

<b>Property</b>	3501, 3529, 3601, 3605, & 3607 Rock Quarry Rd; 2400 & 2412 Sunnybrook Rd
<b>Size</b>	14.07 acres
<b>Existing Zoning</b>	R-6 w/SHOD-1
<b>Requested Zoning</b>	RX-4 w/SHOD-1

**Location**



Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director  
Donald Belk, Planner II

DEPARTMENT: City Planning & Development

DATE: March 19, 2020

**SUBJECT: City Council agenda item for April 7, 2020 – Z-49-19**

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On March 17, 2020, City Council authorized the public hearing for the following item:

**Z-49-19: Rock Quarry Road and Sunnybrook Road**, approximately 14.07 acres located at the northwest intersection of Rock Quarry Road and Sunnybrook Road at [3501, 3529, 3601, 3605, 3607 Rock Quarry Road and 2400, 2412 Sunnybrook Road](#).

**Current zoning:** Residential-6 w/Special Highway Overlay District-1 (R-6 w/SHOD-1).

**Requested zoning:** Residential Mixed Use-4 stories-Parking Limited-Conditional Use w/Special Highway Overlay District-1 (RX-4-PL-CU w/SHOD-1).

Signed zoning conditions provided on February 14, 2020 would prohibit the single-unit living use and limit residential density to a maximum of fourteen (14) dwelling units per acre.

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

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

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (8 - 0).

The South CAC voted approval of the case (16 - 5).

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)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11989

## CASE INFORMATION: Z-49-19 – ROCK QUARRY ROAD & SUNNYBROOK ROAD

Location	<p>In southeast Raleigh located at the northwestern quadrant of the intersection of Sunnybrook Road and Rock Quarry Road.</p> <p>Addresses: 3501, 3529, 3601, 3605, 3607 Rock Quarry Road; 2400, 2412 Sunnybrook Road</p> <p>PINs: 1722179577, 1722271273, 172227292; 1722274229, 1722274162; 1722273667, 1722276412</p> <p><a href="#">iMaps</a>, <a href="#">Google Maps</a>, <a href="#">Directions from City Hall</a></p>
Current Zoning	Residential-6 (R-6)
Requested Zoning	Residential Mixed Use-4 stories (RX-4)
Area of Request	14.07 acres
Corporate Limits	The site is located outside of Raleigh corporate limits but within Raleigh's extraterritorial jurisdiction. Annexation is required for the requested density to be achieved.
Property Owners	<p>Theodore McCullen 8108 Harps Mill Road Raleigh, NC 27615</p> <p>William Goodwin 2502 Cravenridge Place Garner, NC 27529</p>
Applicant	<p>Charlie Heritage South Creek Development 7204 West Friendly Avenue, Suite C Greensboro, NC 27410</p>
Citizens Advisory Council (CAC)	<p>South CAC; meets 2<sup>nd</sup> Monday of each month Pam Adderley, Community Relations Analyst (919) 996-5716/ <a href="mailto:pam.adderley@raleighnc.gov">pam.adderley@raleighnc.gov</a></p>
PC Recommendation Deadline	May 25, 2020

## SUMMARY OF PROPOSED CONDITIONS

1. Single-unit living will not be permitted.
2. Residential density shall not exceed fourteen (14) units per acre.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use
Urban Form	Transit Emphasis Corridor (Rock Quarry Road)
Consistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.2 – Location of Growth Policy LU 4.5 – Connectivity Policy LU 4.9 – Corridor Development Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 5.4 – Density Transitions Policy LU 6.2 – Complementary Land Uses and Urban Vitality Policy LU 6.3 – Mixed-use and Multimodal Transportation Policy LU 8.1 – Housing Variety Policy H 1.1 – Mixed-Income Neighborhoods Policy H 1.8 – Zoning for Housing Policy UD 1.10 - Frontage
Inconsistent Policies	Policy LU 5.6 – Buffering Requirements

## 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
December 2, 2019; 3 attendees	(South) February 10, 2020 March 9, 2020 (Vote: 16-5 in support)	February 25, 2020 March 10, 2020	March 17, 2020 April 7, 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 proposal is consistent with the Future Land Use Map, the Urban Form Map, and the Comprehensive Plan. The request adds diverse new housing supply and adjacent to a transit stop and along Rock Quarry Road which is planned for infrastructure improvements.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Tomasulo Second: Jeffreys In favor: Bennett, Hicks, Jeffreys, Lampman, Mann, McIntosh, Tomasulo, and Winters
Reason for Opposed Vote(s)	N/A

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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

_____ Planning Director	_____ Date	_____ Planning Commission Chair	_____ Date
Staff Coordinator:	Don Belk: (919) 996-4641; <a href="mailto:Donald.Belk@raleighnc.gov">Donald.Belk@raleighnc.gov</a>		



# ZONING STAFF REPORT – CASE Z-49-19

## Conditional Use District

### OVERVIEW

This request is to rezone seven (7) parcels located at or near the intersection of Rock Quarry Road and Sunnybrook Road from Residential-6 with Special Highway Overlay District 1 (R-6 w/SHOD-1) to Residential Mixed Use-4 stories-Parking Limited-Conditional Use with Special Highway Overlay District 1 (RX-4-PL-CU w/SHOD-1. The applicant proposes conditions that would (1) eliminate the single-unit living use; and (2) limit residential density to a maximum of 14 units per acre.

The site lies approximately 1.1 miles northwest of the intersection of Rock Quarry Road and South New Hope Road/Jones Sausage Road, and approximately 2 miles southeast of the Rock Quarry Road/I-40 interchange. The site is within City of Raleigh's planning jurisdiction; however, it will need to be annexed prior to development and obtaining utility connections.

Presently, the site consists of seven homesites developed from 1954 to 1962. It is surrounded to the west and north by a 14.6-acre church property. The church fronts Rock Quarry Road, and the developed part of the tract is approximately 3.5 acres. The remainder of the parcel is vacant and wooded. The NX-zoned corner tract is vacant, as are the two CX-zoned parcels to the east across Sunnybrook Road.

The site is presently zoned R-6 and is surrounded by R-6-zoned properties to the north, west, and south. The subject site surrounds the corner tract at Rock Quarry and Sunnybrook which is zoned NX-3-PL-CU. Across Sunnybrook Road, the site is fronted by property zoned CX-3-CU. To the south across Rock Quarry Road lies the Walnut Creek Elementary School and two large-lot homesites.

The site lies within an area designated for Commercial Mixed Use on the Future Land Use Map.

### Update for March 10, 2020

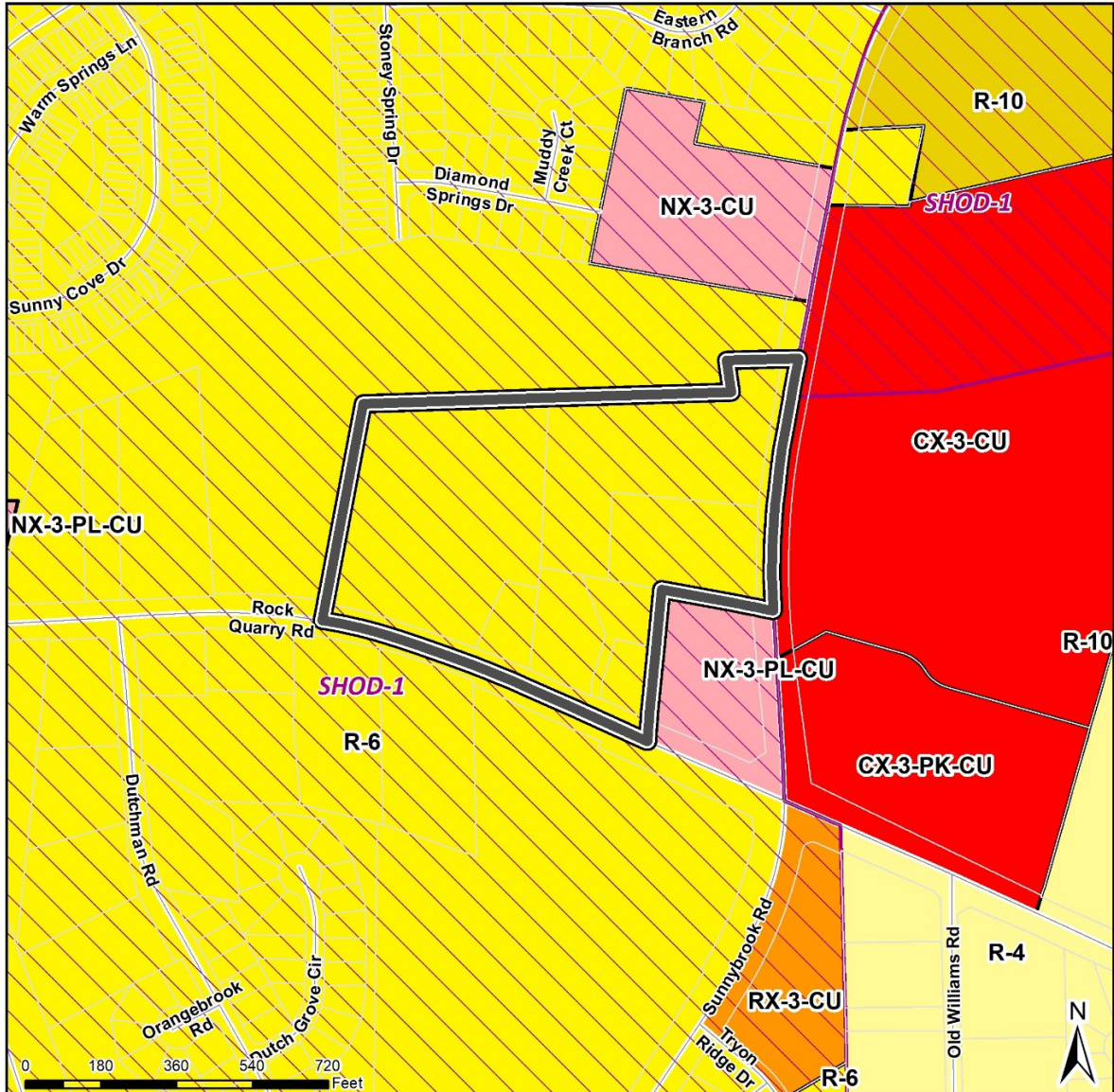
At their February 25 meeting, the Planning Commission voted to defer this case to allow the applicant to obtain a vote by the South CAC on March 9, 2020.

### OUTSTANDING ISSUES

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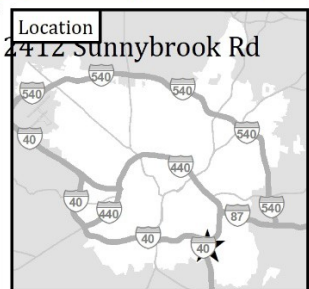
# Existing Zoning

Z-49-2019



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<b>Requested Zoning</b>	RX-4-CU w/SHOD-1

Map by Raleigh Department of City Planning (mansolfj): 2/18/2020





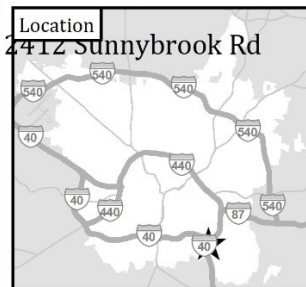
# Future Land Use

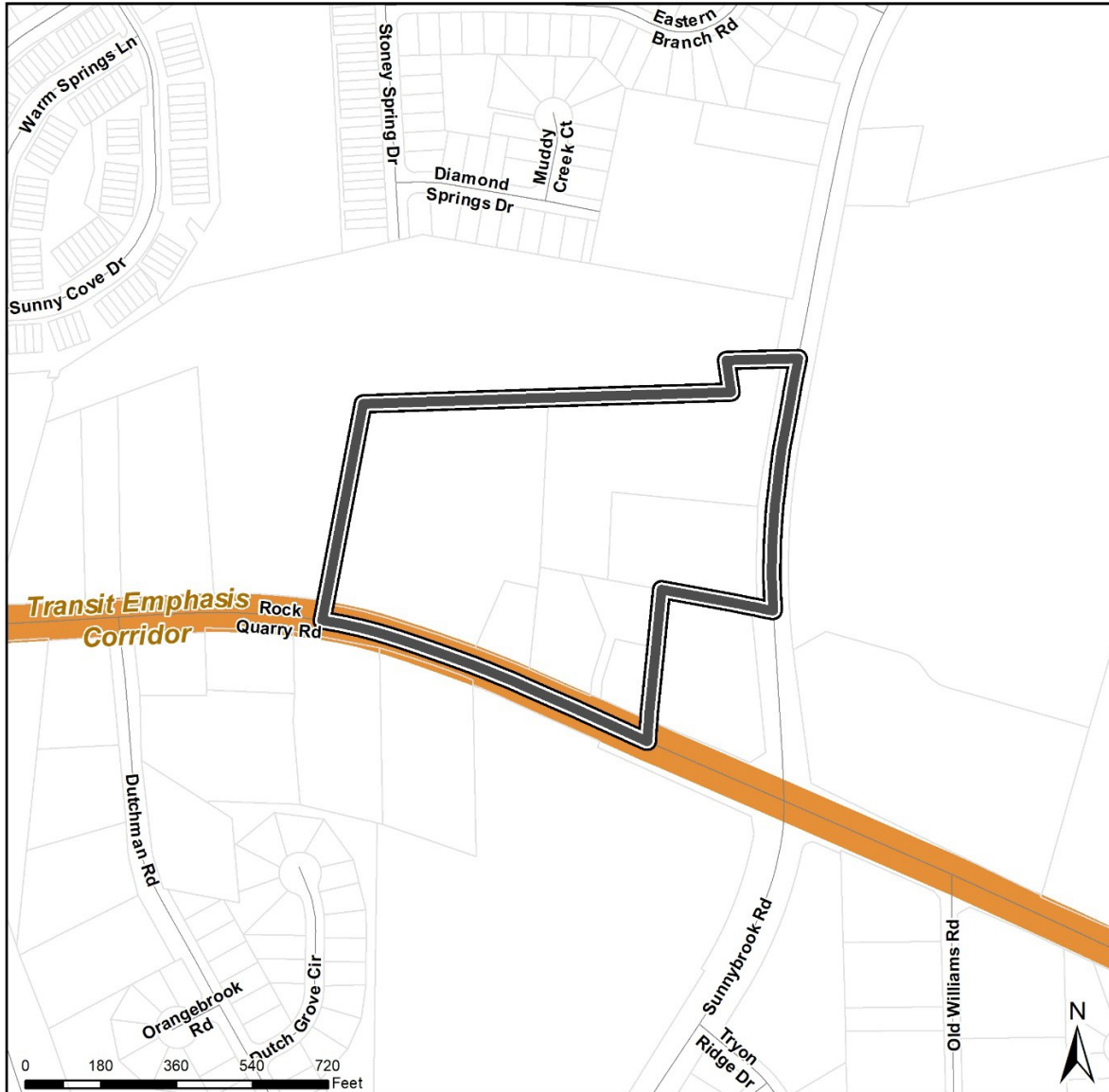
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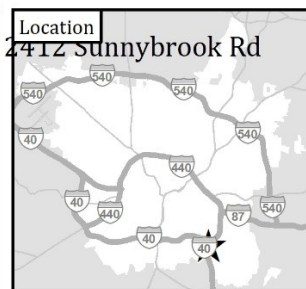
Map by Raleigh Department of City Planning (mansolfj): 2/18/2020





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Map by Raleigh Department of City Planning (mansolfj): 12/18/2019



# 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?

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

The request is consistent with the **Economic Prosperity and Equity** theme, as the proposal will add new, transit-accessible housing units in Southeast Raleigh.

The request is consistent with the **Expanding Housing Choices** theme, as it will expand the supply of housing options.

The request is consistent with the **Managing Our Growth** theme, as it will integrate a higher density of residential development along a Transit Emphasis Corridor.

The request is consistent with the **Coordinating Land Use and Transportation** theme. The proposal is located along a multi-modal corridor as described on the Growth Framework Map, and it encourages the development patterns needed to support successful public transit service.

The request is consistent with the **Growing Successful Neighborhoods and Communities** theme. The proposal will provide new residential development that will provide public transit accessibility to open space, community services, retail, and employment.

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

Yes. The site location is presently designated for Commercial Mixed Use, which typically applies to medium-sized shopping centers and larger pedestrian-oriented retail districts. For residential development, ground floor retail would be encouraged, with heights generally in the three- to five-story range. The requested height and density of this proposal – slated for multi-unit living – would be appropriate in this location.

- 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 sufficient to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Commercial Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

The request for RX zoning would permit residential densities (limited to a maximum density of 14 units per acre) that would be appropriate in this area. The proposal would provide a density transition between the R-6-zoned property to the north and the NX- and CX-zoned properties to the south and east.

## Urban Form

**Urban Form designation:** Transit Emphasis Corridor

**The rezoning request is**

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

Comprehensive Plan policy suggests that a “hybrid approach to frontage is recommended” for development along Transit Emphasis Corridors since they are programmed for a “much higher level of bus service, including frequent buses” and should be used in “intensifying suburban areas, particularly where multi-modal investments are programmed to occur, and where on-street parking is not an option...” Parking Limited is an appropriate hybrid frontage as it would provide a level of pedestrian accommodation for accessing transit while maintaining automobile access. The proposal specifies a Parking Limited (-PL) frontage.

## Compatibility

**The proposed rezoning is**

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

The site of this request is located along an emerging corridor that has seen major development activity in recent years. The recently approved ‘Old Towne’ commercial development is slated for construction during the next few years, and there has been extensive multifamily residential development near Rock Quarry Road and the Barwell Road Park and Community Center. While several of the surrounding parcels are currently vacant, the existing zoning would facilitate more intensive development that would be compatible with the proposal. The subject site is located within a ‘Mixed Use Community Center’ as identified on the Growth Framework Map.

## Public Benefits of the Proposed Rezoning

- Adds to the housing supply.
- Creates higher-density residential development along a Transit Emphasis Corridor.
- Will facilitate improved pedestrian transportation infrastructure along Rock Quarry Road and Sunnybrook Road.
- Adds to the market base to eventually facilitate development of adjacent and nearby parcels zoned for Neighborhood Mixed Use and Commercial Mixed Use.

## Detriments of the Proposed Rezoning

- The proposal would generate significantly higher number of vehicular trips than under the current entitlements. While the rezoning proposal does not trigger the requirement for a traffic impact analysis with the elimination of the single family detached building type, a TIA may be required at the site plan stage.

## 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 proposed zoning (RX-3-CU) is consistent with the Future Land Use Map. Although the FLUM designates this area for Commercial Mixed Use, the proposed density of the site (14 units per acre) is an appropriate residential density in this area. Furthermore, the subject site is adjoined by properties that are already zoned for Neighborhood Mixed Use and Commercial Mixed Use, forming the core of a Mixed Use Community Center as identified on the Growth Framework Map.

### **Policy LU 1.3 – Conditional Use District Consistency**

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

- The conditions proposed in the request are consistent with the Comprehensive Plan; specifically Condition #1 prohibits the single-family detached building type; Condition #2 calls for a maximum density of 14 units per acre.

### **Policy LU 2.6 – Zoning and Infrastructure Impacts**

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

- The proposal would not adversely impact existing water infrastructure capacity. The site is located along a Transit Emphasis Corridor and will improve pedestrian connectivity and transit access along both Rock Quarry Road and Sunnybrook Road.



### **Policy LU 3.2 – Location of Growth**

The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.

- The proposed site is within the city's planning jurisdiction, surrounding by Raleigh corporate limits. The site is located along a Transit Emphasis Corridor, and within a Mixed-Use Community Center as illustrated on the Growth Framework Map.

### **Policy LU 4.5 – Connectivity**

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

- Development of the proposed site would provide the opportunity for connectivity with adjacent mixed use-zoned parcels, ensuring alternative means of access as the mixed-use center develops in the future. The site is also located along a Transit Emphasis Corridor which will provide improved opportunities for mobility.

### **Policy LU 4.9 – Corridor Development**

Promote pedestrian-friendly and transit supportive development patterns along multi-modal corridors designated on the Growth Framework Map, and any corridor programmed for "transit intensive" investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

- The proposal is located along a Parkway Corridor (Growth Framework Map) and a Transit Emphasis Corridor (Urban Form) map.

### **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.

- Adjoining and nearby parcels that are zoned for mixed use development are presently vacant; however, development resulting from this proposal, if approved, provides the opportunity to establish an urban pattern commensurate with a defined Mixed-Use Community Center.

### **Policy LU 5.4 – Density Transitions**

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

- The proposal would offer a transitional density (limited to 14 units per acre – a designation of moderate density) between the low density residential-zoned (R-6) areas to the north and west and the NX- and CX-zoned property to the north, south, and east.

### **Policy LU 6.2 – Complementary Land Uses and Urban Vitality**

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistent with this policy.

- The subject site is located within a Mixed-Use Community Center as defined on the Growth Framework Map, and along a Transit Emphasis Corridor as defined on the Urban Form Map. This rezoning proposal for Residential Mixed Use is consistent with this policy.

#### **Policy LU 6.3 – Mixed-use and Multimodal Transportation**

Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.

- This proposal promotes the development of a mixed-use community center as defined on the Growth Framework Map and is located along a Transit Emphasis Corridor.

#### **Policy LU 8.1 – Housing Variety**

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

- The proposal will add to the variety of housing stock in a rapidly-growing area of the City. Although single-family detached will be eliminated from this proposal, apartments, townhomes, and detached dwellings would add to the variety of housing stock.

#### **Policy H 1.1 – Mixed-Income Neighborhoods**

Promote mixed-income neighborhoods throughout the City, particularly within high density development at employment centers, downtown, and along transit corridors.

- The proposal will provide for a moderate density development along a Transit Emphasis Corridor and add to the mix of housing types in the area.

#### **Policy H 1.8 – Zoning for Housing**

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

- The proposal to rezone to RX will provide the opportunity to build a transit-accessible housing type that adds to the market supply in this area.

#### **Policy UD 1.10 – Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- This proposal includes a Parking Limited (-PL) frontage along Rock Quarry Road, a Transit Emphasis Corridor, and Sunnybrook Road. The proposal would match with the existing -PL frontage on the NX-zoned parcel to the south.

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

**Policy LU 5.6 – Buffering Requirements**

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

- The proposed rezoning site is bordered to the north and west by a parcel zoned for low density residential (R-6) and currently in use as a place of worship. While neighborhood transitions are required, the additional height requested in this proposal may warrant more specific measures to avoid adverse effects.

**Area Plan Policy Guidance**

There is no area plan guidance for this site.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	22	Transit score is well below the City's average, although the score indicates that "it is possible to get on a bus." There is hourly bus service along Rock Quarry from downtown to Shoppes at Battle Bridge.
Walk Score	30	22	The Walk score is below the City's average and indicates that "almost all errands require a car."

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** The proposal would have a higher than average carbon footprint due to the lower-than-average scores for transit access and walkability. However, the proposal is located along a Transit Emphasis Corridor which is programmed for greater frequency of bus service in the future. There is presently a lack of sidewalks along this section of Rock Quarry and Sunnybrook Road; however, the pedestrian network will build out as new development and redevelopment occurs.

## Carbon/Energy Footprint: Housing

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

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

**Summary:** This proposal does not specify a residential building type, but the single-family detached building type is prohibited, and a multi-family building type is anticipated. This would result in overall lower average annual energy use, thus a reduced carbon footprint over the detached house building type.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposal will add directly to the supply of housing in Southeast Raleigh, specifically multi-family housing types.
Does it include any subsidized units?	No	The proposal does not include subsidized units.
Does it permit a variety of housing types?	Yes	The proposed RX zoning would allow for a variety of housing types (duplexes, multi-unit living, and cottage courts), but would exclude single-family detached residences.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	The proposed development would be directly served by GoRaleigh Route 17. There is a bus stop directly in front of the site, and a bus shelter is planned for this location..

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

**Summary:** The proposal would allow for an increase in the number and variety of housing units in the area.

# IMPACT ANALYSIS

## Historic Resources

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

**Impact Identified:** None.

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Walnut Creek Athletic Park (1.0 miles) and Worthdale Park (1.5 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (0.6 miles)
4. Current park access level of service in this area is graded a C letter grade.

**Impact Identified:** None.

## Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	0	52,500	208,125
<i>Waste Water</i>	0	52,500	208,125

**Impact Identified:**

1. The proposed rezoning would add approximately 155,625 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

## Stormwater

Floodplain	n/a
Drainage Basin	Walnut Creek
Stormwater Management	UDO 9.2
Overlay District	n/a

**Impact Identified:** No downstream structural impacts identified.

## Transit

1. The proposed site is subject to Article 8.11, Transit Infrastructure. Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

**Impact Identified:** None.

## Transportation

### **1. Site Location and Context**

#### *Location*

The Z-49-2019 site is located in southeast Raleigh near the northwest corner of Rock Quarry Road and Sunnybrook Road.

#### *Area Plans*

The Z-49-2019 site is not located within any existing or active are or corridor plans.

### **2. Existing and Planned Infrastructure**

#### *Streets*

Both Rock Quarry Road and Sunnybrook Road are designated as 4-lane divided avenues in map T-1 of the Comprehensive Plan. Both are maintained by NCDOT. Sunnybrook Road is constructed with 2 through lanes and a center turn lane; it lacks curb and gutter and sidewalks. Rock Quarry Road east of Sunnybrook Road is constructed with 4 through lanes and a center turn lane; it has complete curb and gutter as well as sidewalks. West of Sunnybrook Road, Rock Quarry Road does not have complete improvements, but there is a funded project to complete widening, sidewalks, and bikeways.

In accordance with UDO section 8.3.2, the maximum block perimeter for NX-5 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is very large, being constrained by I-40 and I-440. In the street plan (map T-1), Sunbright Lane is planned to be extended as a neighborhood street from its

current terminus to Rock Quarry Road, aligning with Dutchman Road. When this street is constructed, the block perimeter for the Z-49-2019 site would be approximately 7,000 feet. There are additional stub streets within the block to facilitate further reductions of the block perimeter in this area.

#### *Pedestrian Facilities*

Sidewalks in the vicinity of this site are intermittent. Completion of the sidewalks on Rock Quarry Road is programmed with the project to widen Rock Quarry Road from Sunnybrook Road to Olde Birch Drive.

#### *Bicycle Facilities and Greenways*

There are no existing bikeways near subject property. There is a multi-use path on Rock Quarry Road west of New Birch Drive. This separated bikeway extends to Martin Luther King Jr. Blvd where it connects to buffered bicycle running north onto Tarboro Road. The planned project to widen Rock Quarry Road will extend this multi-use path eastward to Sunnybrook Road. The Walnut Creek Greenway Trail connects to the Walnut Creek South Park, approximately  $\frac{3}{4}$  mile to the northeast of the site.

#### *Transit*

GoRaleigh routes 17 stops at the subject property with hourly service.

#### *Access*

Access to the subject site is via Rock Quarry Road and Sunnybrook Road.

### **3. Other Projects in the Area**

The City of Raleigh and NCDOT have a project to improve and widen Rock Quarry Road to a consistent five lane cross section between Sunnybrook Road and Olde Birch Drive. This project is U-6093 in the Capital Area Metropolitan Transportation Planning Organization (CAMPO) Transportation Improvement Program (TIP). It is expected to be built by NCDOT along with the current design-build project to widen I-40 between Garner and I-440 (project I-5111), which is currently under construction. A specific schedule for design and construction is not known at this time.

### **4. TIA Determination**

Based on the amended Envision results provided on 2/18/20, approval of case Z-49-19 would increase the amount of projected vehicular trips for the site. The projected increase from the current entitlements to the Proposed Zoning Maximums would be 33 more trips in the AM Peak Hour and 35 more trips in the PM Peak Hour. These values do not trigger a Traffic Impact Analysis at rezoning based on the thresholds in the Raleigh Street Design Manual. However, a TIA at site plan may be required.



Z-49-19 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-49-19 Current Zoning Entitlements	Daily	AM	PM
R-6	793	62	83
Z-49-19 Proposed Zoning Maximums	Daily	AM	PM
RX-4	1,509	95	118
Z-49-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>716</b>	<b>33</b>	<b>35</b>

### Urban Forestry

1. Tree conservation areas will be required at the time of development plan submittal per UDO 9.1.

**Impact Identified:** None.

### Impacts Summary

The proposal will increase trip volumes at the intersection of Sunnybrook Road and Rock Quarry Road; however, both roads will eventually become 4-lane, divided avenues. Also, the site is located on a Transit Emphasis Corridor (Rock Quarry Road), which will replace some automobile trips. There is sufficient utility infrastructure available to service the proposed development; however, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support it. The site presently contains several residential homesites with minimal environmental constraints to redevelopment. Development of a multi-family building type may warrant a more substantial buffer to the north- and west-adjointing properties than the minimum required.

### Mitigation of Impacts

The proposal has prohibited the single-unit living use, which will result in fewer vehicular trips than would otherwise and limited the residential density to a maximum of 14 units per acre. Specific attention to buffering measures along the northern and western boundaries of the site will lessen the visual impact of the proposed 4-story development on the adjoining R-6 parcels.

## CONCLUSION

This proposal will add to the housing supply and present an opportunity to set a template for future development around this intersection, the focal point of a mixed-use community center as defined on the Growth Framework Map.

This proposal is consistent with the Future Land Use Map, which designates the area for Community Mixed Use. The adjoining area is predominately vacant, with the exception of nearby large-lot homesites, a church, and the Walnut Creek Elementary School. As such, the proposal represents an opportunity to set an exemplary urban pattern to this area, defined as a mixed-use community center on the Growth Framework Map. The proposed site is located along a Transit Emphasis Corridor (Rock Quarry Road), along which a hybrid approach to frontage is recommended. The proposal specifies a Parking Limited (-PL) frontage for the site. Z-49-19 is consistent overall with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
December 30, 2019	Application submitted as General Use rezoning.	Initial staff review indicated TIA requirement.
February 10, 2020	Case presented to the South CAC.	
February 14, 2020	Amended application submitted with conditions.	
February 25, 2020	Planning Commission Meeting.	Deferred until March 10 to allow for a vote by the South CAC.
March 9, 2020	Vote by the South CAC	Results of vote will be presented at the March 10 Planning Commission; not available at time of agenda publication.
March 10, 2020	Planning Commission Meeting	Recommendation for approval, 8-0.
March 17, 2020	Report of the Planning Commission	Public Hearing set for April 7, 2020
April 7, 2020	City Council Public Hearing	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	R-6	R-6, NX-3-PL-CU	NX-3-PL-CU, CX-3-CU	R-6
Additional Overlay	SHOD-1	SHOD-1	SHOD-1	-	SHOD-1
Future Land Use	Community Mixed Use	Community Mixed Use	Neighborhood Mixed Use	Community Mixed Use	Community Mixed Use
Current Land Use	Single-Family Residential	Vacant	Single-Family Residential/ Institutional	Vacant	Institutional
Urban Form	Transit Emphasis Corridor	-	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-6	RX-3-PL-CU
Total Acreage	14.07	14.07
Setbacks:		
Front	10'	10'
Side	10'	10'
Rear	20'	20'
Residential Density:	6 du/ac	14 du/ac
Max. # of Residential Units	84	197
Max. Gross Building SF	84,000	210,850
Max. Gross Office SF	-	4,000
Max. Gross Retail SF	-	2,000
Max. Gross Industrial SF	-	-
Potential F.A.R	0.14	0.34

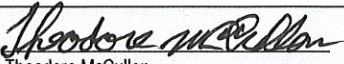
\*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



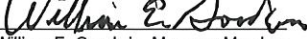
# Rezoning Application

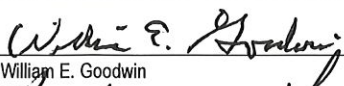



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

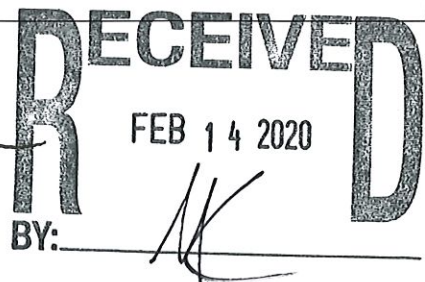
REZONING REQUEST								
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #					
Existing Zoning Base District	R-6	Height		Frontage	Overlay(s)	SHOD-1		
Proposed Zoning Base District	RX	Height		4	Frontage	PL	Overlay(s)	SHOD-1
Click <a href="#">here</a> 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:								
GENERAL INFORMATION								
Date	December 11, 2019	Date Amended (1)	February 13, 2020	Date Amended (2)				
Property Address 3501, 3529, 3601, 3605, 3607 Rock Quarry Road and 2400, 2412 Sunnybrook Road								
Property PIN 1722273667, 1722276412, 1722274229, 1722274162, 1722272292, 1722271273, 1722179577			Deed Reference (book/page) 13967/1240, 8467/2202, 13099/1351, 6409/571, 8353/1732, 15290/172, 9644/1393					
Nearest Intersection Rock Quarry Road and Sunnybrook Road								
Property Size (acres) 14.07		For Planned Development Applications Only:		Total Units	Total Square Footage			
				Total Parcels	Total Buildings			
Property Owner Name/Address 1. Theodore McCullen - 8108 Harps Mill Rd., Raleigh, NC 27615 2. William E. & Barbara J. Goodwin - 2718 Rock Quarry Rd., Raleigh, NC 27610 3. William Goodwin Associates, LLC (f/k/a Goodwin Grier & Associates, LLC) - 2718 Rock Quarry Rd., Raleigh, NC 27610			Phone			Fax		
			Email					
Applicant Name/Address Isabel Worthy Mattox 127 W. Hargett Street, Suite 500 Raleigh, North Carolina 27601			Phone 919-828-7171		Fax			
			Email Isabel@mattoxlawfirm.com					
Applicant* Signature(s)  Theodore McCullen			Email					

WILLIAM GOODWIN ASSOCIATES, LLC, a  
North Carolina limited liability company

By:   
William E. Goodwin, Manager Member

  
William E. Goodwin

  
Barbara J. Goodwin



# CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number **Z-49-2019**

OFFICE USE ONLY

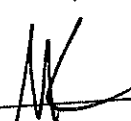
Date Submitted December 11, 2019; Amended February 13 2020

Rezoning Case #

Existing Zoning **R-6 w/SHOD-1** Proposed Zoning **RX-4-PL w/SHOD-1**

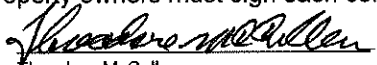
## Narrative of Zoning Conditions Offered

1. Single unit living shall not be permitted on the subject property.
2. Residential density shall not exceed fourteen (14) dwelling units per acre.

**RECEIVED**  
FEB 14 2020  
BY: 

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


Property Owner(s) Signature

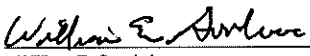

  
Theodore McCullen

Print Name

1. Theodore McCullen
2. William E. and Barbara J. Goodwin
3. William Goodwin Associates, LLC (f/k/a  
Goodwin Grier & Associates, LLC)

WILLIAM GOODWIN ASSOCIATES, LLC,  
a North Carolina limited liability Company

By:   
William E. Goodwin, Manager Member

  
William E. Goodwin  
  
Barbara J. Goodwin



November 18, 2019

Re: Neighborhood Meeting

To Whom It May Concern:

South Creek Development, LLC will hold a meeting on December 2, 2019 at 6:00pm to discuss the requested rezoning of a 14 acre site located at Rock Quarry Road and Sunnybrook Road from R-6 to RX-4 for a portion of the site and NX-4 for a portion of the site. The maximum building height for any building constructed in the future will be 4 stories. The meeting will be held at Sanderford Road Center located at 2623 Sanderford Road, Raleigh, NC 27610.

The Parcel Identification Numbers and addresses of the subject properties are as follows:

1722273667-	2400 Sunnybrook Road
1722276412-	2412 Sunnybrook Road
1722274229-	3605 Rock Quarry Road
1722274162-	3607 Rock Quarry Road
1722272292-	3601 Rock Quarry Road
1722271273-	3529 Rock Quarry Road
1722179577-	3501 Rock Quarry Road

A map of the subject properties is included with this letter.

Persons may appear at the neighborhood meeting or make written comments via mail or email (7204 W. Friendly Avenue, Greensboro, NC 27410 or [charlie@southcreekdevelopment.com](mailto:charlie@southcreekdevelopment.com))

Comments may also be made to the City of Raleigh Planning Staff:  
919-996-2180 [jp.mansolf@raleighnc.gov](mailto:jp.mansolf@raleighnc.gov)

Sincerely,



Charlie Heritage  
Managing Partner

## SUMMARY OF ISSUES

A neighborhood meeting was held on December 2, 2019 (date) to discuss a potential rezoning located at 3501, 3529, 3601, 3607 Rock Quarry Rd and 2400, 2412 Sunnybrook Rd. (property address).

The neighborhood meeting was held at Sanderford Road Center (location).

There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Sidewalks-concerns regarding whether or not sidewalks would be in place on Rock Quarry and Sunnybrook Roads.
Discussed potential to rezone property with split zoning-RX and CX. There were concerns regarding commercial development with retail being close by and not performing well
Discussed rezoning to RX to allow for 180-200 apartment units



## MEETING SIGN-IN SHEET

<b>Project:</b>	Rezoning of Property at Rock Quarry and Sunnybrook	<b>Meeting Date:</b>	12-2-2019
<b>Facilitator:</b>	Charlie Heritage	<b>Place/Room:</b>	Sanderford Road Center

[illegible]





December 9, 2019

Theodore McCullen  
8108 Harps Mill Road  
Raleigh, NC 27615

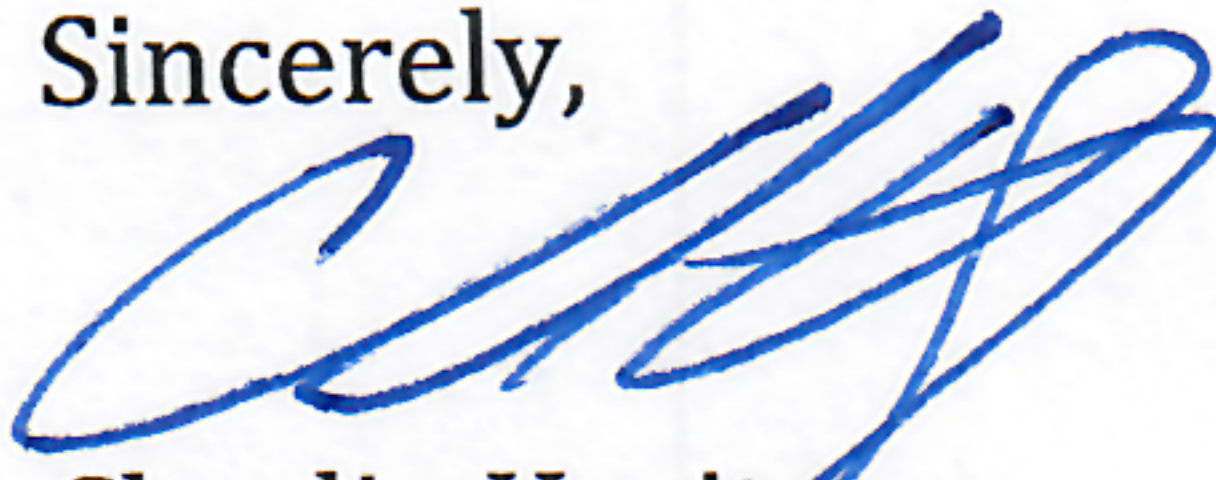
Re: Rezoning of Property

Mr. McCullen:

As required by the City of Raleigh, please accept this letter sent via certified mail as actual notice that South Creek Development has filed an application to request a zoning map amendment.

The zoning map amendment filed to the City of Raleigh is attached. Please let me know if you have any questions or concerns.

Sincerely,



Charlie Heritage  
Managing Partner





December 9, 2019

William E Goodwin  
2502 Cravenridge Pl  
Garner, NC 27529

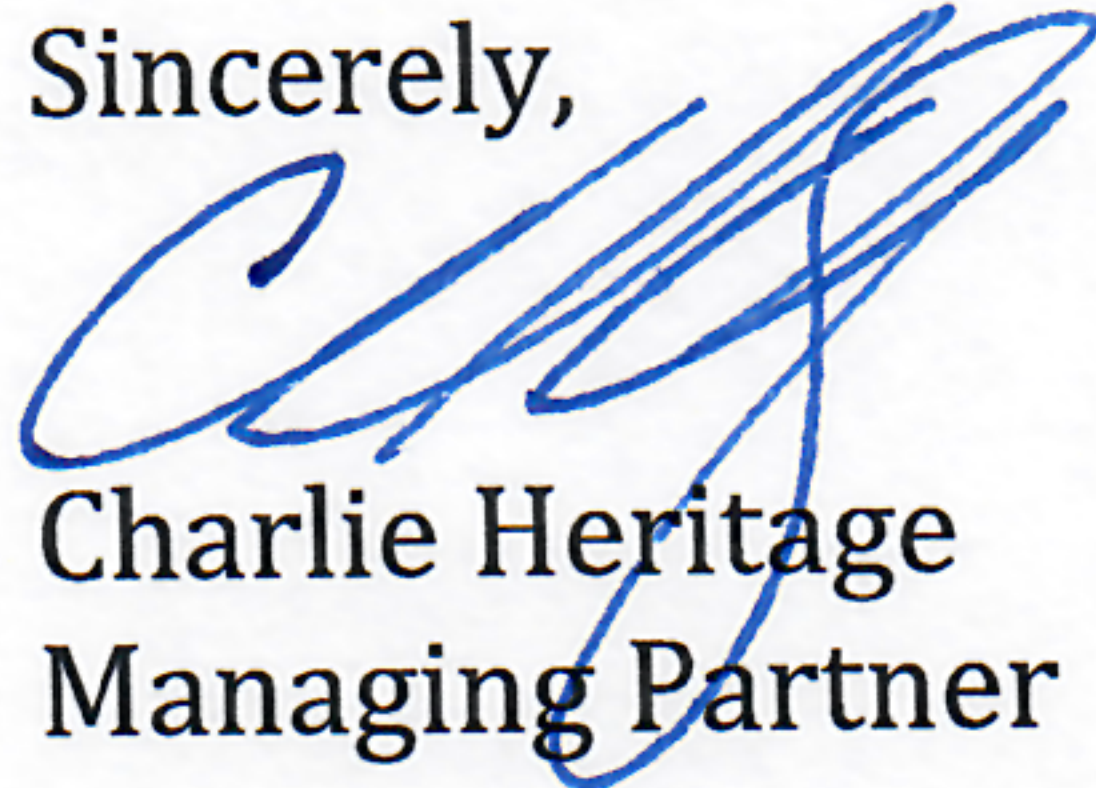
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The zoning map amendment filed to the City of Raleigh is attached. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "CH", is written over the printed name and title.

Charlie Heritage  
Managing Partner