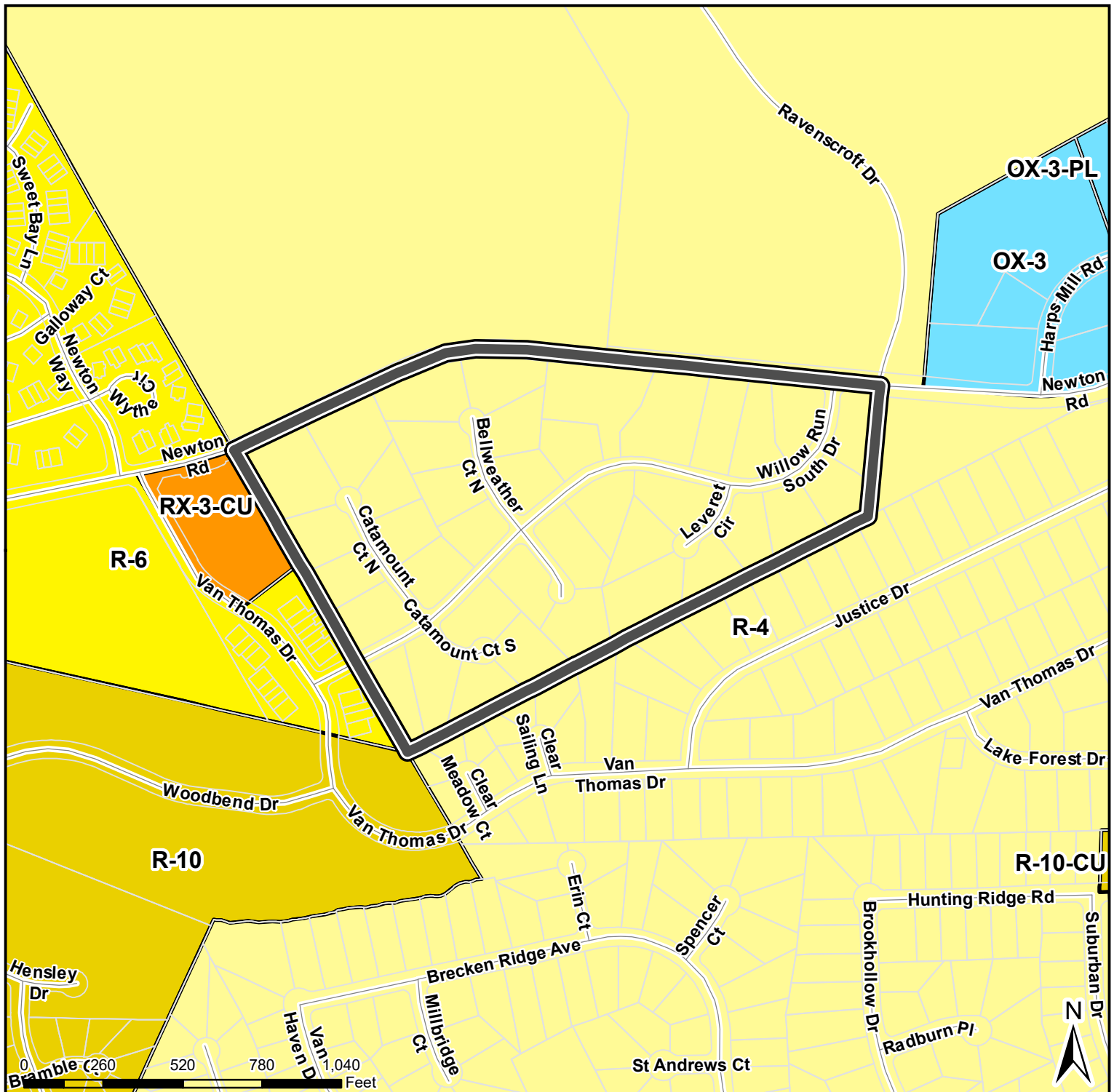
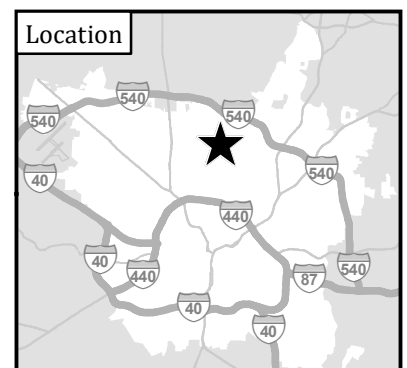


Existing Zoning

Z-46-2019



Property	Willow Run South Dr & Newton Rd
Size	33 acres
Existing Zoning	R-4
Requested Zoning	Apply NCOD





Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Ira Mabel, AICP, Planner II

DEPARTMENT: City Planning

DATE: January 23, 2020

SUBJECT: City Council agenda item for March 3, 2020 – Z-46-19

On January 21, 2020, City Council authorized the public hearing for the following item:

Z-46-19: Willow Run South NCOD (addresses attached), approximately 33 acres located [along Willow Run South Drive and connected cul-de-sacs roughly between Newton Road and Van Thomas Drive.](#)

The standards in the Willow Run South NCOD will establish a minimum lot size of 32,670 square feet (0.75 acres).

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

Requested zoning: Residential-4 (R-4) with Neighborhood Conservation Overlay District (NCOD).

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The Planning Commission recommends approval/denial of the request (5 - 1).

The North CAC voted approval/denial of the case (24 – 4 - 2).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Addresses and PINS:

7100 Bellweather CT S, 1707846439
7104 Bellweather CT S, 1707846723
7200 Bellweather CT N, 1707844965
7204 Bellweather CT N, 1707854123
7205 Bellweather CT N, 1707842923
7208 Bellweather CT N, 1707853278
7209 Bellweather CT N, 1707851068
7213 Bellweather CT N, 1707851243
7100 Catamount CT S, 1707844379
7101 Catamount CT S, 1707843228
7105 Catamount CT S, 1707841278
7204 Catamount CT N, 1707841811
7205 Catamount CT N, 1707748674
7208 Catamount CT N, 1707840903
7209 Catamount CT N, 1707748708
7212 Catamount CT N, 1707758089
7213 Catamount CT N, 1707747913
7100 Leveret CIR, 1707848568
7101 Leveret CIR, 1707848746
7104 Leveret CIR, 1707940677
7105 Leveret CIR, 1707849878
7108 Leveret CIR, 1707941799
724 Willow Run South DR, 1707840256
725 Willow Run South DR, 1707749561
800 Willow Run South DR, 1707843521
801 Willow Run South DR, 1707841666
804 Willow Run South DR, 1707844673
805 Willow Run South DR, 1707842799
904 Willow Run South DR, 1707847826
905 Willow Run South DR, 1707856008
909 Willow Run South DR, 1707856284
917 Willow Run South DR, 1707859125
921 Willow Run South DR, 1707951105
1000 Willow Run South DR, 1707955143
1001 Willow Run South DR, 1707952123
1004 Willow Run South DR, 1707943834
1005 Willow Run South DR, 1707953157
1008 Willow Run South DR, 1707944990



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11976

CASE INFORMATION: Z-46-19 WILLOW RUN SOUTH NCOD

Location	The properties along Willow Run South Drive and connected cul-de-sacs roughly between Newton Road and Van Thomas Drive. (See Exhibit B). Address: See Exhibit A PINs: See Exhibit A iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	R-4 w/ Willow Run South NCOD
Area of Request	33 acres
Corporate Limits	The subject site is within and entirely surrounded on all sides by the corporate limits of the city.
Property Owner	See Exhibit A
Applicant	Tansy Hayward, Assistant City Manager, City of Raleigh
Citizens Advisory Council (CAC)	North CAC Michael O'Sullivan, Chair
PC Recommendation Deadline	April 13, 2020

SUMMARY OF PROPOSED CONDITIONS

1. N/A; this is a general use rezoning case.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 8.5—Conservation of Single-family Neighborhoods Policy H 1.6—Housing Preservation Policy UD 1.1—Protecting Neighborhood Identity Policy UD 5.1—Contextual Design Policy UD 5.4—Neighborhood Character and Identity

Inconsistent Policies

Policy LU 2.2—Compact Development
Policy H 1.8—Zoning for Housing

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
10/29/2019 16 attendees	11/19/2019 12/17/2019 24 (Y) - 4 (N) - 2 (A)	1/14/2020	1/21/2020

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is reasonable and in the public interest because it will help maintain existing neighborhood character.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Geary; Second: Hicks In Favor: Cheng Miller, Jeffreys, Geary, Hicks and Mann Opposed: Lampman
Reason for Opposed Vote(s)	None provided

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Willow Run South NCOD text change ordinance
4. Willow Run South built environmental characteristics study
5. Willow Run South NCOD citizen's petition

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

_____ Planning Director	_____ 1/14/2020	_____ Planning Commission Chair	_____ 1/14/2020
Staff Coordinator:	Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov		



ZONING STAFF REPORT – CASE Z-46-19

Neighborhood Conservation Overlay/General Use District

OVERVIEW

The rezoning site is a neighborhood of detached houses in north Raleigh between Newton Road and Van Thomas Drive commonly known as Willow Run South. Homes in the neighborhood date from 1975 to 1988, with an average lot size of 38,360 square feet (0.88 acres). The lots are generally close to square-shaped, meaning roughly proportional lengths and widths, although five cul-de-sacs have created a number of angled lot boundaries.

The Willow Run South neighborhood is located off Newton Road, just south of Ravenscroft School. It is also 0.4 miles from the North Ridge West neighborhood (location of the North Ridge West NCOD adopted in January 2019) and the North Ridge Elementary School. Nearby major streets include Six Forks Road to the west, Falls of Neuse Road to the east, and Strickland Road to the north. The rezoning area includes 38 properties, comprising approximately 33 contiguous acres. These properties all front on internal neighborhood streets: Willow Run South Drive, Catamount Court North and South, Bellweather Court North and South, and Leveret Circle.

The only use within the site is single-unit living. There are no vacant properties in the neighborhood and all lots are developed. The zoning for all properties is Residential-4 (R-4), which allows up to four dwelling units per acre. R-4 zoning permits smaller lot sizes and widths than the current build-out of the neighborhood.

Directly to the south of the Willow Run South neighborhood is more single-family residential development, also zoned R-4 but built much closer to R-4 standards than Willow Run South with typical lot sizes ranging from 0.4 to 0.5 acres. To the west are townhouses zoned R-6 and the Elmcroft of Northridge senior apartment complex zoned RX-3-CU; there are additional townhouses in an R-6 district to the northwest across Newton Road. To the north are two large parcels containing a farm and detached dwellings as well as Ravenscroft School, all zoned R-4. To the east along Falls of Neuse Road are commercial uses, mostly zoned OX-3; directly to the east is the Gethsemane Lutheran Church and Precious Lambs Early Learning Center, zoned R-4.

Overall, the surrounding area has a wide variety of land uses, from low and moderate density residential to commercial uses fronting Falls of Neuse Road and Six Forks Road, which are both Transit Emphasis Corridors on the Urban Form Map. Transit Emphasis Corridors are roads identified in the Wake County Transit Plan for a high level of frequent transit service.

This request is to apply a “Neighborhood Conservation Overlay District (NCOD).” An overlay adds regulations above and beyond a base zoning district. The purpose of an NCOD is to apply zoning standards in a defined area that would require any new development to more closely match the current built character of the area. NCODs can control certain built environmental characteristics such as lot size, setbacks, residential density, and building height. Not counting the Willow Run South NCOD, the Unified Development Ordinance

(UDO) contains 19 existing NCODs, the most recent of which was adopted in 2019 for the North Ridge West neighborhood.

The NCOD process contains three phases: neighborhood study, text change, and rezoning. On March 5, 2019, the City Council received a petition from George H. Fleming on behalf of the Willow Run South neighborhood requesting a Neighborhood Built Environmental Characteristics study. While the UDO does not require a particular percentage of property owners to support the request for a study, Mr. Fleming obtained signatures from the owners of 33 of the 38 properties, which represents 86.8% of the study area. The Council chose to authorize the study.

Staff presented the study results to the City Council on May 21, 2019, at which time they authorized staff to proceed with the text change to add the Willow Run South NCOD to the UDO. The text change (TC-10-19) was adopted by the Council on September 3, 2019. On October 1, the City Council directed staff to initiate rezoning, the final step in the NCOD process.

This rezoning request is to apply the Willow Run South NCOD to the 38 properties in the Willow Run neighborhood. If approved, more restrictive dimensional standards would be applied to the underlying R-4 zoning, shown below:

- Minimum lot size: 32,670 square feet (0.75 acres)

Staff analysis shows that 9 lots of 38 lots would not conform to the minimum lot size standard put forth in the Willow Run South NCOD. However, per the UDO no structures or lots shall be deemed non-conforming because of the application of the overlay district. The application of the NCOD will, however, limit the expansion of non-conformities to no more than 25%.

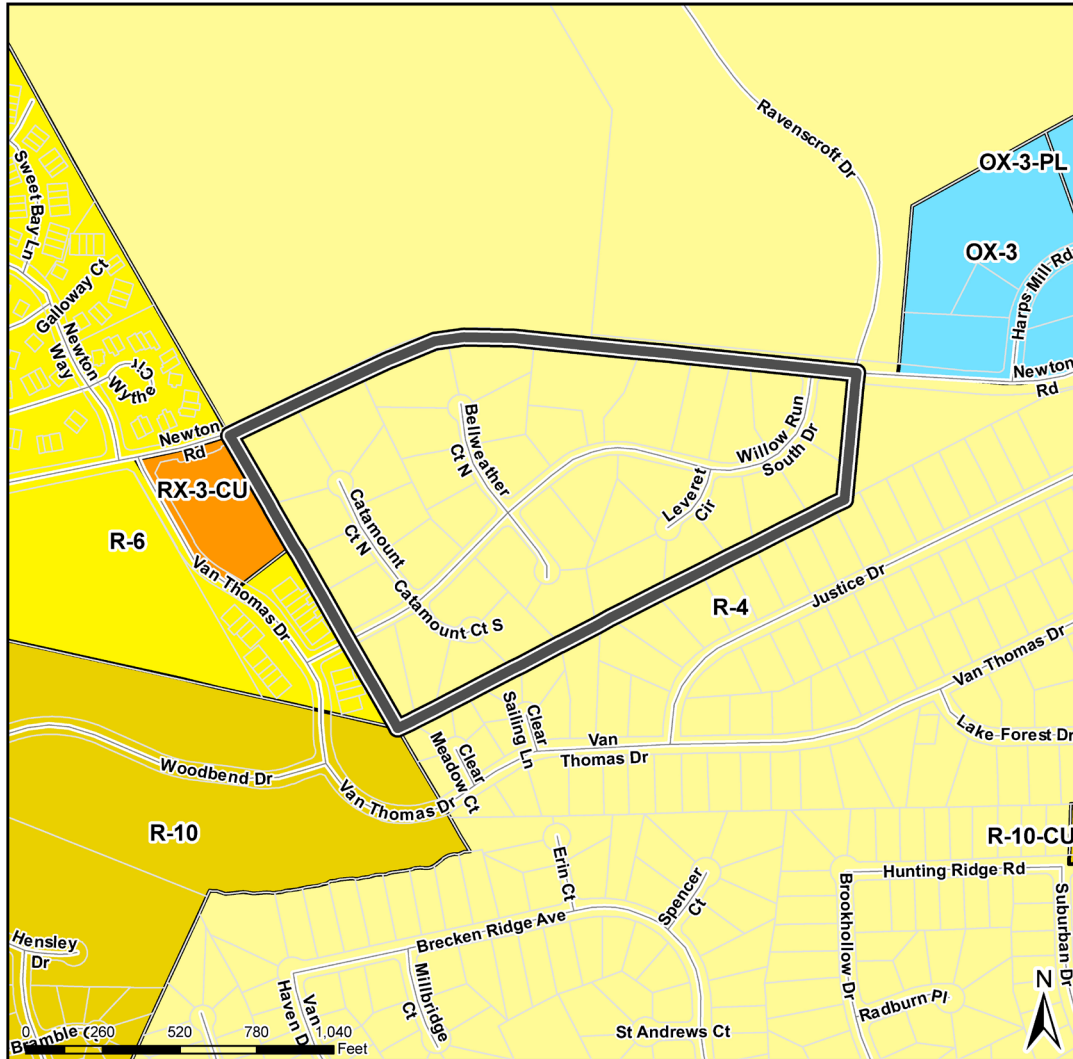
The predominant built character of the Willow Run South neighborhood differs from the minimum standards that currently apply under the R-4 zoning district. The neighborhood is developed somewhere between the standards for R-1 and R-2 zoning districts. Under the current zoning, R-4 standards would likely permit subdivision of 100% of existing lots in the area. Residential-2 standards would still render 100% of lots conforming, while disallowing subdivision of all but 6 of the 38 lots by the lot size standard alone. Application of the NCOD would prevent the simple subdivision of all but one of the 38 lots.

OUTSTANDING ISSUES

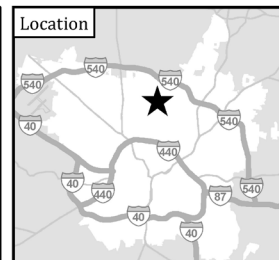
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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Existing Zoning

Z-46-2019



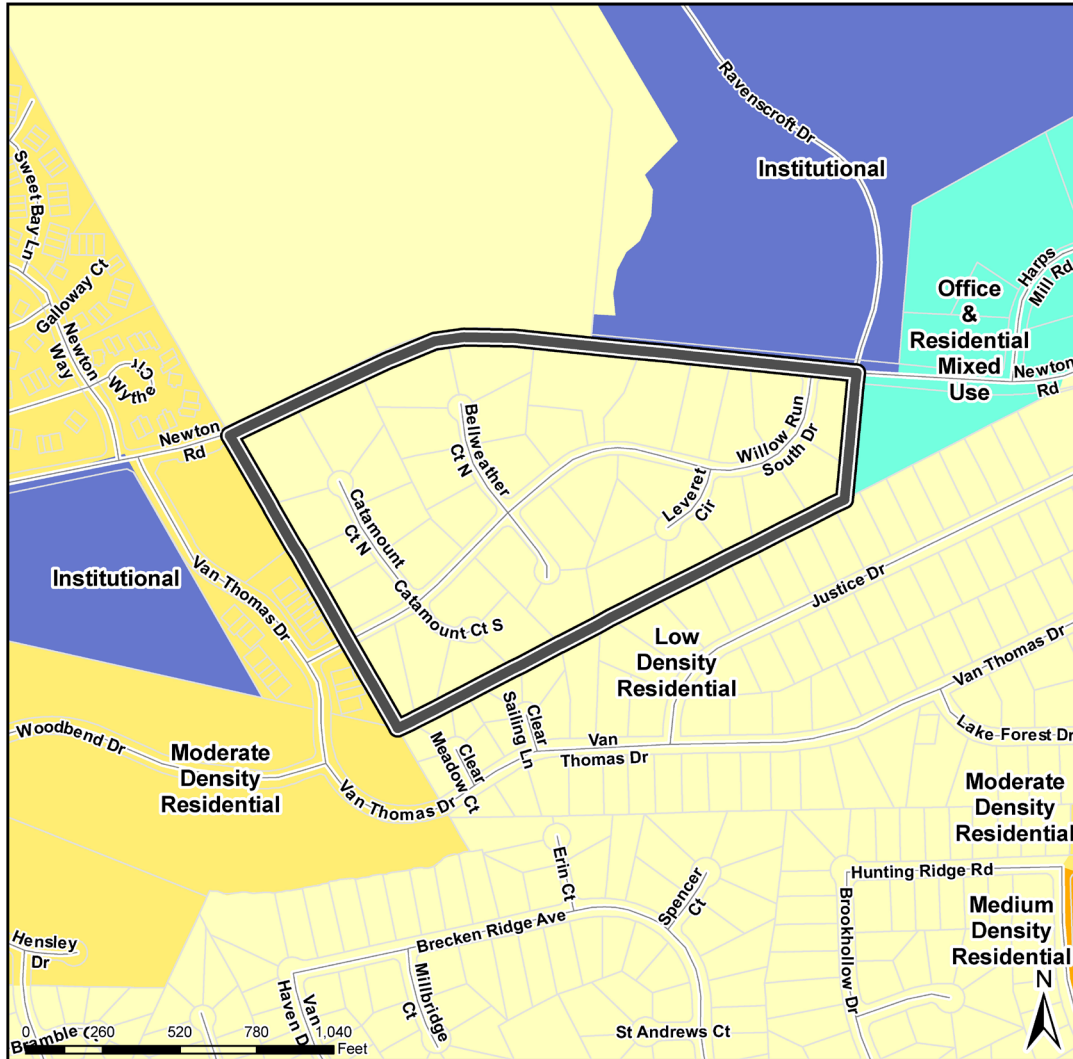
Property	Willow Run South Dr & Newton Rd
Size	33 acres
Existing Zoning	R-4
Requested Zoning	Apply NCOD



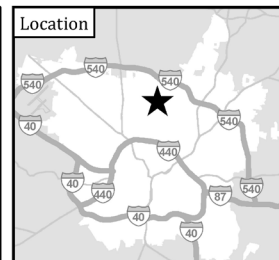
Map by Raleigh Department of City Planning (reckhowh): 11/18/2019

Future Land Use

Z-46-2019



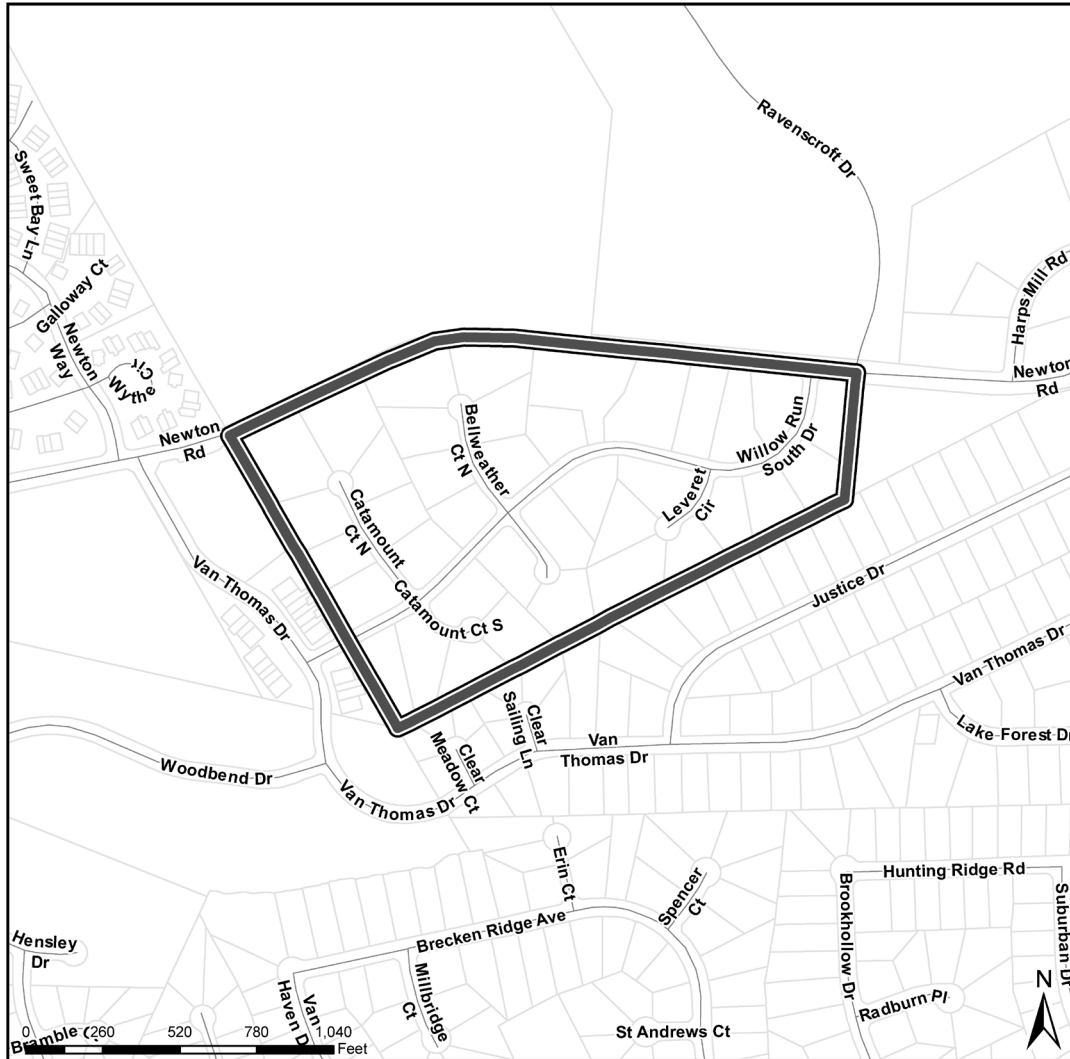
Property	Willow Run South Dr & Newton Rd
Size	33 acres
Existing Zoning	R-4
Requested Zoning	Apply NCOD



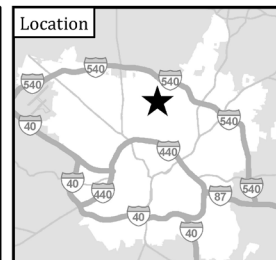
Map by Raleigh Department of City Planning (reckhowh): 11/18/2019

Urban Form

Z-46-2019



Property	Willow Run South Dr & Newton Rd
Size	33 acres
Existing Zoning	R-4
Requested Zoning	Apply NCOD



Map by Raleigh Department of City Planning (reckhowh): 11/18/2019

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?

Overall, the request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme, which conceives of healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character and responds to natural features. The request will preserve the existing character of Willow Run South, which by all measures is a healthy established neighborhood.

However, the request is inconsistent with the **Managing Our Growth** vision theme. This theme encourages fostering quality growth through more integrated land uses and providing desirable spaces and places to live, work, and play. The request would effectively eliminate the potential for Willow Run South to accommodate any residential growth beyond what exists today.

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

Yes. The subject site is classified as Low Density Residential on the Future Land Use Map, which recommends residential development of up to 6 units per acre. The request would effectively limit density to 1.2 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?

N/A

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

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

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☐ **Inconsistent**

The Low Density Residential FLUM designation recommends residential development of up to 6 units per acre. The request would not change the underlying zoning of R-4, and would effectively limit density to 1.2 units per acre.

Urban Form

Urban Form designation: None.

The rezoning request is

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The rezoning request would not change the allowed uses on the site. Detached houses are a compatible use with existing and permitted development in the area. The request is also compatible with the adjacent institutions and residential neighborhoods to the north, south, east and west of the site.

Public Benefits of the Proposed Rezoning

- The request would add zoning standards that will help maintain the current lot sizes of the neighborhood.

Detriments of the Proposed Rezoning

- The request will decrease the potential number of homes that could be constructed in the area by nearly 60%.

Policy Guidance

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

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.

The request is consistent with the recommendations of the Future Land Use Map of Low Density Residential, which supports up to 6 units per acre. The request would not change the underlying zoning of R-4, which allows uses and densities that are consistent with the Low Density Residential FLUM designation.

Policy LU 5.1—Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 8.3—Conserving, Enhancing and Revitalizing Neighborhoods

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

- The request would increase the likelihood that new development matches the existing urban pattern and neighborhood character by requiring dimensional standards based on the surrounding context.

Policy LU 8.5—Conservation of Single-family Neighborhoods

Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

- The Willow Run South neighborhood was built at a density three times lower than is permitted by the existing zoning district. The request would conserve this low density residential character by applying a more restrictive layer of zoning that would effectively limit density to 1.2 units per acre.

Policy H 1.6—Housing Preservation

Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.

- The request may encourage preservation of the existing housing stock by reducing the likelihood of subdivision, which would subsequently weaken the incentives for teardowns in the area.

Policy UD 1.1—Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

Policy UD 5.1—Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Policy UD 5.4—Neighborhood Character and Identity

Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.

- The use of an NCOD in the would help to retain the existing built character of the Willow Run South neighborhood by requiring more restrictive lot sizes, which will aid in the prevention of subdivision. This additional restriction may also help strengthen the sense of visual order by reinforcing the existing development pattern.

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

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 request will lower the residential intensity that is currently allowed, downzoning the area and decreasing the number of homes that may be constructed. This is inherently a less compact land use pattern than would otherwise be permitted.

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.

- The requested NCOD will create a new barrier for future rezoning applicants seeking to construct townhouses or apartments in the future.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	25	The transit score for the site is slightly below the citywide average.
Walk Score	30	26	The walk score for the site is slightly below the citywide average.

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: According to Walk Score, this part of Raleigh has walkability that is slightly below average. However, there are many potential destinations, both commercial and educational, that are just outside the neighborhood's traditional walk-shed of ¼ mile on Six Forks and Falls of Neuse Roads.

Carbon/Energy Footprint: Housing

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

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

Summary: The proposed district would not alter the types of housing possible in the neighborhood. Approval of this rezoning request would not affect the energy-efficiency of housing units that can developed.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Subtracts	Increasing the minimum lot size reduces the potential number of housing units possible under the existing entitlement.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	N/A	The proposed district does not change the types of housing allowed.
If not a mixed-use district, does it permit smaller lots than the average?*	No	The proposed district requires a minimum lot size 2.7 time larger than Raleigh's average detached house lot.
Is it within walking distance of transit?	Almost	The center of the neighborhood is within approximately 0.75 miles walking distance from the nearest bus stop for the #8 bus and 0.5 miles from the #2 bus.

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

Summary: The request will not alter the type of development that exists in the area currently, but will prevent the subdivision of existing lots and therefore the construction of homes at a greater density.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Longstreet Park (1.2 miles) and Cedar Hills Park (1.8 miles).
3. Nearest existing greenway trail access if provided by East Fork Mine Creek Greenway Trail (0.5 miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None.

Public Utilities

1. The proposed rezoning would prevent approximately 14,000 gpd from being added 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 and 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.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	24,000	24,000	10,000
Waste Water	24,000	24,000	10,000

Impact Identified: None.

Stormwater

1. Neuse River buffer and alluvial soil type Wo (Wehadkee and Bibb soils). No structural flooding complaints but several erosion and standing water complaints in the subject area and downstream.

Floodplain	None
Drainage Basin	Mine
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	None

Impact Identified: None.

Transit

1. Z-46-19 is located near the intersection of Falls of Neuse Road and Newton Road. Currently the #2 Falls of Neuse GoRaleigh route operates 30-minute peak service and 60 minute off-peak and weekend service. The 2016 Wake Transit Plan proposes a similar level of service for Falls of Neuse.
2. Z-46-19 is also near the intersection of Six Forks Road and Newton Road. Currently the #8 Six Forks GoRaleigh route operates 30-minute peak service and 60 minute off-peak and weekend service. The 2016 Wake Transit Plan proposes a similar level of service for Six Forks.
3. Because transit works better when land use densities are higher, a reduction in entitled density as proposed in Z-46-19 may reduce the number of individuals who could reasonably be presumed to use transit in the future.

Impact Identified: None.

Transportation

1. Case Z-46-19 consists of 38 separate parcels that are located south of Newton Road, between Six Forks Road and Falls of Neuse Road. Approval of Z-46-19 would result in a net decrease in allowable dwelling units and a subsequent decrease in daily and peak hour trips. A traffic study is not needed for Z-46-19.

Impact Identified: None.

Urban Forestry

1. Each property is currently less than two acres in size and therefore would not need to comply with UDO section 9.1 if a development plan were submitted for any of the lots within this rezoning case. The proposed zoning will not affect the Urban Forestry requirements.

Impact Identified: None.

Impacts Summary

- The properties that do not conform to the standards set forth by the proposed NCOD may face additional steps during the permitting process should they choose to make changes or additions to their structures. Per staff analysis, 9 of the 38 properties do not conform to the minimum lot size set forth, and although the application of the NCOD will not render these properties non-conforming, property modifications may require a variance.
- The potential additional housing supply for the city may be reduced by from a possible 96 units to a possible 40 units; this is a reduction of around 58%.

Mitigation of Impacts

- No mitigation of impacts is needed at this time.

CONCLUSION

This request is to rezone 38 parcels totaling approximately 33 acres from Residential-4 (R-4) to R-4 with Neighborhood Conservation Overlay District (NCOD). The Willow Run South NCOD will set a minimum lot size of 32,670 square feet (0.75 acres).

The request is **consistent** with Comprehensive Plan overall, and **consistent** with the Future Land Use Map.

The request is **consistent** with Comprehensive Plan policies regarding infill development, and neighborhood preservation, character, and identity. The request is **inconsistent** with policies regarding compact development and zoning for housing.

The request would support the Vision Theme of *Growing Successful Neighborhoods and Communities*, but not support the theme of *Managing Our Growth*.

CASE TIMELINE

Date	Action	Notes
3/5/2019	Citizen petition for NCOD text change	City Council authorization of Neighborhood Built Environmental Characteristics study
5/21/2019	Study findings reported to City Council	City Council authorization of text change
9/3/2019	Text change approved	
10/1/2019	Rezoning authorized	Staff acting as applicant
11/18/2019	Rezoning petition submitted	
1/14/2019	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-4	R-4; OX-3	R-6; RX-3-CU
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Low Density Residential	Low Density Residential; Institutional	Low Density Residential	Office & Residential Mixed Use	Moderate Density Residential
Current Land Use	Detached dwellings	Detached dwellings; Farm; School	Detached dwellings	Townhouses; Apartments	Church; Office
Urban Form	N/A	N/A	N/A	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	R-4 w/ NCOD
Total Acreage	33	33
Setbacks:	(detached dwelling)	(detached dwelling)
Front	20'	20'
Side	10'	10'
Rear	20'	20'
Residential Density:	2.91	1.21
Max. # of Residential Units	96	40
Max. Gross Building SF	240,000	100,000
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.17	0.07

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

EXHIBIT A: PROPERTY ADDRESSES

Site Address	PIN	Owner
7100 BELLWEATHER CT S	1707846439	BYRD, HERBERT G BYRD, LAURA A
7104 BELLWEATHER CT S	1707846723	RAYMOND, EDWARD B RAYMOND, NANCY J
7200 BELLWEATHER CT N	1707844965	LOVICK, FRANK P
7204 BELLWEATHER CT N	1707854123	SINHA, AMIT SINHA, CHRIS Z
7205 BELLWEATHER CT N	1707842923	FLORA, WILLIAM H FLORA, KRISTINE
7208 BELLWEATHER CT N	1707853278	WHITE, JUSTIN A WHITE, RACHEL LEE BABB
7209 BELLWEATHER CT N	1707851068	CARPENTER, DONALD HOKE TRUSTEE CARPENTER, RUBY JANICE CARPE TRUSTEE
7213 BELLWEATHER CT N	1707851243	WOOLLEY, CHRISTOPHER B WOOLLEY, ASHLEY PARKER
7100 CATAMOUNT CT S	1707844379	PITTMAN, CLARENCE RAY JR
7101 CATAMOUNT CT S	1707843228	FLEMING, GEORGE H FLEMING, OLIVIA H
7105 CATAMOUNT CT S	1707841278	NGUYEN, ALEXANDER
7204 CATAMOUNT CT N	1707841811	PRIVETTE, SARAH L PRIVETTE, BRIAN D
7205 CATAMOUNT CT N	1707748674	DEVINE, TIMOTHY S DEVINE, GENESSA M
7208 CATAMOUNT CT N	1707840903	MERRICKS, JULIA W HAUSER, SUSAN E
7209 CATAMOUNT CT N	1707748708	FITZMAURICE, EAMON A FITZMAURICE, NOREEN E
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7104 LEVERET CIR	1707940677	WERNER, JOHN A JR WERNER, MARTHA M
7105 LEVERET CIR	1707849878	LOVE, ROBERT DANIEL LOVE, ANN C
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917 WILLOW RUN SOUTH DR	1707859125	WRAY, LAWRENCE E
921 WILLOW RUN SOUTH DR	1707951105	MOVAHED, MOHAMMAD ESMAEIL
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1001 WILLOW RUN SOUTH DR	1707952123	FORTNER, HAROLD H FORTNER, CAROLYN C
1004 WILLOW RUN SOUTH DR	1707943834	SPENCER, PATRICIA L
1005 WILLOW RUN SOUTH DR	1707953157	CHOW, DOROTHY
1008 WILLOW RUN SOUTH DR	1707944990	PUGH, FREDERICK D PUGH, ROBIN Q

Willow Run South Neighborhood




Rezoning Application



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

REZONING REQUEST								
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				OFFICE USE ONLY Transaction # Rezoning Case #				
Existing Zoning Base District	R-4	Height	Frontage		Overlay(s) _____			
Proposed Zoning Base District	R-4	Height	Frontage		Overlay(s) NCOD			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.								
If the property has been previously rezoned, provide the rezoning case number:								
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:								
<table border="1" style="width:100%; height: 30px;"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>								

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address See Exhibit A			
Property PIN See Exhibit A		Deed Reference (book/page) See attached	
Nearest Intersection See Exhibit B			
Property Size (acres) 33	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner/Address See Exhibit A		Phone	Fax
		Email	
Project Contact Person/Address Tansy Hayward, Assistant City Manager Donald Belk, Planner II City of Raleigh PO Box 590 Raleigh, NC 27602		Phone 919-996-4641	Fax
		Email donald.belk@raleighnc.gov	
Owner/Registered Agent Signature 		Email tansy.hayward@raleighnc.gov	

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

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
<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>	
STATEMENT OF CONSISTENCY	
<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 classifies the identified rezoning area as Low Density Residential which</p> <p>1. recommends up to six units per acre. The base zoning district in the proposal is Residential-4 (R-4); a change to the base district is not requested. Maintaining the residential zoning of R-4 is consistent with the FLUM.</p>	
<p>2. There is no Urban Form designation associated with the request.</p>	
<p>3. Please see Exhibit C for additional Comprehensive Plan analysis.</p>	
<p>4.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>Applying the Willow Run South NCOD to the subject area will help to conserve the character and identity of the</p> <p>1. neighborhood by applying neighborhood-specific zoning standards that reflect the built environment of the area.</p>	
<p>2.</p>	
<p>3.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

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.

OFFICE USE ONLY**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 identified historic resources in the request area. All 38 detached houses were constructed between 1975 and 1988, making the oldest house in the neighborhood 44 years old.

PROPOSED MITIGATION

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

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 type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input 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 type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input type="checkbox"/>			

EXHIBIT A

Site Address	PIN	Owner
7100 BELLWEATHER CT S	1707846439	BYRD, HERBERT G BYRD, LAURA A
7104 BELLWEATHER CT S	1707846723	RAYMOND, EDWARD B RAYMOND, NANCY J
7200 BELLWEATHER CT N	1707844965	LOVICK, FRANK P
7204 BELLWEATHER CT N	1707854123	SINHA, AMIT SINHA, CHRIS Z
7205 BELLWEATHER CT N	1707842923	FLORA, WILLIAM H FLORA, KRISTINE
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Exhibit B

Willow Run South Neighborhood

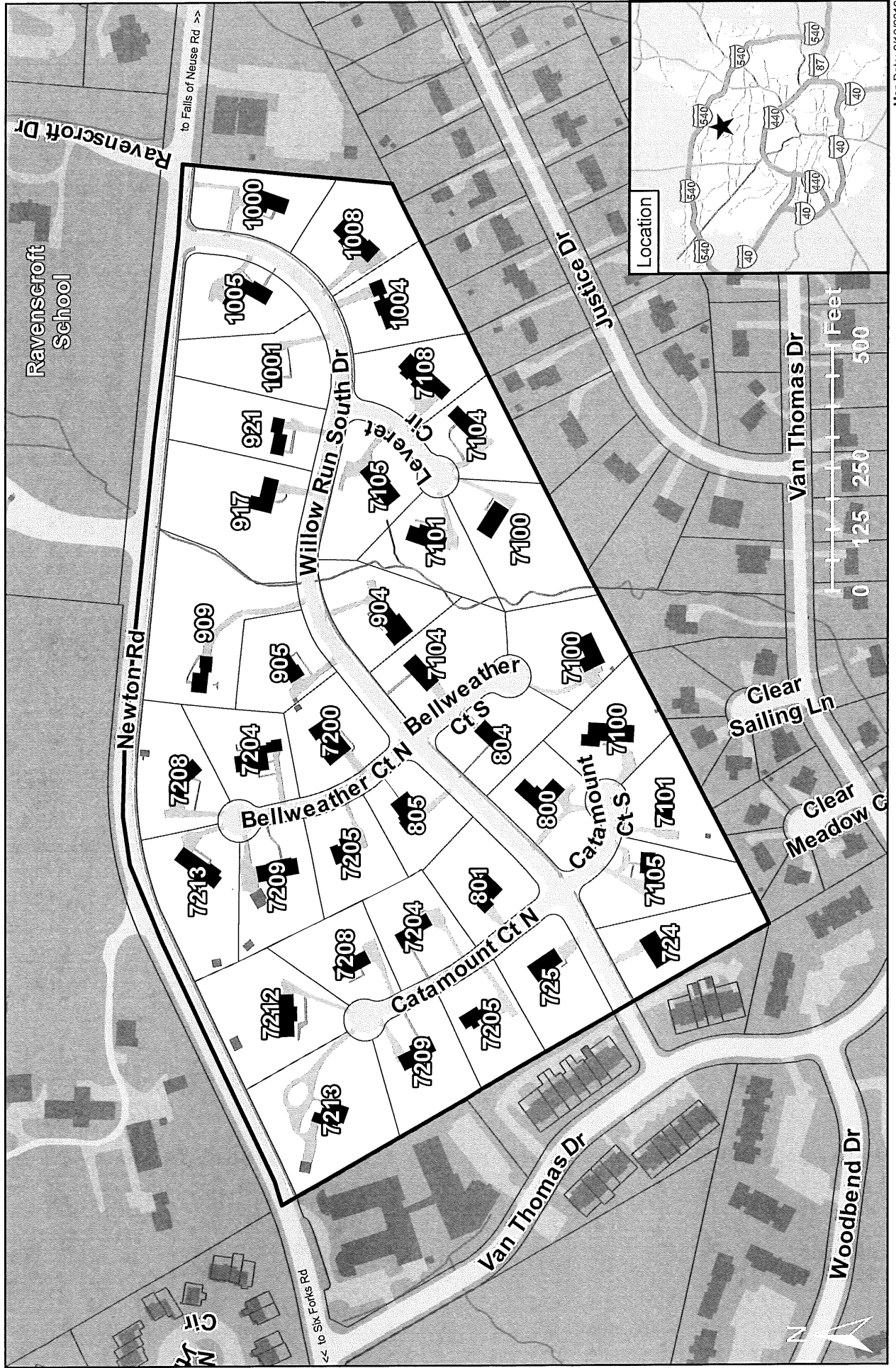


Exhibit C – 2030 Comprehensive Plan Analysis

The rezoning request is consistent with the following aspects of the Comprehensive Plan:

Vision Theme: Growing Successful Neighborhoods and Communities

Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding our local businesses. The City will have healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character and responds to natural features. Places of historic and architectural significance will be protected. Newly developed areas will be diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment.

- The request is consistent with the Growing Successful Neighborhoods and Communities Vision Theme by seeking to conserve and enhance an older neighborhood through the application of neighborhood-specific zoning standards.

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.

- The Future Land Use Map classifies the identified rezoning area as Low Density Residential which recommends up to six units per acre. The base zoning district in the proposal is Residential-4 (R-4); a change to the base district is not requested. Maintaining the residential zoning of R-4 is consistent with the FLUM.

Policy LU 8.3 - Conserving, Enhancing, and Revitalizing Neighborhoods

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

- Adoption of the NCOD will provide added means for protecting neighborhood character through aligning minimum zoning standards with the existing development pattern.

Policy LU 8.5 - Conservation of Single-Family Neighborhoods

Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The base zoning district of the rezoning area has minimum standards for development that are less restrictive than the current development pattern. Applying the standards in the Willow Run South NCOD would help to mitigate that discrepancy.

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.

Policy LU 8.12 - Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The neighborhood-specific regulations of the Willow Run South NCOD would align potential redevelopment with the existing development pattern.

Policy UD 1.1 - Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The proposed zoning standards would maintain the visual order of the existing development pattern.

Policy UD 5.1 - Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The proposed zoning standards reflect the character of the area.

Policy HP 2.5 - Conserving Older Neighborhoods

Develop plans and programs to conserve older neighborhoods that have a unique scale and identity, but are not yet protected by an overlay district.

- Adoption of the NCOD is consistent with the purpose and intent of this policy. The scale and identity of the late 1970s-late 1980s large lot neighborhood will be conserved by applying the proposed lot standards.

ORDINANCE NO. 2019 - 1 TC 422
TC-10-19

**AN ORDINANCE TO AMEND SECTION 5.4.3.F. OF THE
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO ADD A SET OF
NEIGHBORHOOD BUILT ENVIRONMENTAL CHARACTERISTICS AND
REGULATIONS FOR THE WILLOW RUN SOUTH NEIGHBORHOOD**

WHEREAS, the City of Raleigh has determined that all of the requirements of Section 5.4.3. of the Part 10A Unified Development Ordinance have been met to allow for the adoption of a specific set of neighborhood built environmental characteristics and regulations for Willow Run South;

WHEREAS, the City of Raleigh has determined it appropriate to develop various neighborhood conservation overlay districts to regulate and protect the character of specified neighborhoods;

WHEREAS, the City of Raleigh has determined it appropriate to protect and conserve the City's existing single-family neighborhoods and ensure that their zoning reflects their established character;

WHEREAS, the City of Raleigh has determined it appropriate to carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect character, preserve open space, and maintain neighborhood scale;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Sec. 5.4.3.F. of the Raleigh Unified Development Ordinance, Neighborhood Built Environmental Characteristics and Regulations, is hereby amended by insertion of the following underlined provisions in the appropriate alphabetical order of neighborhoods:

21. Willow Run South Neighborhood

- a. Minimum lot size: 32,670 square feet.

Section 2. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 3. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. This text change has been reviewed by the Raleigh City Planning Commission.

Section 5. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 6. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 7. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar limit in N.C.G.S. §14-4(a) or similar limitations.

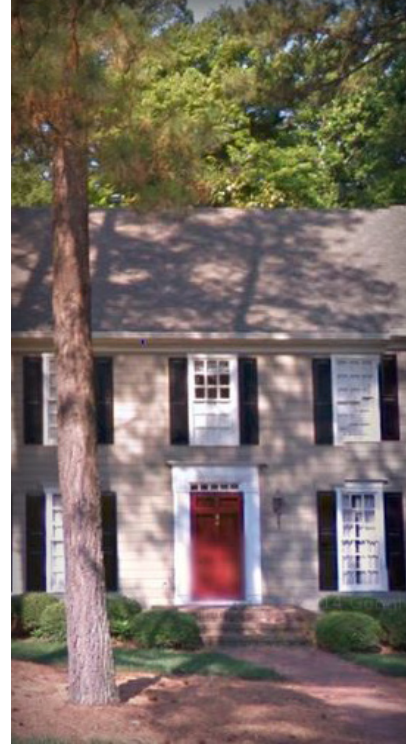
Section 8. This ordinance is effective 5 days after adoption.

Adopted: September 3, 2019

Effective: September 8, 2019

Distribution: Management DL
Planning – Hodge, Crane, Holland

Prepared by the Department of City Planning



Built Environmental Characteristics & Regulations Report

Willow Run South

Background

In February 2019, residents of the Willow Run South neighborhood in north Raleigh submitted a petition to City Council requesting consideration for a neighborhood built environmental characteristics and regulations analysis. This analysis is the first step in the potential creation of a Neighborhood Conservation Overlay District (NCOD). NCODs are zoning overlays that preserve and enhance the general quality and appearance of neighborhoods by regulating built environmental characteristics such as lot size, setbacks, residential density, building height, and vehicular surface area. NCODs generally apply more restrictive standards than base zoning districts. As stated in the citizen petition, the intent behind the request is to maintain the current built character of the area and prevent subdivision of existing lots that could result in increased density.

Per City Council's direction, Planning staff has completed an analysis of the particular built characteristic of lot size as requested by the Willow Run South residents. In addition to lot size, Planning staff also analyzed lot density, front, side, and, rear setbacks, building height, and distance between buildings. This report presents results of the analysis.



Study Area Overview

The Willow Run South neighborhood is located in north Raleigh off Newton Road, just south of Ravenscroft School. It is also 0.4 miles from the North Ridge West neighborhood (location of the North Ridge West NCOD adopted in January 2019) and the North Ridge Elementary School. Nearby major streets include Six Forks Road to the west, Falls of Neuse Road to the east, and Strickland Road to the north. The study area includes 38 properties, comprising approximately 33 contiguous acres. These properties all front on internal neighborhood streets: Willow Run South Drive, Catamount Court North and South, Bellweather Court North and South, and Leveret Circle. The only use in the study area is single-family residential, constructed between 1975 and 1988, and the average lot size is close to an acre (0.88 acres). Figure 1 shows a map of the study area.

There are no vacant properties and all lots are developed. The zoning for all properties is Residential-4 (R-4) which allows up to four dwelling units per acre. R-4 zoning also permits smaller lot sizes and widths compared to the current build-out of the neighborhood.

Although not required at this step in the process, the area does demonstrate initial compliance with the locational guidelines for areas to be rezoned to an NCOD:

- Minimum 15 contiguous acres: the requested study area is approximately 33 contiguous acres.
- Rezoning application must be signed by a majority of property owners within the area proposed to be rezoned: though this is required only at the rezoning stage, the citizens' petition included signatures of support from more than 85 percent of property owners in the study area.
- At least 75 percent of the lots must be developed: there are no vacant lots in the study area.
- Located in an area in which City Council has adopted specific neighborhood built environmental characteristics and regulations into Section 5.4.3 of the UDO: though this guideline only applies at the rezoning stage, the residents have initiated the process of adopting specific built environmental characteristics and regulations into the UDO.

Figure 1, Willow Run South NCOD Study Area



Analysis

The Unified Development Ordinance Sec. 5.4.3.D.3. directs staff to assess properties within the study area for each of the built characteristics requested by the petitioners and to identify the "specific built environmental characteristics and regulations that reflect the predominant representation of the lots within the neighborhood study area." In this context, "predominant" is defined as the metric for each characteristic that can be met by 75 percent or more of lots in the study area.

Using Geographic Information Systems (GIS) mapping tools, staff calculated the specific built characteristic—lot size—that was requested by residents. To provide residents with a comprehensive analysis of the built environmental characteristics of their neighborhood, staff also analyzed lot setbacks (front, rear, and side), density (dwelling units per acre), and distance between buildings. Staff also analyzed corner lot standards, as 12 parcels, or nearly one-third of the Willow Run South neighborhood, are corner lots.

Table 1 summarizes the predominant values for these built characteristics and provides other relevant quantifiable information.

When looking for minimum values, such as is the case for lot size, setbacks, and building spacing, the predominant characteristic is that value where 75 percent of properties exhibit larger built characteristics. Where a maximum value is sought, such as that for density, the predominant characteristic is that value where 75 percent of properties exhibit smaller built characteristics.

The tables below contain the predominant characteristic specifically requested by the petitioners (lot size), plus the additional characteristics analyzed by the Planning staff (density, setbacks including; front, side, rear, and corner, and distance between buildings. The tables also inventory the range of characteristics within the neighborhood.

Table 1. All Lots Built Environmental Characteristics Summary

Characteristic	Predominant Character (25 th Percentile) minimums	Predominant Character (75 th Percentile) maximums	Range (min-max)	Average	Median
Lot Size (sq. ft.)	33,018	38,881	28,338 – 67,981	38,360	36,714
Lot Size (acres)	0.76	0.89	0.65 – 1.56	0.88	0.84
Density (dwelling units per acre)	1.12	1.32	0.64 – 1.54	1.18	1.19
Front Setback (ft.)	55.43	76.15	29.60 – 136.10	66.92	61.15
Side Setback (ft.)	30.43	51.08	9.80 – 173.00	45.57	39.35
Rear Setback (ft.)	55.38	110.88	29.10 – 214.80	89.76	78.00
Distance Between Buildings* (ft.)	57.90	94.88	30.90 – 136.10	72.14	69.40

**Distance between buildings as requested is not regulated in the Unified Development Ordinance, however "Distances between buildings" may be defined within an NCOD.*

Given the wide range of values for these characteristics, the shaded column above illustrates that density is the only measure where there is uniformity in the built characteristics of the neighborhood. With this lack of uniformity in the remaining distance-based characteristics, it is our observation that a downzoning to a larger minimum lot size (Residential-2, for example)

may be a more appropriate tool to achieve the neighborhood's stated goal of preventing further subdivision of lots.

The curvilinear design of Willow Run South Drive, with five (5) cul-de-sac lanes extending from it, yields twelve (12) corner lots. Table 2 illustrates the results of the analysis for the 12 corner lots.

Table 2. Corner Lots Built Environmental Characteristics Summary

Characteristic	Predominant Character (25 th Percentile) minimums	Predominant Character (75 th Percentile) maximums	Range (min-max)	Average	Median
Lot Size (sq. ft.)	33,454	33,454	28,338 – 39,288	34,823	34,232
Lot Size (acres)	0.77	0.87	0.65 – 0.90	0.80	0.79
Density (dwelling units per acre)	1.15	1.30	1.11 – 1.54	1.26	1.27
Front Setback (ft.)	47.10	62.15	29.60 – 78.30	56.04	56.70
Side Setback (ft.)	36.75	54.30	16.20 – 128.20	48.24	45.70
Rear Setback (ft.)	44.03	127.58	29.10 – 160.30	85.93	76.30

As Table 2 shows, the corner lots have similar values to the neighborhood as a whole; thus, setting separate standards for corner lots would seem to be unnecessary.

Impacts

The predominant built character of this area differs from the minimum standards that currently apply under the Residential-4 (R-4) zoning district (see Table 3). Minimum lot size and setback standards are significantly smaller under the R-4 zoning.

If new standards based on the predominant built character of the area were applied to this area through rezoning, the resulting NCOD would effectively prohibit the subdivision of existing lots currently allowed under the smaller minimum R-4 standards.

Table 3. Comparison of Existing Zoning Standards and Predominant Built Character

Characteristic	Current Standard (R-4 District)	Predominant Character	R-2 District	R-1 District
Minimum Lot Size (sq. ft.)	10,000	33,018	20,000	40,000
Minimum Lot Size (acres)	0.23	0.76	0.46	0.92
Maximum Density (units per acre)	4	1.3	2	1
Minimum Front Setback (ft.)	20	55.43	20	20
Minimum Side Setback (ft.)	10	30.43	10	10
Minimum Rear Setback (ft.)	30	55.38	30	30

As shown in Table 3, the Willow Run South neighborhood is developed somewhere between the standards for Residential-1 (R-1) and Residential-2 (R-2) zoning districts. Under the current zoning, R-4 standards would likely permit subdivision of 100 percent of existing lots in the area. Residential-2 standards would still render 100 percent of lots conforming, while disallowing subdivision of all but 6 of the 38 lots by the lot size standard alone.

In addition to restricting the opportunity to subdivide lots, an NCOD would impact changes to existing buildings and properties. Any additions, changes, expansions, or alterations to existing structures would have to comply with the overlay district regulations. If the desired alterations exceeded district standards, the property owner would have to apply for a special use permit with limitations on the amount of expansion.

Next Steps

A neighborhood meeting will be held on Thursday, April 25, 2019, to discuss the results of this analysis. All property owners within the study area have been invited to attend. Following this meeting, city staff will present the results of the analysis and the neighborhood meeting discussion to City Council. Council will then decide whether or not to authorize a text change to the UDO to incorporate neighborhood built environmental characteristics

and regulations for the Willow Run neighborhood. If the text change process is successful, then property owners may petition the City Council for a rezoning to apply the recently created Neighborhood Conservation Overlay District (NCOD) regulations to the Willow Run South neighborhood. A majority of property owners are required to sign the rezoning petition that would apply the NCOD.

REQUEST & PETITION OF CITIZENS TO CITY OF RALEIGH COUNCIL

The City Council meets in regular session on the first and third Tuesday of each month. On the First Tuesday, requests by citizens will be heard during the 7 P.M. session; on the third Tuesday, requests by citizens will be heard during the 1 P.M. session, **but will not be heard before 2 P.M. Remarks will be limited to three (3) minutes. All information on this form is part of the public record.**

Please **PRINT** all information:

E-MAIL georgehfleming@icloud.com

NAME George H. Fleming

TELEPHONE 919-602-3726

ADDRESS 7101 Catamount Court S.

ZIP 27615

ORGANIZATION / INDIVIDUAL REPRESENTED: Willow Run South Subdivision by George Fleming

I WISH TO ADDRESS THE CITY COUNCIL ON: March 5, 2019

(Date of Meeting)

TOPIC: Statement of presentation you wish to make and statement of action you wish Council to take. Attach additional sheets if needed.

We the property owners of Willow Run South Subdivision, represented by George Fleming,
request City Council consideration for a neighborhood built environmental
characteristics and regulations analysis. This is for the purpose of a proposed NCOD. See
attached supporting information, including signatures from 92% of subdivision property owners.

By signing this request, I agree to abide by the Rules of Decorum.

☐ Check here if you plan to use a video or PowerPoint with your presentation. Requirements are outlined below.

☒ **I have read and understand the Rules of Decorum.**

George H. Fleming
Signature or typed name

The deadline for returning this form is Tuesday, 12:00 Noon, two weeks prior to the scheduled meeting. If a holiday falls in the time frame, please call the City Clerk's office to determine the deadline. Once this form is submitted, no further reminder will be given; it will be up to the citizen to attend the appropriate meeting. Citizens may call the city Clerk's office to confirm receipt of their form and submittal to the appropriate meeting. Citizens may call the City Clerk's Office to confirm receipt of their form and submittal to the appropriate City Council Agenda.

Please return this form to: City Clerk & Treasurer
222 W. Hargett St., Suite 207
Raleigh, NC 27601
(919) 996-3040 8:30 A.M. – 5:15 P.M.
FAX (919) 996-7620

Mail To: P. O. Box 590
Raleigh, NC 27602-0590

Email To: CityClerkPetition@raleighnc.gov

Electronic Presentation Requirements:

received
dd 2/11/19

- To allow staff time to load presentations into the presentation system, electronic presentation files are to be submitted to CouncilPresentation@raleighnc.gov or in person to the Communications office no later than 5 P.M. the Thursday prior to the Council Meeting. **Electronic Files brought to the meeting will not be loaded for use.**
- No other computers, players, or other presentation devices may be hooked up to the presentation system for any reason.
- Please arrive at least a half-hour to start of Council meetings for orientation on use of the presentation system.

(CONTINUED ON NEXT PAGE)

*Crane
Walter*

REQUEST & PETITION OF CITIZENS TO CITY OF RALEIGH COUNCIL

STUDY AREA: Willow Run South, 27615

The proposed Neighborhood Conservation Overlay District (NCOD) is Willow Run South and consists of detached single family homes on the following streets:

1. Willow Run Drive South
2. Leveret Circle
3. Bellweather Court North
4. Bellweather Court South
5. Catamount Court North
6. Catamount Court South

LOCATIONAL GUIDELINES:

1. Willow Run South consists of 38 homes covering approximately 34 contiguous acres. Seventy-five percent (75%) of the lots are greater than .7625 acres (approximately 33,214 square feet). Current lot sizes range from a minimum of .65 acres to a maximum of 1.55 acres.
2. Development of this neighborhood began around 1974, with the first homes being built in 1975; no new homes have been built in it since 1988.
3. The Protective Covenants recorded for Willow Run South on Nov. 20, 1973, and the Amended and Restated Protective Covenants recorded for Willow Run South on Jan. 23, 2013 prohibit subdivision of lots.
4. A great majority of the property owners within the area have signed this request and petition.
5. 99% of the land in this area is developed.

SPECIFIC BUILT ENVIRONMENTAL CHARACTERISTICS AND REGULATIONS TO BE ANALYZED:

1. Minimum lot size of .75 acres

The neighborhood of Willow Run South was developed beginning in 1974. The historical character of Willow Run South is one of a neighborhood with all custom-built detached single homes on large lots, most approximately .7625 acres, with deep setbacks. There is but one street that traverses the neighborhood: Willow Run Drive South. All of the other streets are small cul-de-sacs that come off of Willow Run Drive South. The lots are all landscaped and mostly wooded, with many mature trees. The off street parking, infrastructure, and streets in this area were planned for the .75-acre lot sites. The establishment of a Neighborhood Conservation Overlay District would maintain existing lot characteristics, protect the character and beauty of Willow Run South, and prevent subdivision of the lots.

The following are signature pages of a majority of Willow Run South property owners who support the formation of a NCOD for Willow Run South.

Tools

▼ Maps

Search

For Location ▼

Subdivision

WILLOW RUN SOUTH

WILLOW RUN SOUTH

Jurisdiction: RALEIGH

Access Road: WILLOW RUN SOUTH DR

of Lots: 38

Acres: 37.66

Approved: December 31, 1983

Layers

▲ Overview



COPY
Originals available
on request.

**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Willow Run Drive South

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
724	Lopes, Brandon	<i>[Signature]</i>	brandon.lopes1990@gmail.com
725	May, Chadwick	<i>[Signature]</i>	johnm7656@yahoo.com
	May, Sarah	<i>[Signature]</i>	seg426@yahoo.com
800	Zimmerman, Justin	<i>[Signature]</i>	
	Zimmerman, Torrance	<i>[Signature]</i>	tbzimmerman@gmail.com
801	Ledson, Douglas		
804	Rigot, Stuart	<i>[Signature]</i>	srigot@wyrick.com
	Rigot, Meredith	<i>[Signature]</i>	meredithrigot@gmail.com
805	Sell, Patricia	<i>[Signature]</i>	NO EMAIL
904	Shepherd, Dennis	<i>[Signature]</i>	dshep@nc.rr.com
	Shepherd, Sharon	<i>[Signature]</i>	sharonanddennis@nc.rr.com
905	McClure, Kathleen / TR	<i>[Signature]</i>	WMCCLORES@NC.RR.COM
909	Traube, Martin Trustee	<i>[Signature]</i>	the Traubes
	Traube, Beatrice Trustee	<i>[Signature]</i>	@Gmail.com
917	Wray, Lawrence	<i>[Signature]</i>	LawrenceWray@LamariWray.NC
921	Movahed, Mohammad	<i>[Signature]</i>	esmailmovahedpe@gmail.com
1000	Jackson, Samuel		

**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Willow Run Drive South (continued)

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
<u>1001</u>	<u>Fortner, Harold</u>	<u>Harold Fortner</u>	
	<u>Fortner, Carolyn</u>	<u>Carolyn Fortner</u>	<u>Carolynscreation@hotmail.com</u>
<u>1004</u>	<u>Spencer, Patricia</u>	<u>Patricia Spencer</u>	<u>SPENCER1334@bellsouth.net</u>
<u>1005</u>	<u>Chow, Dorothy</u>	<u>Dorothy Chow</u>	<u>dcchow2001@yahoo.com</u>
<u>1008</u>	<u>Pugh, Robin</u>	<u>Robin Pugh</u>	<u>ROBIN.Q.PUGH@GMAIL.COM</u>

**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Leveret Circle

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
7100	Johnson, Adam		
	Johnson, Jennifer		
7101	Comer, Margret	<i>Margret Ann Comer</i>	
7104	Werner, John	<i>John Werner</i>	
	Werner, Martha	<i>Martha Werner</i>	<i>lwerner7@ncrr.com</i>
7105	Love, Robert	<i>Robert Love</i>	<i>RDLOVE@IEEE.ORG</i>
	Love, Ann	<i>Ann F. Love</i>	
7108	Stallings, Leslie	<i>Leslie Stallings</i>	<i>mys@nc.rr.com</i>
	Stallings, Malinda	<i>Malinda Stallings</i>	<i>mys@NC.RR.COM</i>


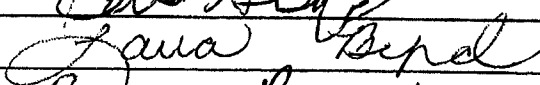
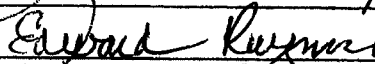
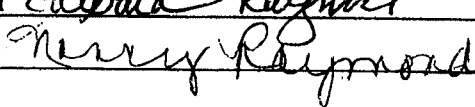
**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Bellweather Court North

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
7200	Lovick, Frank	Frank Lovick	
7204	Sinha, Amit	Amit Sinha	
	Sinha, Chris	Chris Sinha	
7205	Flora, William	William Flora	
	Flora, Kristine	Kristine Flora	
7208	White, Justin	Justin White	
	White, Rachel	Rachel B. White	
7209	Carpenter, Donald Trustee	Donald Carpenter	
	Carpenter, Ruby Trustee	Janice C. Carpenter	
7213	Woolley, Christopher	Christopher Woolley	
	Woolley, Ashley	Ashley Woolley	

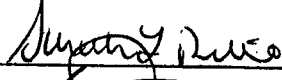

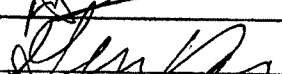
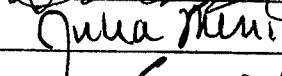
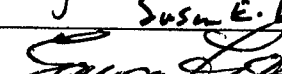
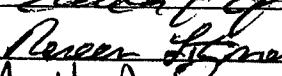
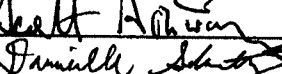
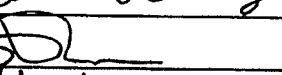




**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Bellweather Court South

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
<u>7100</u>	<u>Byrd, Herbert</u>	<u></u>	
	<u>Byrd, Laura</u>	<u></u>	
<u>7104</u>	<u>Raymond, Edward</u>	<u></u>	
	<u>Raymond, Nancy</u>	<u></u>	

**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Catamount Court North

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
7204	Privette, Sarah		sarahbelmore@gmail.com
	Privette, Brian		BDRIVETTE@gmail.com
7205	Devine, Timothy		tim.devine@west-point.org
	Devine, Genessa		genessa.devine@mc.com
7208	Merricks, Julia		Jmerricks123@gmail
	Hauser, Susan		sehauser@gmail.com
7209	Fitzmaurice, Eamon		eamonfitz@nc.rr.com
	Fitzmaurice, Noreen		noreenfitz@nc.rr.com
7212	Schwartz, Scott		scotlschwartz@gmail.com
	Schwartz, Danielle		DANIELLECANNAVY@HOTMAIL.COM
7213	Diener, Stephen		stephan.diener@gmail.com
	Diener, Michelle		mkdiener@gmail.com

**WILLOW RUN SOUTH
REQUEST AND PETITION TO CITY COUNCIL FOR NCOD DESIGNATION**

STREET NAME: Catamount Court South

<u>NO.</u>	<u>PROPERTY OWNER NAME(S)</u>	<u>SIGNATURE</u>	<u>EMAIL</u>
<u>7100</u>	<u>Pittman, Clarence Ray</u>		
<u>7101</u>	<u>Fleming, George</u>	<u>George Fleming</u>	<u>georgehfleming@icloud.com</u>
	<u>Fleming, Olivia</u>	<u>Olivia Fleming</u>	<u>oflemingmac.com</u>
<u>7105</u>	<u>Nguyen, Alexander</u>	<u>Alex Nguyen</u>	<u>anguyen47@gmail.com</u>