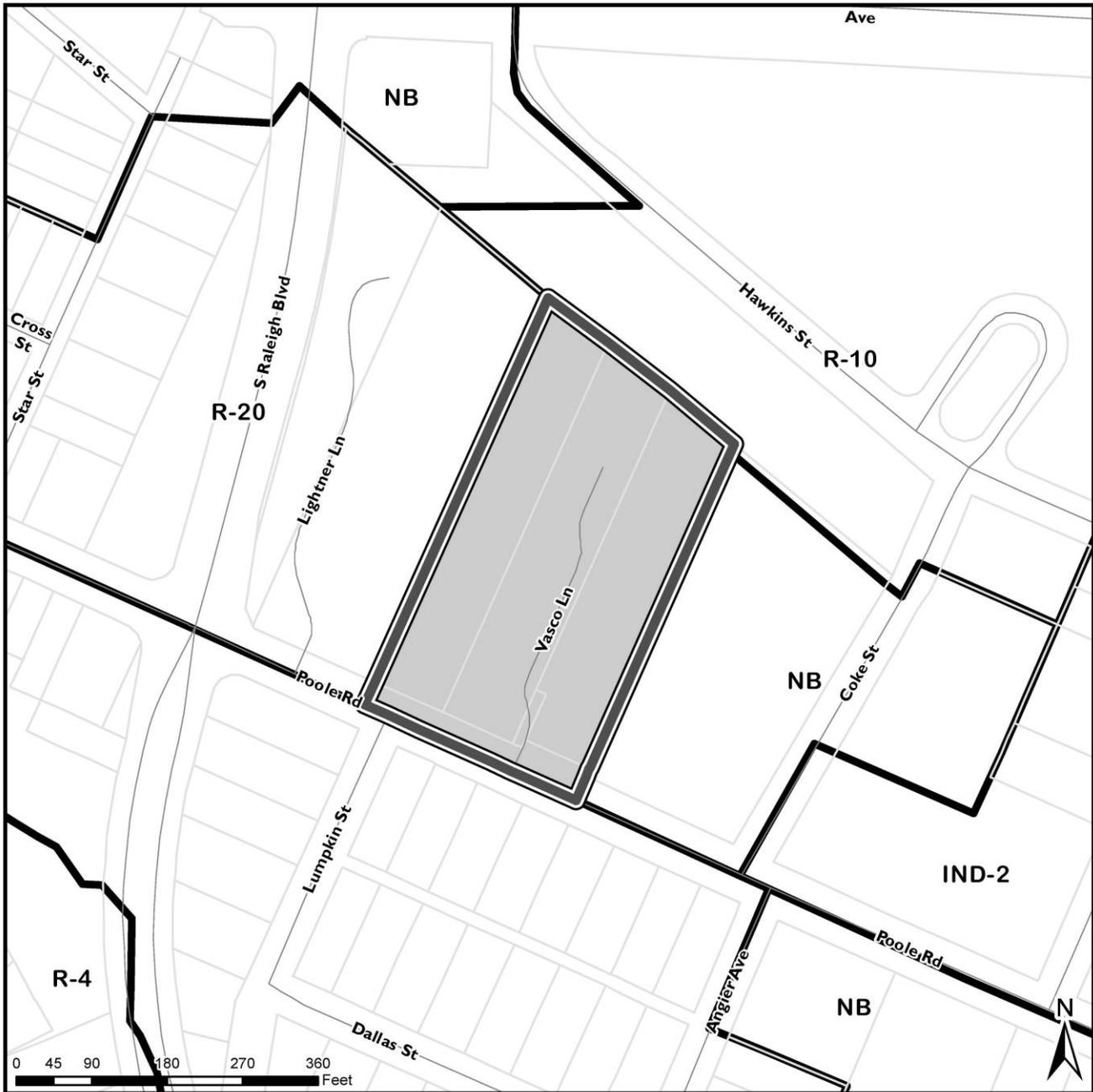
The Future Land Use Map designates the subject property for Medium Density Residential uses. There is no density cap associated with this category, but a 3 or 4 story height limit is considered appropriate. The request for Residential-Mixed Use-3 stories (RX-3) zoning would allow similar apartment-style development as currently exists on the property, but would permit more dwelling units and higher density development.

#### Outstanding Issues

<i>Outstanding Issues</i>	1. Sewer and fire flow matters may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage.
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# Existing Zoning Map

# Z-45-2015

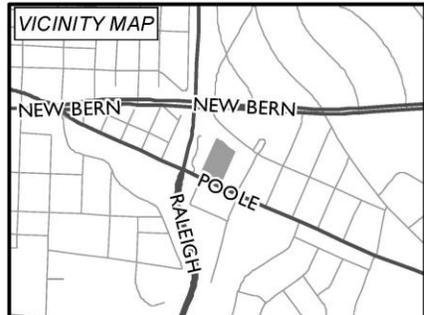


**Submittal  
Date**

12/1/2015

## Request:

**2.93 acres from  
R-10  
to RX-3**



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	Residential-10	Residential-10	Residential-10	Neighborhood Business; Commercial Mixed Use-3 stories (UDO)	Residential-20; Residential Mixed Use-3 stories (UDO)
<i>Additional Overlay</i>	n/a	n/a	n/a	n/a	n/a
<i>Future Land Use</i>	Medium Density Residential	Medium Density Residential	Moderate Density Residential	Neighborhood Mixed Use	Medium Density Residential
<i>Current Land Use</i>	Supportive housing apartments; vacant	Two-family housing	Single family housing	Vehicle repair	Apartments
<i>Urban Form (if applicable)</i>	n/a	n/a	n/a	n/a	n/a

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	10 units/acre (29 total units)	34 units/acre (101 total units)
<i>Setbacks:</i>	<i>For apartment building:</i>	<i>For apartment building:</i>
<i>Front:</i>	10'/30' build-to (70%)	10'/30' build-to (70%)
<i>Side:</i>	10'/30' build-to (35%)	10'/30' build-to (35%)
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	n/a	n/a
<i>Office Intensity Permitted:</i>	n/a	n/a

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	2.93	2.93
<i>Zoning</i>	R-10	RX-3
<i>Max. Gross Building SF (if applicable)</i>	n/a	n/a
<i>Max. # of Residential Units</i>	29	101
<i>Max. Gross Office SF</i>	n/a	n/a
<i>Max. Gross Retail SF</i>	n/a	n/a

<i>Max. Gross Industrial SF</i>	Not permitted	Not permitted
<i>Potential F.A.R.</i>	<i>n/a</i>	<i>n/a</i>

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

The proposed rezoning is:

**Compatible** with the property and surrounding area.

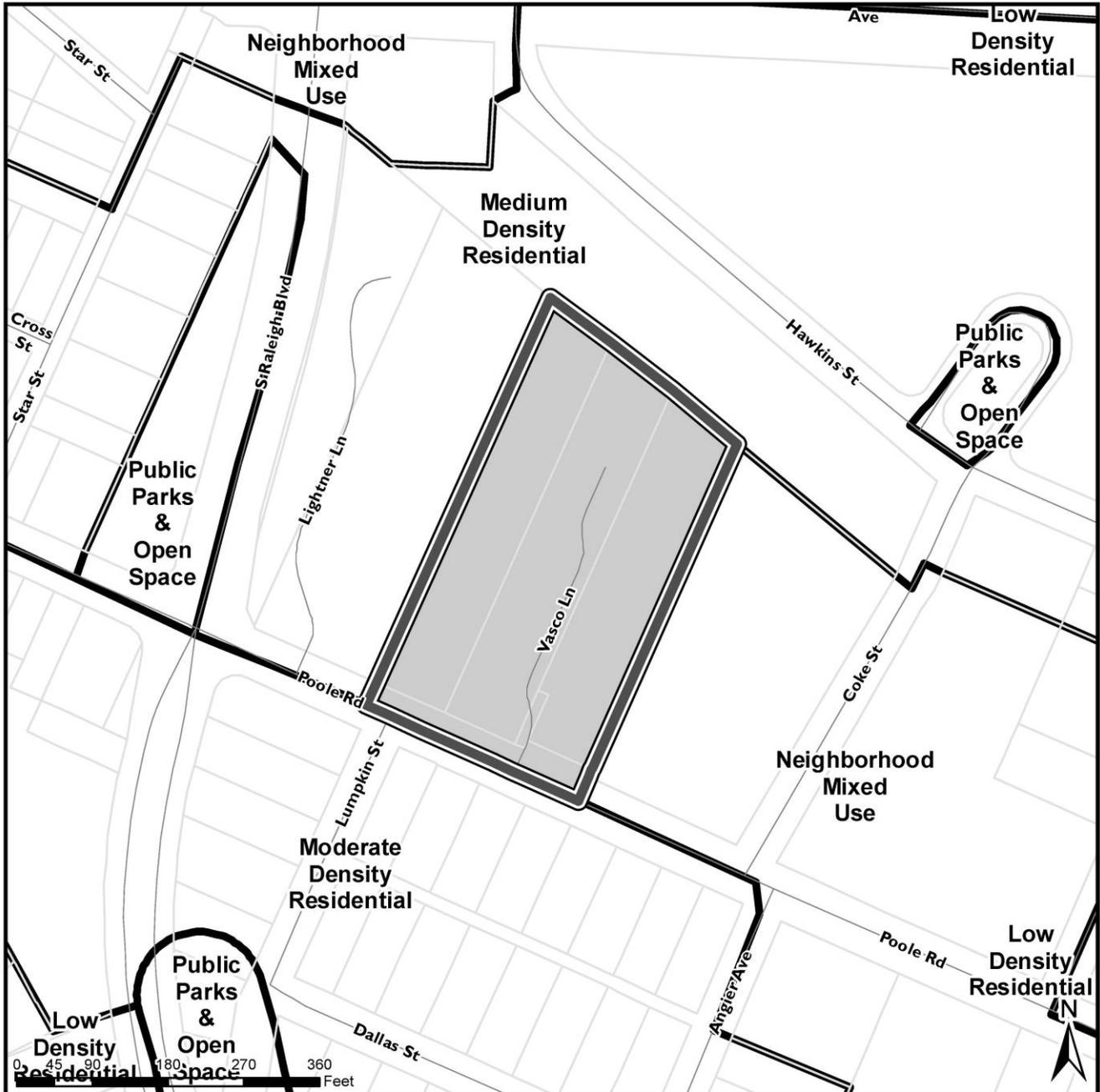
**Incompatible.**

Analysis of Incompatibility:

<i>n/a</i>
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# Future Land Use Map

# Z-45-2015

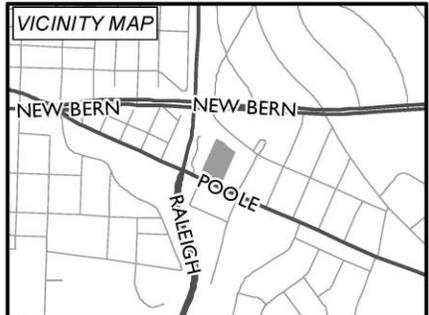


**Submittal Date**

12/1/2015

**Request:**

**2.93 acres from  
R-10  
to RX-3**



## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan and the Future Land Use designation for the property. The Future Land Use Map designates the site for Medium Density Residential development, which does not limit residential density and supports low-scale (3 or 4 stories), apartment-style development. The requested RX-3 district is consistent with this designation.

Existing community facilities appear sufficient to accommodate redevelopment possible under the proposed zoning.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

**Inconsistent**

Analysis of Inconsistency:

n/a

### 2.3 Urban Form

**Urban Form designation:**

**Not applicable** (no Urban Form designation)

**The rezoning request is:**

**Consistent** with the Urban Form Map.

**Inconsistent**

Analysis of Inconsistency:

n/a

## **2.4 Policy Guidance**

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

None noted.

## **2.5 Area Plan Policy Guidance**

The rezoning request is not within a portion of the City subject to an Area Plan.

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

- Consistent with the Future Land Use Map and compatible with surrounding development.
- Provides the opportunity for additional housing on a corridor served by transit.
- Provides the opportunity for a local non-profit housing developer to add affordable housing units for low-income, disabled, or homeless citizens.

### **3.2 Detriments of the Proposed Rezoning**

- *None anticipated.*

## **4. Impact Analysis**

### **4.1 Transportation**

The site is located on the north side of Poole Road between Coke Street and S Raleigh Boulevard. Poole Road is maintained by the City of Raleigh. This segment of Poole Road currently has a two-lane, divided (two-way left turn lane) cross section with curb, gutter and sidewalks on both sides. There are exclusive Bike lanes on the north & south sides as well. Poole Road is classified as a mixed-use street in the UDO Street Plan Map (Avenue, Two-Lane, Divided).

There are no CIP projects planned for Poole Road. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The block perimeter bounded by the rights-of-way for Poole Road, S Raleigh Boulevard, New Bern Avenue, Hawkins Street and Coke Street is approximately 2,750 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning is 3,000 feet.

This site does not lie within a 1/2 mile buffer for future fixed-guideway transit. Site access is limited to Poole Road. In accordance with the Raleigh Street Design Manual section 6.5.3.,

driveways accessing an Avenue, Two-Lane, Divided Street must be spaced 200 feet apart centerline to centerline.

Approval of case Z-45-2015 would add 437 vehicles per day and 39 PM peak hour trips to the adjacent street network. A traffic impact analysis report is not required for Z-45-2015.

**Impact Identified:** None.

**4.2 Transit**

This location is currently served seven days a week by GoRaleigh Route 18 Worthdale. There is an existing transit stop with a bench on Poole/Lightner at the property adjacent to case Z-45-2015. A transit easement was dedicated via SP-4-2007 on 1721 Poole Road.

**Impact Identified:** Further development may increase ridership but it is not expected to exceed the capacity of the current system.

**4.3 Hydrology**

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None.

**Impact Identified:** Upon development, site must comply with stormwater regulations per UDO Article 9.2. Demonstration of compliance with quantity and quality regulations will be required. The site does not appear to contain any Neuse Riparian Buffers or other sensitive water features. FEMA floodplain and alluvial soils do not appear to be located on the site based on an evaluation of Wake County iMaps.

**4.4 Public Utilities**

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	15,383 gpd	63,125 gpd
<i>Waste Water</i>	15,383 gpd	63,125 gpd

**Impact Identified:** The proposed rezoning would add approximately 47,742 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

**4.5 Parks and Recreation**

The site is not within or adjacent to any proposed or existing greenway trail, corridor, or connector. Nearest trail access is Little Rock Trail, 1.2 miles. Recreation services are provided by Roberts Park, 0.8 miles.

**Impact Identified:** None.

#### **4.6 Urban Forestry**

The site is comprised of four parcels, the total acreage of which is approximately three acres. The parcels have either been previously developed or partially cleared. If any combination of the parcels two acres or larger in size is submitted for development, the development will be subject to UDO Article 9.1. Tree Conservation.

**Impact Identified:** None.

#### **4.7 Designated Historic Resources**

The site is within 1,000 feet of the Battery Heights and Longview Gardens National Register Historic Districts.

**Impact Identified:** None.

#### **4.8 Community Development**

This site is not located within a redevelopment plan area.

**Impact Identified:** None.

#### **4.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

#### **4.10 Mitigation of Impacts**

Address sewer and fire flow capacities at the site plan stage.

## **5. Conclusions**

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Map. Potential redevelopment of the site allowed under the proposal is also compatible with existing surrounding development.



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan  Existing Zoning Classification R-10 Proposed Zoning Classification Base District RX Height 3 Frontage  If the property has been previously rezoned, provide the rezoning case number.  Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 443464	Transaction Number <span style="font-size: 1.5em; font-family: cursive;">44 3464</span>  <span style="font-size: 1.5em; font-family: cursive;">Z-45-2015</span>

GENERAL INFORMATION		
Property Address 1719, 1721, 1725 Poole Road, <i>0 Poole Road qb 12/8</i>		Date November 24, 2015
Property PIN 1713488353, 1713489204, 1713580214, <i>1713488099 qb 12/8</i>	Deed Reference (Book/Page) 014503/01180, 012336/01205, 014090/02020	
Nearest Intersection Poole Road & Lumpkin Street		Property size (in acres) .97, .98, <i>.96, .02 qb 12/8</i>
Property Owner/Address 1719 Poole: Wayne and Ella Adams, 100 Lumpkin St, Raleigh 27610 1721 Poole: CASA, PO Box 12545, Raleigh 27605 1725 Poole: Robertson Hill Apts, Inc. 624 W Jones St, Raleigh 27603 <i>0 + qb 12/8</i>	Phone 919-836-8985 919-754-9960 919-754-9960	Fax none 919-754-9968 919-754-9968
	Email <a href="mailto:elladams@bellsouth.net">elladams@bellsouth.net</a> <a href="mailto:jbrandes@casanc.org">jbrandes@casanc.org</a> <a href="mailto:jbrandes@casanc.org">jbrandes@casanc.org</a>	
Project Contact Person/Address Jess Brandes, 624 W Jones St, Raleigh 27603	Phone 919-754-9960	Fax 919-754-9968
	Email <a href="mailto:jbrandes@casanc.org">jbrandes@casanc.org</a>	
Owner/Agent Signature <i>Jess Brandes</i>	Email <a href="mailto:jbrandes@casanc.org">jbrandes@casanc.org</a>	

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

<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>
<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>Transaction Number</p> <p>Zoning Case Number</p>

<b>STATEMENT OF CONSISTENCY</b>	
<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>	
1.	<p>The request is consistent with the future land use designation of Medium Density Residential which calls for "garden apartments, townhomes, condominiums, and suburban style apartment complexes." The Comprehensive Plan states that "RX zoning with a three or four story height limit is appropriate for these areas."</p>
2.	
3.	
4.	

<b>PUBLIC BENEFITS</b>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>This proposal is a benefit to the public because it aligns these properties with the Future Land Use Map.</p>
2.	<p>This request allows CASA to convert an unused meeting space in our 1721 parcel into a unit of critically-needed affordable housing. This furthers Comprehensive Plan policy H2.5 (Removing housing barriers) and policy H4.3 (Housing for the disabled). This also furthers several objectives of the Plan to End Homelessness and the Consolidated Plan.</p>
3.	<p>This proposal will bring active uses to vacant land, and new housing proximate to commercial areas and transit</p>
4.	<p>This proposal brings consistent zoning to the southern part of that block of Poole Road, so that it is all RX-3 from Raleigh Blvd east to the commercial area. This will help in visual continuity and design compatibility.</p>

<b>URBAN DESIGN GUIDELINES</b>	
<p>If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.</p>	
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>

Z-45-0015  
443464

Date: 10/19/2015

Re: 1719, 1721 & 1725 Poole Road, Raleigh, NC 27610

Dear Neighboring Property Owners:

You are invited to attend a neighborhood meeting on November 4, 2015. The meeting will be held at 1725 Poole Road and will begin at 6:00pm.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 1719, 1721 & 1725 Poole Road. These properties are currently zoned R-10 and are proposed to be rezoned to RX-3.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any concerns or questions I can be reached at: 919-307-3429 or [jbrandes@casanc.org](mailto:jbrandes@casanc.org).

Thank you,



Jess Brandes  
Housing Developer  
CASA

Z-46-2015  
443464

## **SUMMARY OF ISSUES**

A neighborhood meeting was held on Wednesday, November 4<sup>th</sup>, 2015 to discuss a potential rezoning located at 1719, 1721 & 1725 Poole Road. The neighborhood meeting was held at 1725 Poole Road in the community room. No neighbors attended. The applicant (CASA) and the owners of 1719 Poole Road, whom CASA is representing in this application were the only persons present.

Additionally, CASA attended the East CAC Meeting on Monday, November 16<sup>th</sup> to inform the community of our rezoning plans. I received no comments at the meeting, and have not received any follow-up comments or questions since then.



