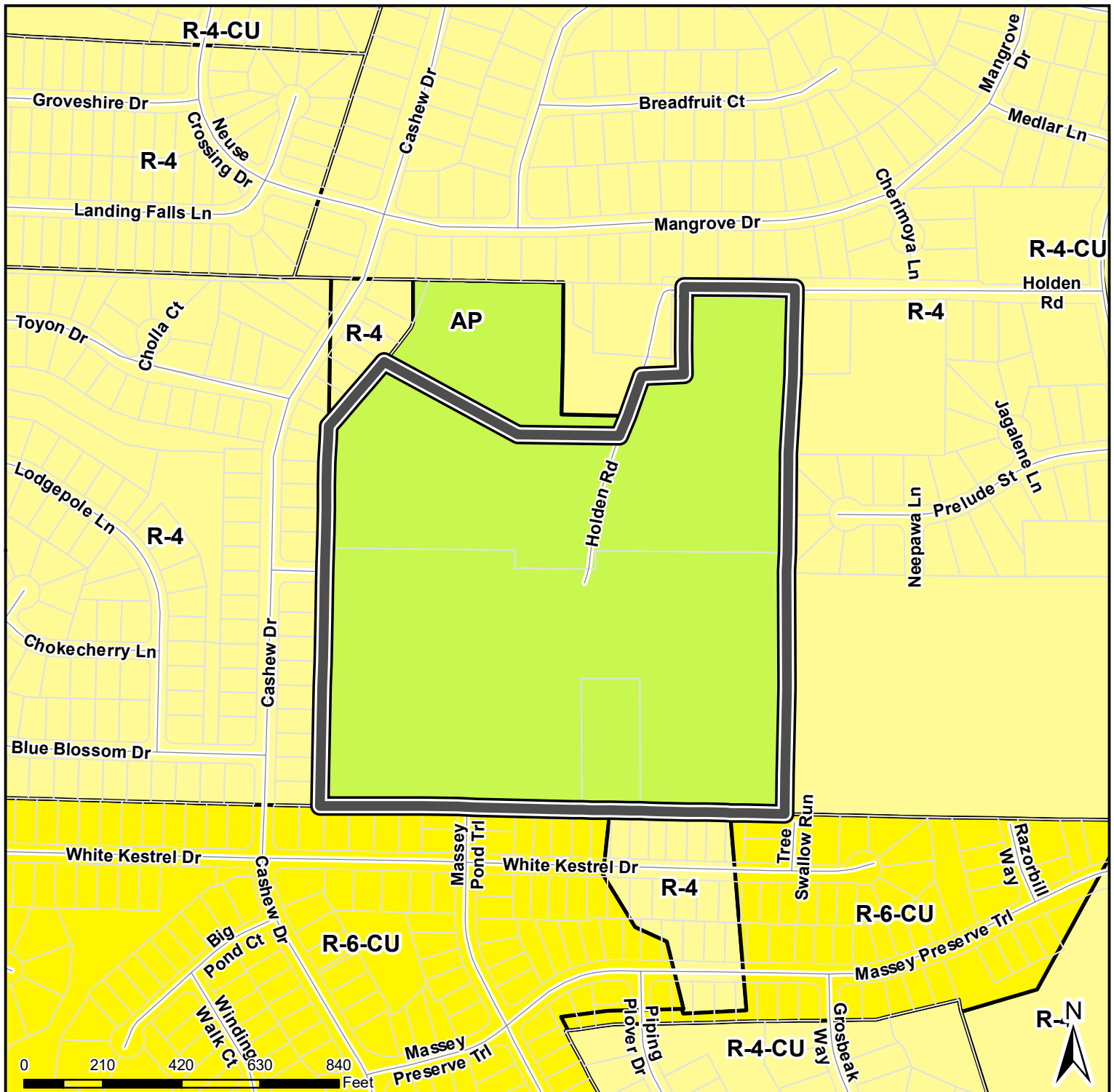


Existing Zoning

Z-52-2020



Property	4020, 4100, & 4112 Holden Rd
Size	32.3 acres
Existing Zoning	AP
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Patrick O. Young, Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: March 22, 2021

SUBJECT: City Council agenda item for April 6, 2021 – Z-52-20

At its meeting on February 16, 2021, the City Council scheduled the following item for a public hearing at the April 6, 2021 meeting:

Z-52-20 4100, & 4112 Holden Road, on its south side, 800 feet west of Forestville Road, being Wake County PINs 1747214445, 1747211664, & 1747223177. Approximately 32.28 acres is requested to be rezoned by Charles U. Watson, Jr. and Traci H. Watson from Agriculture Productive (AP) to Residential-10-Conditional Use (R-10-CU). Conditions dated January 28 limit residential development to 106 dwelling units, prohibit the Townhouse and Apartment building types, require landscape buffers along the southern and western property boundaries, and require increased stormwater runoff controls.

Current zoning: Agriculture Productive (AP)

Requested zoning: Residential-10-Conditional Use (R-10-CU)

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

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

The **Planning Commission** voted 7-0 to recommend approval of the request. Annexation case AX-27-20 applies to the same site.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and 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# 12082

CASE INFORMATION: Z-52-2020 4020, 4100, & 4112 HOLDEN ROAD

Location	Holden Road, on its south side, 800 feet west of Forestville Road Address: 4020, 4100, & 4112 Holden Road PINs: 1747214445, 1747211664, 1747223177 iMaps , Google Maps , Directions from City Hall
Current Zoning	AP
Requested Zoning	R-10-CU
Area of Request	32.28 acres
Corporate Limits	The site is inside of Raleigh's ETJ and outside of its corporate limits. The site may be rezoned without annexation. A petition for annexation will be required for utility connection permits during subdivision or site plan review.
Property Owner	Charles U. Watson, Jr. and Traci H. Watson
Applicant	Collier Marsh 301 Fayetteville Street Raleigh, NC 27601
Council District	District B
PC Recommendation Deadline	April 12, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Limits residential development to 106 dwelling units.
2. Prohibits the Townhouse and Apartment building types.
3. Requires a landscape yard along the southern boundary.
4. Requires a landscape yard along a portion of the western boundary.
5. Requires stormwater runoff control for a 25-year storm.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential (LDR)
Urban Form	None
Consistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Policy LU 1.3 – Conditional Use District Consistency Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods

	Policy LU 8.5 – Conservation of Single-Family Neighborhoods Policy LU 8.10 – Infill Development Policy LU 8.12 – Infill Compatibility Policy H 1.8 – Zoning for Housing Policy UD 1.1 – Protecting Neighborhood Identity
Inconsistent Policies	Policy LU 8.9 – Open Space in New Development Policy PR 4.8 – Private Parks Development Policy PR 5.5 – Encourage Public Open Space in Rezoning

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

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
9/29/2020 (20 attendees)	1/4/2021 (21 attendees)	1/12/2021 (consent); 2/9/2021	

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 and consistent with 2030 Comprehensive Plan policies related to conserving neighborhoods and zoning for housing.
Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Fox Second: Miller

In Favor: Bennett, Fox, Hicks, Lampman, McIntosh, Miller, and Winters

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.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 2/9/2021

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-52-20

Conditional Use District

OVERVIEW

This rezoning proposes to amend the zoning map for 32.3 acres on the south side of Holden Road at its western terminus. Holden Road meets Forestville Road 800 feet east of the rezoning area. The site is comprised of three parcels with a roughly square-shaped configuration of 1,200 feet on a side. The parcels are currently zoned Agriculture Productive (AP). The proposed zoning is Residential-10-Conditional Use (R-10-CU).

Three principal structures are present on the rezoning site, forming a north-south axis that is roughly centered between the eastern and western boundaries. All three structures are detached houses with original construction dates between 1909 and 1959, according to tax records. Surrounding the structures is a grass lawn that covers most of the eastern half of the subject property. The eastern boundary features a narrow row of trees for its full length. The western half of the site is heavily wooded.

A low ridge exists in the center of the site where two of the three houses are located. The elevation falls at about a 5% slope to the southwest and with a steeper decline to the northwest, east, and south. The northwest corner of the site shows a 10% slope running downward toward the west. This portion of the property drains westward toward the Neuse River. The grade drops at as much as 8% toward the east for some areas on the east side and by more than 14% in the southern portion of the property, descending southward. A draw is present along the eastern boundary which runs southward and meets Harris Creek approximately 2,000 feet south.

The Neuse River forms a large, concave bow about three quarters of a mile to the west. Harris Creek Elementary School is located on the east side of Forestville Road opposite its intersection with Holden Road. Old Watkins Road is three quarters of a mile south, extending east from Forestville Road. Mitchell Mill Road is almost one mile north.

The surrounding area is neighborhoods of detached houses with density of four units per acre. Houses tend to be two-stories in a minimal traditional style with small side setbacks. The nearest commercial area is one mile north at the intersection of Forestville Road and Mitchell Mill Road. The Harris Creek Elementary School is located 900 feet to the east on the opposite side of Forestville Road.

The zoning in the area matches the developed character. Nearby subdivisions are zoned Residential-4 (R-4) or Residential-6-Conditional Use (R-6-CU) with zoning conditions limiting density to four units per acre. The Neuse River, Harris Creek, and associated riparian areas are zoned Conservation Management (CM).

The Future Land Use Map designates a very large area around the rezoning site for Low Density Residential. Some areas of Rural Residential are mapped around Harris Creek. Riparian areas around Harris Creek and the Neuse River are in the Public Parks & Open

Space category on the Future Land Use Map. There is no Urban Form policy applicable to the request.

If approved, the proposal would allow approximately 100 additional housing units, as limited by an offered zoning condition. The total number of allowed units would be 106. The newly permitted units could be built at significantly greater density, around 3.3 units per acre, than the existing zoning would allow. Setbacks and lot sizes could be considerably smaller under the requested zoning, compared to the current AP zoning. Another zoning condition prohibits the Apartment and Townhouse building types.

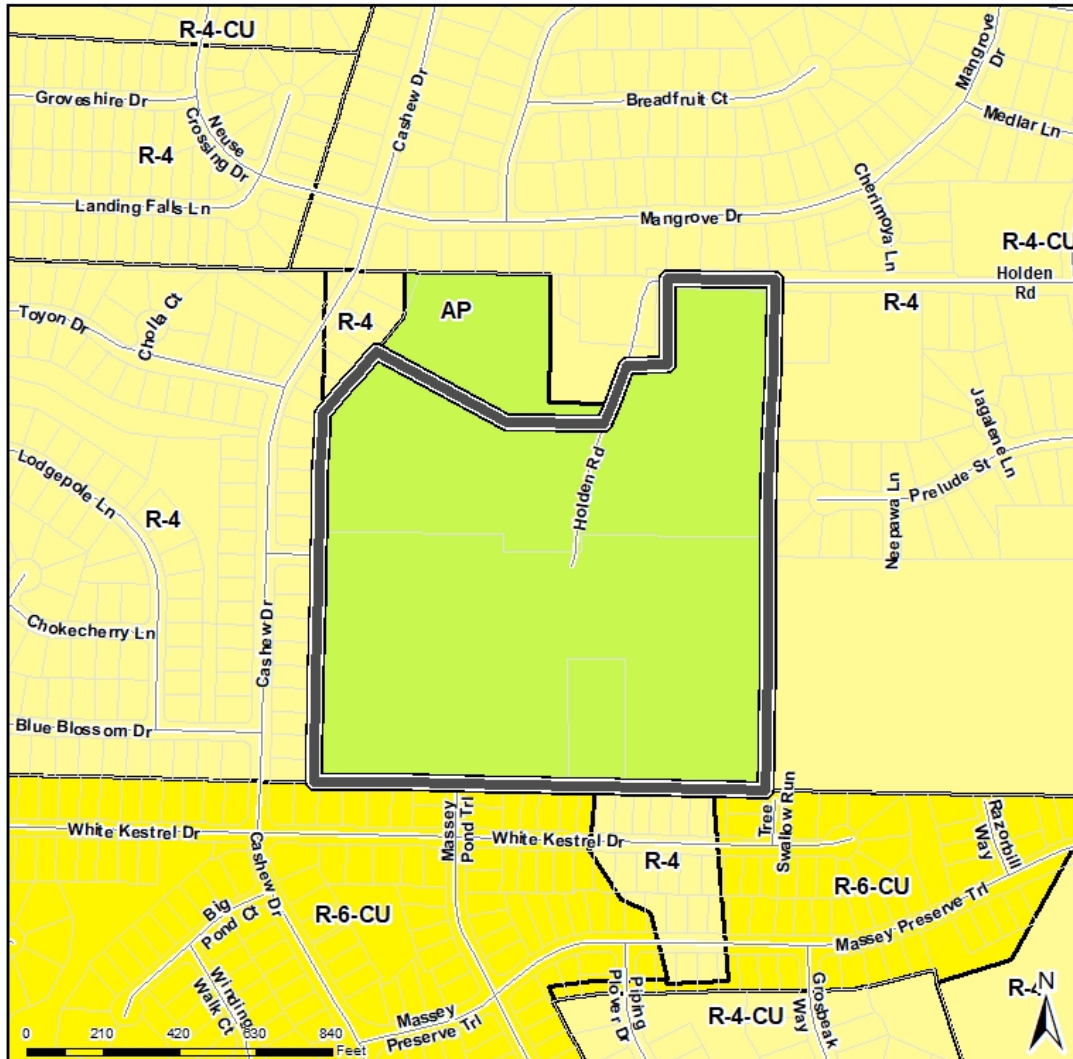
Update for February 9: The applicant has offered new zoning conditions to require 10-foot wide landscaped areas along the southern boundary and a small portion of the western boundary. The planting requirements for these areas are the same as for the Type 1 protective yard that is an option for the Neighborhood Transitions requirements in the UDO. The Type 1 yard in the UDO requires a masonry wall, while the offered conditions do not require a wall. Another new condition requires new development to control stormwater runoff for a 25-year storm in the same way that the UDO requires for a 2-year and 10-year storm event.

OUTSTANDING ISSUES

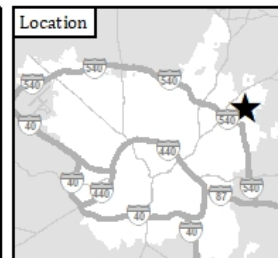
Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning

Z-52-2020



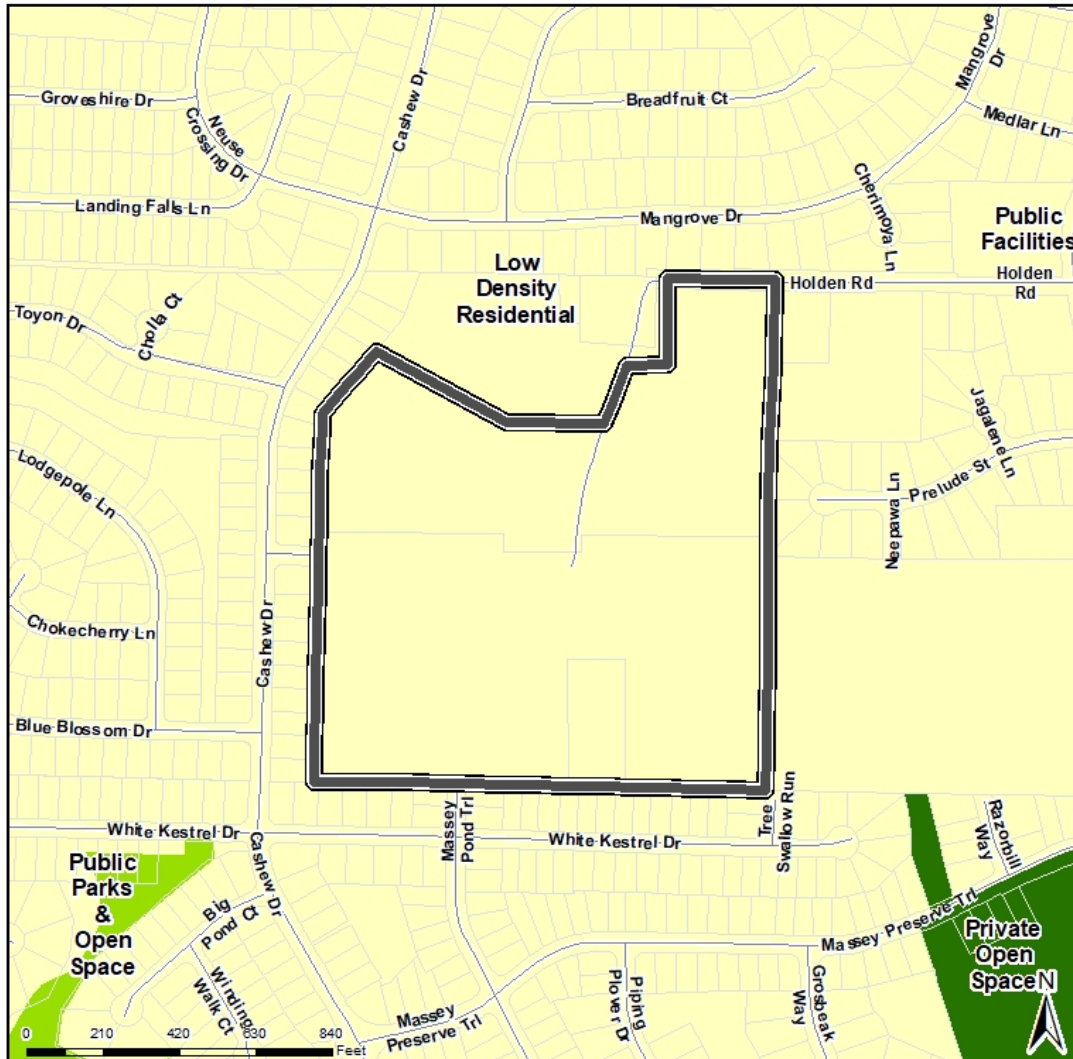
Property	4020, 4100, & 4112 Holden Rd
Size	32.3 acres
Existing Zoning	AP
Requested Zoning	R-10-CU



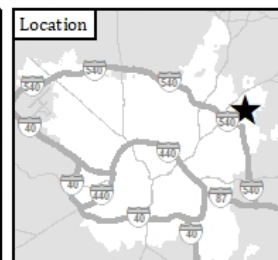
Map by Raleigh Department of City Planning (mansd@): 11/9/2020

Future Land Use

Z-52-2020



Property	4020, 4100, & 4112 Holden Rd
Size	32.3 acres
Existing Zoning	AP
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (mansd@): 11/9/2020

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 proposed zoning is supportive of the Growing Successful Neighborhoods and Communities Vision Theme by allowing “careful infill” that “complements existing character” while “allowing for growth”. The requested density and building types are similar to those present in surrounding development. The request could be more consistent with this Vision Theme by requiring lot sizes and setbacks to be more closely related to existing development.

The request is somewhat inconsistent with the Managing Our Growth Vision Theme due to the lack of public park amenities accessible from the site. The site is also located at the eastern edge of the City’s corporate limits. This location indicates that the rezoning area is not the most cost efficient location of growth with regard to public infrastructure.

Overall, the style of residential development permitted by the request is compatible with existing development and is consistent with the 2030 Comprehensive Plan.

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

Yes, the Future Land Use Map designates the rezoning site for Low Density Residential. This Future Land Use category recommends density between one and six dwelling units per acre in detached or attached building types and on lots corresponding to the R-1, R-2, R-4, and R-6 zoning districts. The requested R-10 zoning district generally allows greater density and more intense building types than the designation indicates are appropriate. Zoning conditions are offered with the proposal that would cap density at about 3.3 dwelling units per acre. Townhouse and Apartment building types are prohibited by another zoning condition. While the allowed lot sizes would be smaller than the indicated minimum, which corresponds to R-6 zoning, the overall pattern of development would be similar to development under R-4 or R-6. The requested zoning is consistent with the Low Density Residential designation.

- 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?

Not applicable. The request is consistent with the Future Land Use Map.

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

Transportation and public utility infrastructure are present to serve the requested development. Connection to Raleigh water and sewer will require a petition for annexation. Parks level of service will be very low for residents of the site.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☐ **Inconsistent**

The rezoning site is designated for Low Density Residential on the Future Land Use Map. This designation calls for detached and attached houses with density between one and six dwelling units to the acre. The request is aligned with these recommendations because it includes zoning conditions to limit overall density to less than four units per acre and prohibit the Townhouse and Apartment building types. One element of the Low Density Residential category is not supported by the request. The lot sizes enabled by the proposal would be smaller than envisioned in this Future Land Use designation. The request is generally consistent with the Future Land Use Map because the character of development permitted would be appropriate in terms of density and building type, which is sufficient consistency to mitigate the inconsistency of lot sizes.

Urban Form

Urban Form designation: None

The rezoning request is

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

☐ **Inconsistent**

☒ **Other**

No Urban Form designation present.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The requested zoning would allow residential and civic land uses in an area characterized by these same uses. The types of residential buildings and the

aggregate density of new development under the proposal would closely match nearby development, though individual lot sizes and setbacks may be marginally smaller. The style of residential development enabled by the rezoning is compatible with the surrounding area because it is nearly identical to existing development.

Public Benefits of the Proposed Rezoning

- The request may increase the supply of housing.

Detriments of the Proposed Rezoning

- The request may increase vehicle trips on nearby roads.

Policy Guidance

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

Policy LU 1.2 – Future Land Use Map and Zoning

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 rezoning would allow residential development with a density of less than four units per acre according to an included zoning condition. An additional condition limits the building types in which new housing may be established to the Detached or Attached building type. These provisions ensure that future development will match the density and building type recommendations of the Future Land Use designation of Low Density Residential. The designation calls for density not to exceed six units per acre. The recommended building types are Detached and Attached. The proposal deviates from the Future Land Use designation by allowing smaller lot sizes than are permitted in the recommended zoning districts for the designation. This divergence is mitigated by the overall density and allowed building types, which ensure that either some portion of the site will be common space or lot sizes will be larger than the minimum allowed.

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 offered zoning conditions make the request more consistent with the Low Density Residential designation on the Future Land Use map and improve consistency with policies related to infill compatibility. The limitation on density and building types creates greater consistency with land use policies and the Comprehensive Plan overall by matching new development to existing development.

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.

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.

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.

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.

The requested zoning includes conditions that ensure a style of development that is complementary to the subdivisions present in the nearby area. The allowed density and building types will lead to residential character that is similar to the existing housing pattern and makes use of a tract of land with minimal development currently. The request could be more consistent with these policies by requiring height, lot sizes, and setbacks to be closer to the R-4 and R-6 standards in the area. However, the deviation from these characteristics is marginal and does not present a substantial impact to quality of life. The offered protective yards reduce the very limited impacts from these differences.

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 proposal would allow around 100 more housing units than the existing zoning. This will allow for expansion of the housing supply. The request may be made more consistent with this policy by allowing additional building types, potentially with controls on mass, height, or setbacks to ensure compatibility.

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

Policy LU 8.9 – Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

Policy PR 4.8 – Private Parks Development

Encourage the provision of tot lots, pocket parks, and other privately-held and maintained park spaces within residential developments to improve access public park facilities.

Policy PR 5.5 – Encourage Public Open Space in Rezoning

Encourage the provision of publicly accessible open space during the consideration of zoning petitions.

The area of the rezoning has very poor access to public parks, community centers, and greenways. New residents will not have the same ability to utilize public parks as residents of other parts of Raleigh. Consistency with these policies will be greater if the rezoning request includes conditions to require some recreational amenities within new development.

Area Plan Policy Guidance

There is no area plan guidance for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	0	Substantially lower than the citywide average.
Walk Score	30	3	Substantially lower than 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: The only destination within walking distance of the rezoning site is the Harris Creek Elementary School. There is not transit service in the area of the rezoning. Residents of new development on the site will be almost completely reliant on private vehicles.

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 request does not allow housing types that are likely to have lower energy usage rates.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The requested zoning would enable as many as 98 additional dwelling units on the site.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	Only detached or attached houses would be allowed by the proposed zoning.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	Lots in the requested district may be as small as 4,000 square feet, which is less than the citywide average of more than 10,000 square feet.
Is it within walking distance of transit?	No	There is no transit service in the area.

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

Summary: The proposed zoning would add to the potential supply of housing. Additional housing units could be on smaller lots than the city average but would be limited in the variety of permitted building types and would not have access to transit service.

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 Horseshoe Farm Nature Preserve (2.7 miles) and Berkshire Downs West Park (4.5 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (2.1 miles).
4. Current park access level of service in this area is graded a F letter grade.

Impact Identified: Residents of new development on the site would have a level of access to public park experiences that is much lower than the typical resident of Raleigh.

Public Utilities

Impact Identified:

1. The proposed rezoning would add approximately 75,625 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	none
Drainage Basin	Neuse and Harris Creek
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: None.

Transportation

Site and Location Context

Location

The Z-52-20 site is in Northeast Raleigh west and southwest of Harris Creek Elementary.

Area Plans

The Z-52-20 site is not located in an area with an adopted area plan (Map AP-1) in Comprehensive Plan.

Existing and Planned Infrastructure

Streets

The site is located between Holden Road and the Massey Preserve subdivision. The Z-52-20 site has access to three public street stubs: Holden Road, Massey Pond Trail, and Shadbush Street. None are identified in the Street Plan (Map T-1 in the comprehensive plan) and are thus local streets. Holden Road is currently maintained by NCDOT. Shadbush Street and Massey Pond Trail are maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet and the maximum dead-end street length is 300 feet. The existing block perimeter is approximately 8,500 feet in perimeter. There are several streets stubs within this block. Connections between these stubs and future subdivisions meeting the requirements of UDO section 8.3.2 will improve the block perimeter. These connections are consistent with the Comprehensive Plan, including Policies T 2.3, T 2.4, T 2.5, and T 2.6, which all concern interconnected streets. These policies and the block perimeter standards in UDO Article 8.3 reduce per-capita vehicle miles traveled and increase the efficiency of providing city services such as solid waste collection.

Pedestrian Facilities

There are no existing sidewalks along Holden Rd. Streets within the Massey Preserve subdivision have sidewalks on one side, as required by City code at the time the subdivision was created. Frontage improvements and sidewalks on both side of new streets are required for subdivision or site plan approval.

Bicycle Facilities

There are no existing bikeways near the Z-52-20 site. Directly east of the site, Forestville Drive is designated for bicycle lanes in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan); south of the site, Massey Preserve Trail. is designated for a neighborhood bikeway.

Transit

There is no existing or plan transit services near the Z-52-20 site.

Access

Vehicle access to the subject site is via Holden Drive and the stubbed streets Massey Pond Trail south of the site and Shadbush Street west of the site.

Other Projects

Approximately 1 mile north of the Z-52-20 site is the Michell Mill Road Widening project, which was completed in June 2019. This widened Mitchell Mill Road between Louisburg Road and Forestville Road and also included improved pedestrian and bicycle facilities.

There are no other existing or programmed projects near the site.

TIA Determination

Based on the Envision results, approval of case Z-52-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from AP to R-10-CU is projected to have 75 new trips in the AM peak hour and 100 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis with the rezoning case, based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-52-20 Existing Land Use Rural Residential and Agriculture	Daily	AM	PM
	38	3	4
Z-52-20 Current Zoning Entitlements Rural Residential and Agriculture	Daily	AM	PM
	76	6	8
Z-52-20 Proposed Zoning Maximums Residential	Daily	AM	PM
	1,001	78	105
Z-52-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	925	73	97

Impact Identified: The request would increase vehicle trips on local streets.

Urban Forestry

Proposed zoning and conditions offered do not alter Tree Conservation Area requirements of the UDO from the existing zoning.

Impact Identified: None.

Impacts Summary

The proposed rezoning would allow for additional housing units in an area where public park facilities are not easily accessible. Residents of new development would have a poor level of service for park experiences relative to the average for Raleigh residents.

Mitigation of Impacts

The applicant may wish to offer zoning conditions to require some amount of facilities for active or passive recreation within the site.

CONCLUSION

The rezoning request is to amend the zoning map for 32 acres from AP to R-10-CU. The site is located near Forestville Road south of Mitchell Mill Road. As limited by an offered zoning condition, the proposed zoning would allow nearly 100 more dwelling units than the existing zoning. A second condition restricts building types to Detached or Attached. Other conditions require protective yards along two sides of the property and a higher degree of stormwater management. The surrounding area is mostly developed with single-family houses at a density of four units per acre.

The proposed zoning is consistent with the Future Land Use designation of Low Density Residential because the maximum density and allowed building types align with the designation's recommendations. New development under the proposal may be somewhat inconsistent with Low Density Residential due to the ability to create smaller lots than are envisioned.

The 2030 Comprehensive Plan supports the case through the Growing Successful Neighborhoods and Communities Vision Theme, including specific policies calling for infill development to reflect density and building types of existing development. Some policies do not support the request. These policies suggest new development should match the prevalent architectural character. The rezoning may allow taller houses, smaller lots, and shorter setbacks than other houses in the vicinity. Overall, the request is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
9/29/2020	First neighborhood meeting	
11/4/2020	Application submitted	
12/XX/2020	Application complete	
	Second neighborhood meeting	
1/12/2020	Placed on the Planning Commission agenda and not discussed.	Second neighborhood meeting did not meet timing deadline.
2/9/2021	Placed on the Planning Commission business agenda.	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	AP	AP, R-4	R-4, R-6-CU	R-4	R-4
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Rural Residential	Low Density Residential	Low Density Residential	Low Density Residential, Rural Residential	Low Density Residential
Urban Form	None	None	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	AP	R-10-CU
Total Acreage	32.3	32.3
Setbacks:		
Front	150'	10'
Side	150'	5'
Rear	150'	20'
Residential Density:	0.25	3.28
Max. # of Residential Units	8	106
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	Not permitted	Not permitted

*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



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **AP** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

Proposed Zoning Base District **R-10** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **N/A**

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **4020; 4100; 4112 Holden Road**

Property PIN **1747214445; 1747211664; 1747223177**

Deed Reference (book/page) **008687/01379; 009236/00924; 017043/01253**

Nearest Intersection **Holden Road and Forestville Road**

Property Size (acres) **32.28**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Charles U. Watson, Jr. and Traci H. Watson
4100 Holden Road
Raleigh, NC 27616

Phone **919-835-4663**

Fax **919-834-4564**

Email **colliermarsh@parkerpoe.com**

Applicant Name/Address

Collier Marsh
301 Fayetteville Street
Raleigh, NC 27601

Phone **919-835-4663**

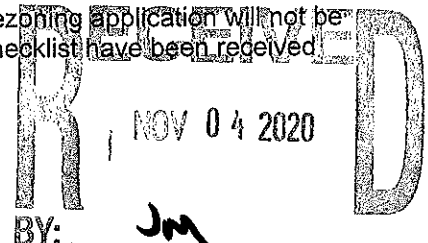
Fax **919-834-4564**

Email **colliermarsh@parkerpoe.com**

Applicant* Signature(s)

Email

*Please see Page 11 for information about who may submit rezoning applications. 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



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **AP** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

Proposed Zoning Base District **R-10** Height **N/A** Frontage **N/A** Overlay(s) **N/A**

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **N/A**

GENERAL INFORMATION

Date

Date Amended (1)

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For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

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Property Owner Name/Address

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Phone **919-835-4663**

Fax **919-834-4564**

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Applicant Name/Address

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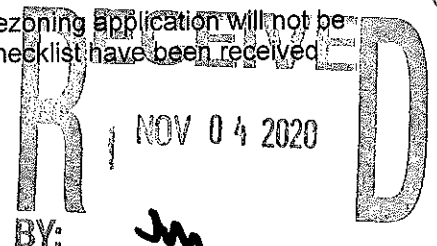
Applicant* Signature(s)

Charles U. Watson, Jr.

Email

CWatson@WatsonRefrigerationInc.com

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-52-20****OFFICE USE ONLY**

Date Submitted

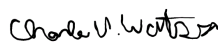
Rezoning Case #Existing Zoning **AP**Proposed Zoning **R-10-CU****Narrative of Zoning Conditions Offered**

1. No more than 106 dwelling units shall be permitted.
2. Townhome and apartment building types are prohibited.
3. A protective yard with an average width of 10 feet shall be provided along the portions of the southern property line abutting the following properties, identified by Parcel No. and Deed Book/Reference Page: 1747119291 (015536/02772); 1747211241 (015342/00207); 1747212128 (017792/01209); 1747212178 (016414/01933); 1747213127 (016304/02636); 1747213177 (014965/02370); 1747214127 (015644/01816); 1747214177 (015498/02557); 1747215137 (015610/00419); 1747215177 (014966/00475); 1747216127 (015934/00176); 1747216187 (017646/00414); 1747217137 (016920/00098); 1747217187 (017261/00366); and 1747218260 (016262/01251). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Breaks for pedestrian and vehicle access, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
4. A protective yard with an average width of 10 feet shall be provided along the portions of the western property line abutting the following properties, identified by Parcel No. and Deed Book/Reference Page: 1747116830 (016689/02107); and 1747116723 (018056/01421). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Breaks for pedestrian and vehicle access, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
5. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.

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

DocuSigned by:



7DC2955CEAFC48D...

Charles u watson jr
Charles Watson Jr

Print Name

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-52-20****OFFICE USE ONLY**


Date Submitted

Rezoning Case #Existing Zoning **AP**Proposed Zoning **R-10-CU****Narrative of Zoning Conditions Offered**

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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

DocuSigned by:

 7DC2955CEAFC48D...

Print Name

Traci watson
 Traci watson

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	OFFICE USE ONLY Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached.	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

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

- | | |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:
N/A</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:
N/A</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:
N/A</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:
N/A</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:
N/A</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:
N/A</p> |

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response: N/A</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: N/A</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: N/A</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: N/A</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: N/A</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: N/A</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>N/A</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>N/A</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p> <p>N/A</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p> <p>N/A</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p> <p>N/A</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>N/A</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p> <p>N/A</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response: N/A</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response: N/A</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response: N/A</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: N/A</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response: N/A</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response: N/A</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: N/A</p>

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 checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

September 18, 2020
Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 29, 2020 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone 3 parcels of land located at 4020 Holden Road (PIN 1747214445), 4100 Holden Road (PIN 1747211664), and 4112 Holden Road (PIN 1747223177). The site is currently zoned AP and is proposed to be rezoned to R-10-CU. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel; (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

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

Visit:	https://zoom.us/join
Enter the following meeting ID:	880 7948 8026
Enter the following password:	Holden

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	880 7948 8026 #
Enter the Participant ID:	#
Enter the Meeting password:	401819 #

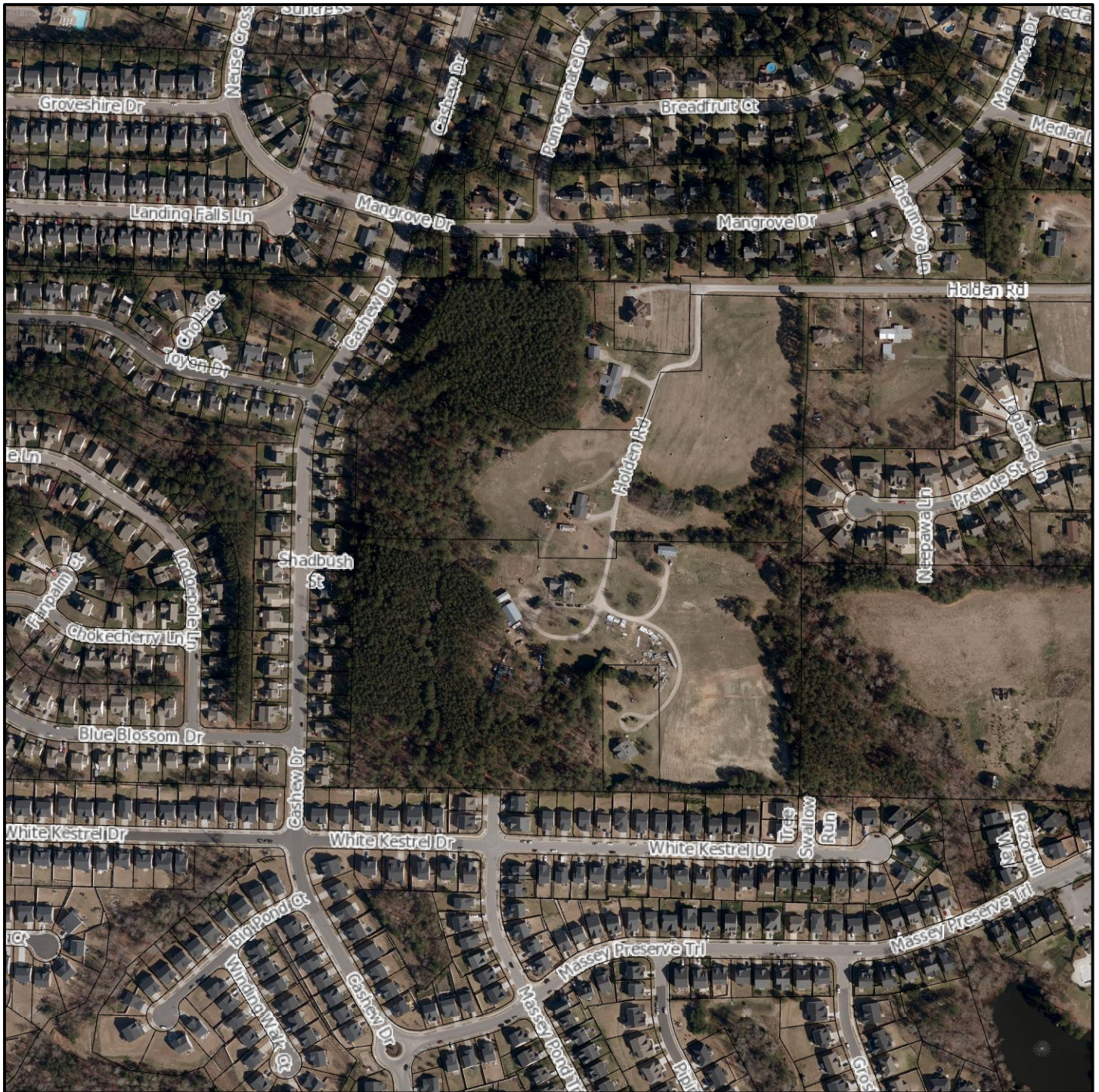
The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

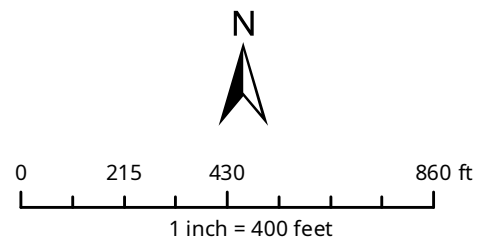
Thank you,

Collier Marsh



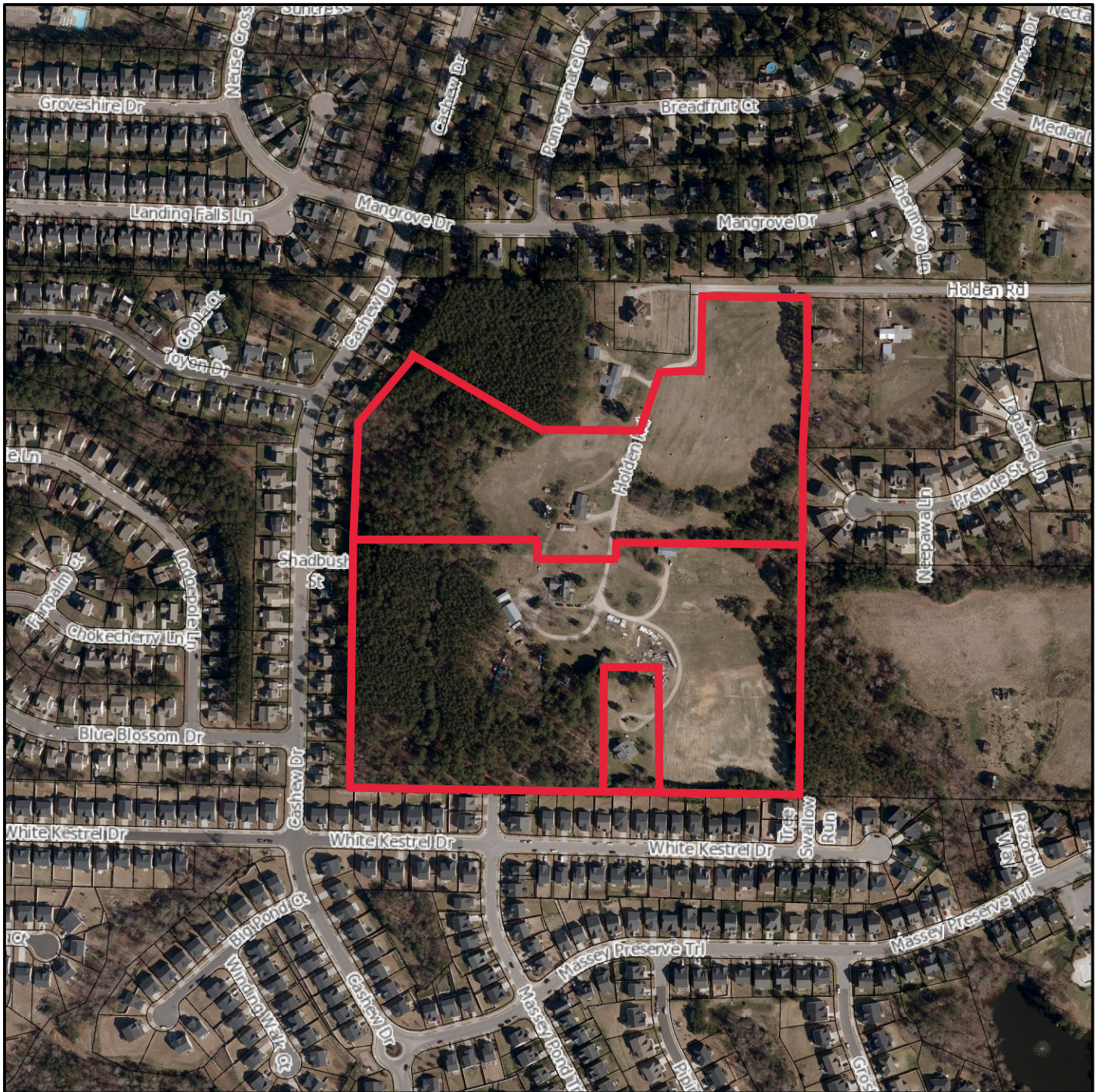
4020; 4100; and 4112 Holden Road

Aerial Map



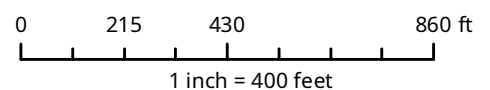
Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



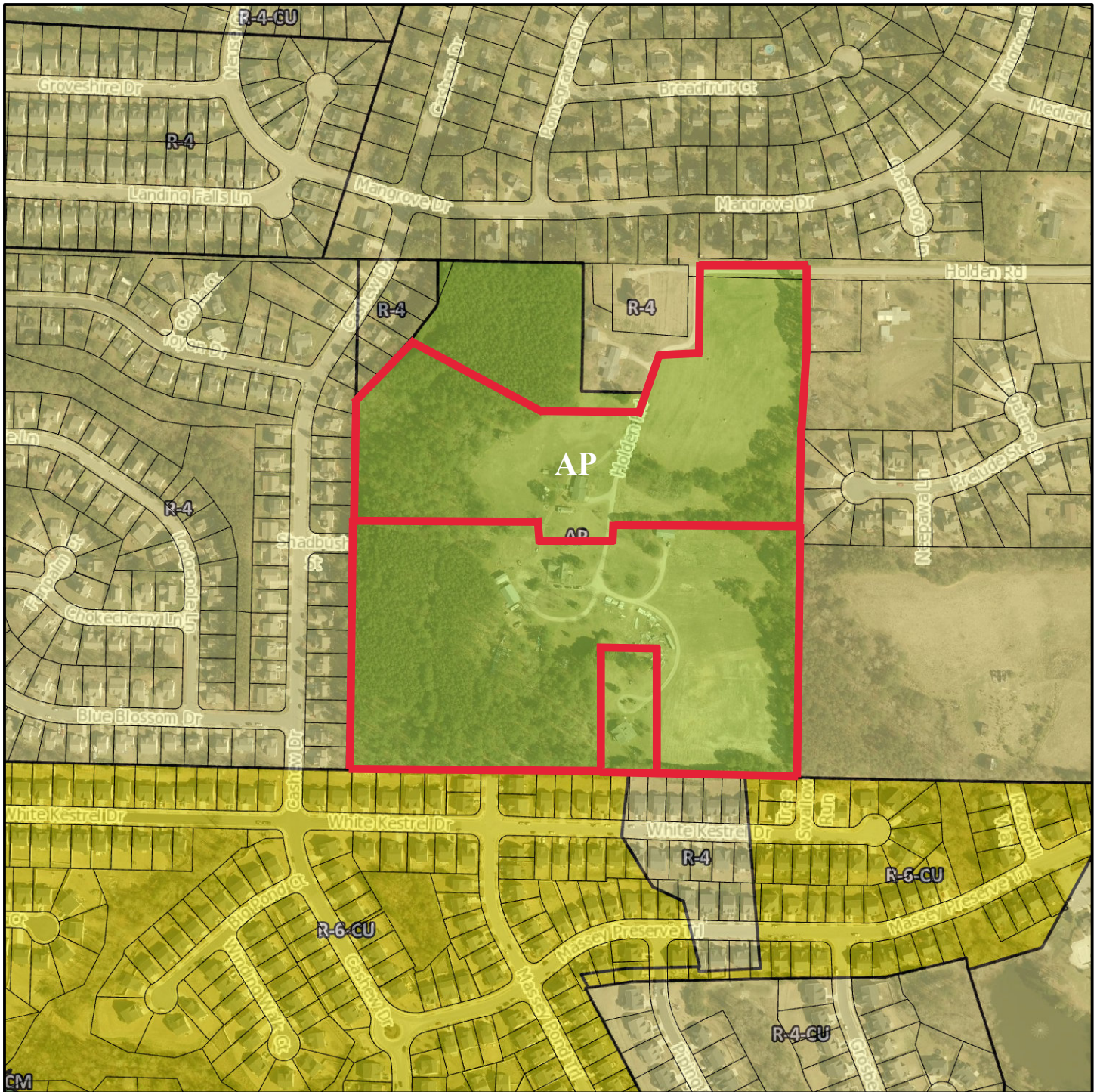
**4020; 4100; and 4112
Holden Road**

Vicinity Map



Disclaimer

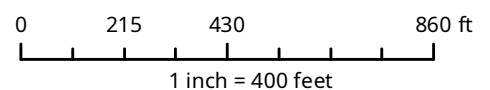
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**4020; 4100; and 4112
Holden Road**

Zoning Map

Current Zoning: AP



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District AP Height N/A Frontage N/A Overlay(s) N/A			
Proposed Zoning Base District R-10 Height N/A Frontage N/A Overlay(s) N/A			
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: N/A			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address 4020; 4100; 4112 Holden Road			
Property PIN 1747214445; 1747211664; 1747223177		Deed Reference (book/page) 008687/01379; 009236/00924; 017043/01253	
Nearest Intersection Holden Road and Forestville Road			
Property Size (acres) 32.28ac	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address Charles U. Watson, Jr. and Traci H. Watson 4100 Holden Road Raleigh, NC 27616		Phone 919-835-4663	Fax 919-834-4564
		Email colliermarsh@parkerpoe.com	
Applicant Name/Address Collier Marsh 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4663	Fax 919-834-4564
		Email colliermarsh@parkerpoe.com	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning AP	Proposed Zoning R-10-CU	
Narrative of Zoning Conditions Offered		
<p>1. Maximum density of the Property shall not exceed 4 units per acre.</p> <p>2. Townhome and apartment building types are prohibited.</p>		

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 _____ Print Name _____

SUMMARY OF ISSUES

A neighborhood meeting was held on September 29, 2020 (date) to discuss a potential rezoning located at 4020, 4100, and 4112 Holden Road (property address). The neighborhood meeting was held at online via Zoom (location). There were approximately 18 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The rezoning and development time frame, including opportunities for public comment
Plans for tree conservation, green spaces, fencing, and neighborhood amenities
Road layout, including connections to existing street stubs, and main entrance location
Discussion of impacts on neighboring properties and plans for grading, stormwater control, and site utilities
Meaning of R-10-CU designation and proposed conditions
The differences in dimensional standards between R-4 and R-10 districts

ATTENDANCE ROSTER	
NAME	ADDRESS
Melody Mcgee	4023 White Kestrel Dr
Laura Luzi	4111 White Kestrel Dr
Joshua Bynum	4019 White Kestrel Dr
Tyler Scire	4105 Mangrove Dr
Anthony Dulkoski	4123 White Kestrel Dr
Ruthie Brantley	4124 Holden Rd
Don & Michelle Reece	3608 Massey Pond Trail
Jill Rattinger	3607 Massey Pond Trail
Marcus Jeffers	4208 Holden Rd
Leo & Chirita Russell	4109 White Kestrel Dr
Edward Dustin	4205 Prelude St
Christy Evans	3603 Massey Pond Trail
Kevin Kasai	4224 Holden Road
Call in participants that did not provide names or addresses	

STATEMENT OF CONSISTENCY

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

The subject property is designated as “Low Density Residential” in the Future Land Use Map (“FLUM”), which encompasses most of Raleigh’s single-family detached residential neighborhoods. The FLUM recommends a density of one to six units per acre for this designation. The proposed rezoning to R-10-CU directly conforms to the FLUM designation through zoning conditions that limit the maximum density to four units per acre and that prohibit townhome and apartment building types.

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

Policy LU 1.2 - Future Land Use Map and Zoning Consistency. *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* The requested rezoning is consistent with the FLUM designation of Low-Density Residential. The request includes conditions limiting permitted uses to single family detached at a density range that complies with the Low-Density Residential designation.

Policy LU 1.3 - Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The proposed conditions ensure consistency with the property’s Low Density Residential designation.

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 applicant’s proposal will result in infill development in a contiguous pattern to the surrounding properties, which generally contain single family residential development with densities comparable to the proposal.

Policy LU 3.1 - Zoning of Annexed Lands. *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.* As set forth above, the proposed rezoning is consistent with the FLUM designation of Low Density Residential. The property is not within a special study area and the rezoning will not require a special study.

Policy LU 3.4 – Infrastructure Concurrency. *The City of Raleigh should only approve development within newly annexed areas or Raleigh’s ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.* To the extent adequate infrastructure is not already in place, the applicant will work with City staff to ensure that adequate infrastructure is in place at the time of development.

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.* Although not in an urban setting, the proposed rezoning would allow single family residential development that is congruous with the surrounding area.

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 proposed rezoning would allow for an increase in the housing supply with single family detached uses and densities that are consistent with the existing neighborhoods in the surrounding area.

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 proposed rezoning will preserve the low-density character of the surrounding single family neighborhoods and maintain the neighborhood scale because the proposed rezoning allows for single family detached uses with comparable densities to the surrounding neighborhood.

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 proposed rezoning allows for more single family residential density than is currently permitted, but is balanced through conditions limiting density to a scale similar to existing neighborhoods in the surrounding area.

PUBLIC BENEFITS

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

The requested rezoning will benefit the public by creating more housing choices and needed housing supply. The added housing supply will help to improve housing affordability. The request will also allow for development that is consistent with nearby single family detached neighborhoods and will complement the established character of the surrounding area. In addition, the proposal and accompanying annexation of the site will eliminate an island of unincorporated land and isolated Wake County service area.

December 18, 2020

Re: 4020, 4100, and 4112 Holden Road Notice of Second Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on January 4, 2021 from 6pm – 8pm. The purpose of the meeting is to discuss Z-52-20, a requested rezoning of the properties located at 4020 Holden Road (PIN 1747214445), 4100 Holden Road (PIN 1747211664), and 4112 Holden Road (PIN 1747223177). The site is currently zoned AP and is proposed to be rezoned to R-10-CU. The applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) the Rezoning Application Cover Page; and (5) draft revised conditions for the rezoning. The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	858 5467 4921
Enter the following password:	240888

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	858 5467 4921
Enter the Participant ID:	#
Enter the Meeting password:	240888

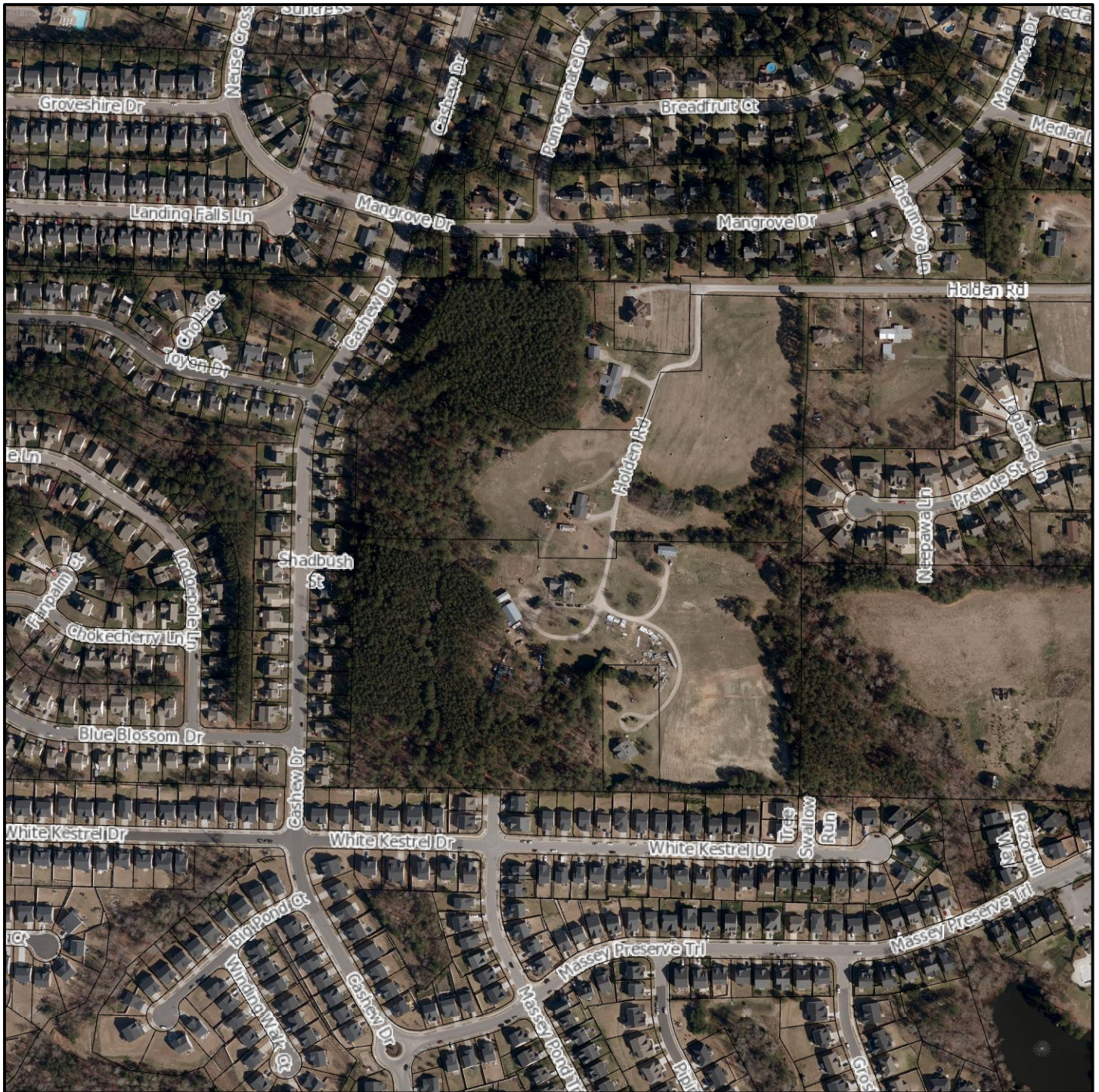
Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

John Anagnost
Raleigh Planning & Development
(919)996-2638
John.Anagnost@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

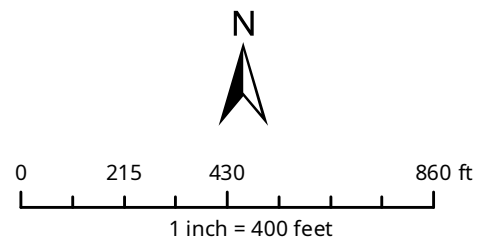
Thank you,

Collier Marsh



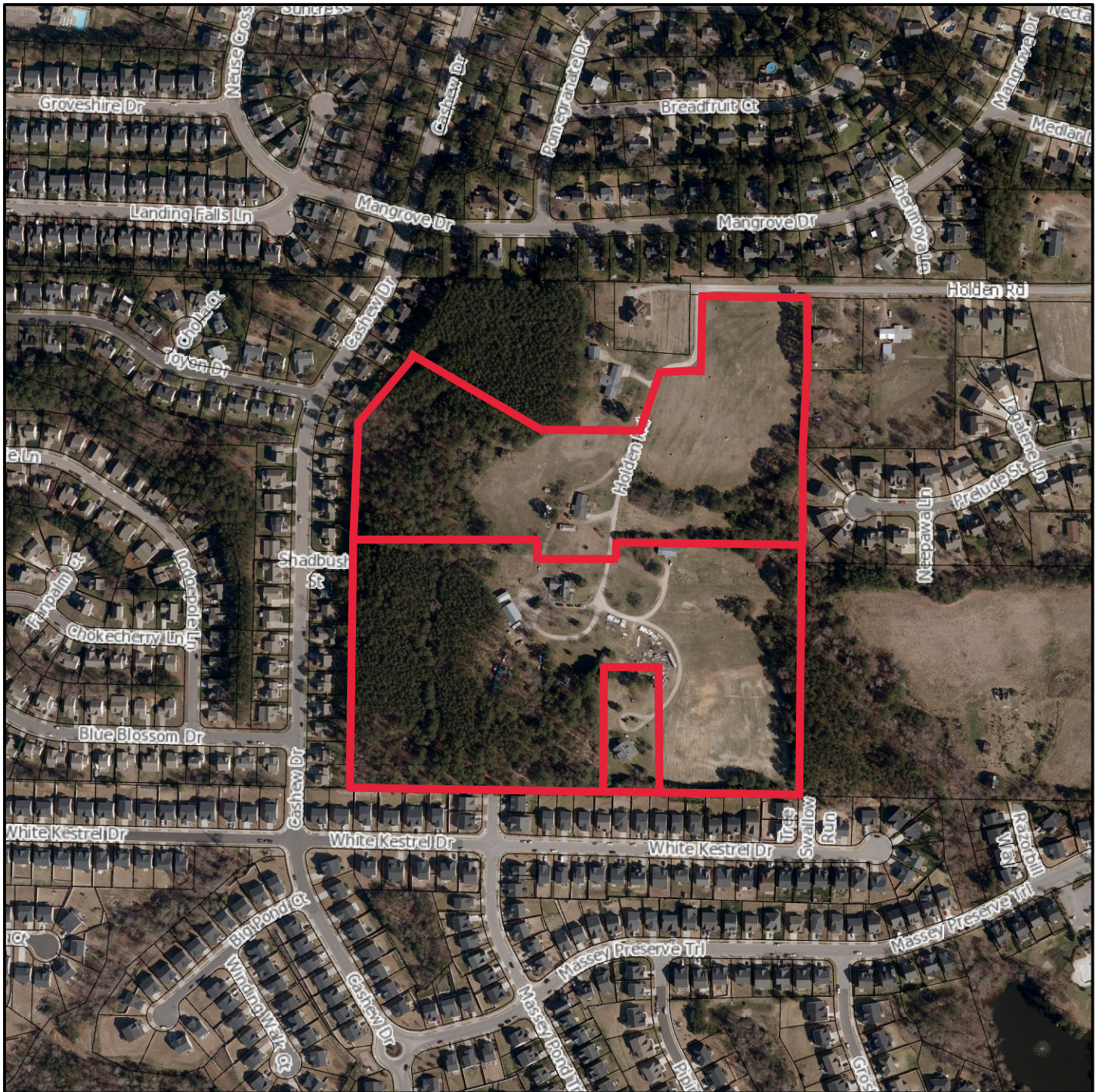
4020; 4100; and 4112 Holden Road

Aerial Map



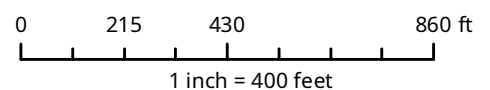
Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



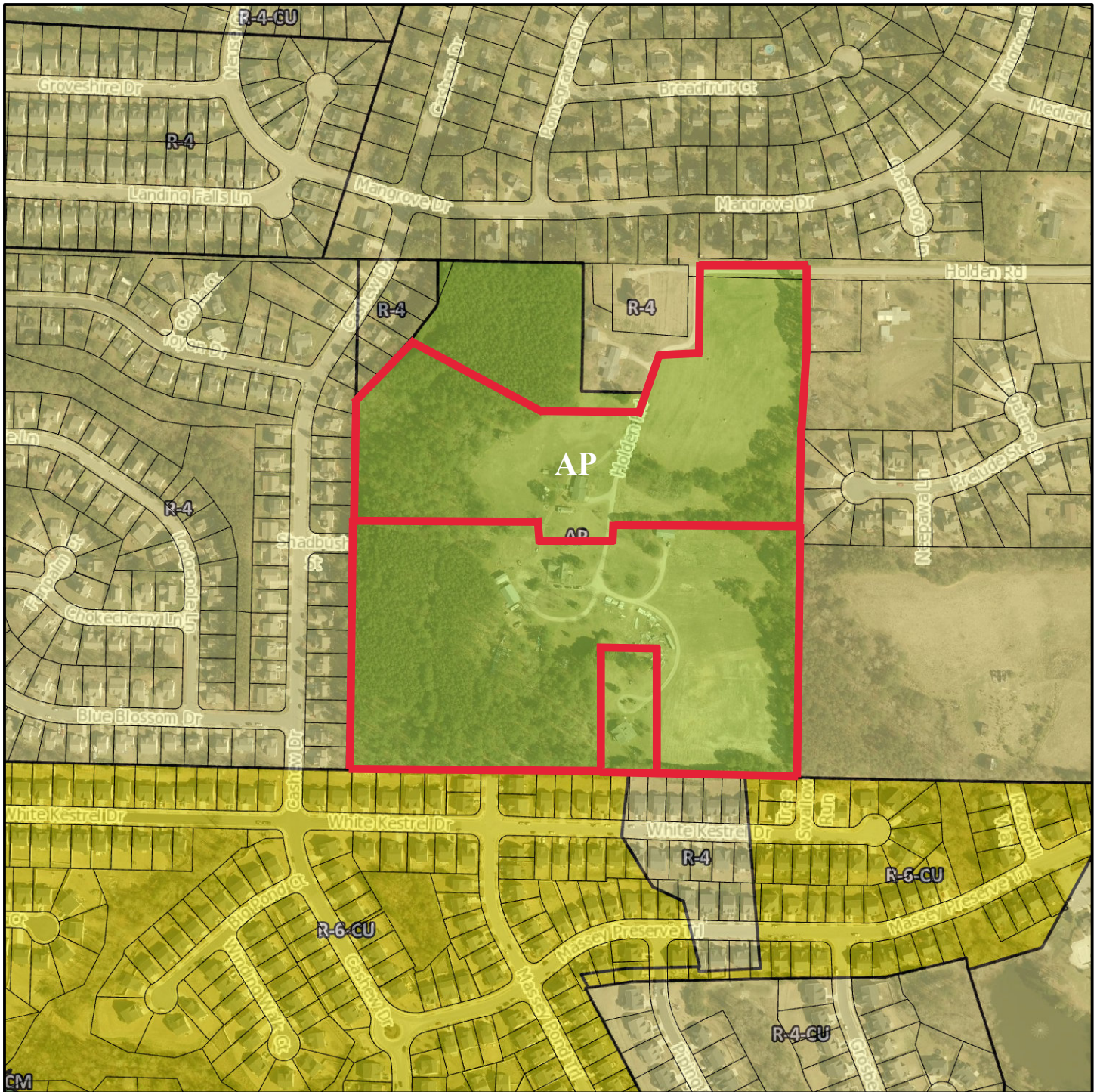
**4020; 4100; and 4112
Holden Road**

Vicinity Map



Disclaimer

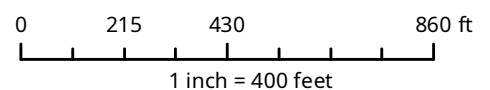
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



**4020; 4100; and 4112
Holden Road**

Zoning Map

Current Zoning: AP



Disclaimer

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Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District <u>AP</u> Height <u>N/A</u> Frontage <u>N/A</u> Overlay(s) <u>N/A</u>			
Proposed Zoning Base District <u>R-10</u> Height <u>N/A</u> Frontage <u>N/A</u> Overlay(s) <u>N/A</u>			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: <u>N/A</u>			
GENERAL INFORMATION			
Date		Date Amended (1)	
Property Address <u>4020; 4100; 4112 Holden Road</u>			
Property PIN <u>1747214445; 1747211664; 1747223177</u>		Deed Reference (book/page) <u>008687/01379; 009236/00924; 017043/01253</u>	
Nearest Intersection <u>Holden Road and Forestville Road</u>			
Property Size (acres) <u>32.28</u>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address Charles U. Watson, Jr. and Traci H. Watson 4100 Holden Road Raleigh, NC 27616		Phone <u>919-835-4663</u>	Fax <u>919-834-4564</u>
		Email <u>colliermarsh@parkerpoe.com</u>	
Applicant Name/Address Collier Marsh 301 Fayetteville Street Raleigh, NC 27601		Phone <u>919-835-4663</u>	Fax <u>919-834-4564</u>
		Email <u>colliermarsh@parkerpoe.com</u>	
Applicant* Signature(s) <u>[Signature]</u>		Email <u>Watson@WatsonRefrigerationInc.com</u>	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

Date Submitted

Existing Zoning **AP**

Proposed Zoning **R-10-CU**

OFFICE USE ONLY

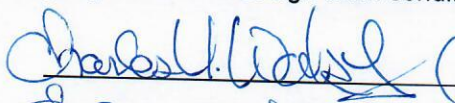

Rezoning Case #

Narrative of Zoning Conditions Offered

1. No more than 106 dwelling units shall be permitted.
2. Townhome and apartment building types are prohibited.

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

Print Name

Charles U. Watson Jr
Traci Watson

SUMMARY OF ISSUES

A neighborhood meeting was held on January 4, 2021 (date) to discuss a potential rezoning located at 4020, 4100, and 4112 Holden Road (property address). The neighborhood meeting was held at online via Zoom (location). There were approximately 25 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Timeline of construction and phasing
Home size, price range, impact to surrounding property values
Traffic impacts, connections to development, stub street extensions, Holden Rd widening
Buffer zones
Tree preservation and stormwater runoff
Development amenities, signage, and HOA
Owner vs. rental occupied dwellings
Speed limit of streets

ATTENDANCE ROSTER	
NAME	ADDRESS
Charles Coleman	Massey Preserve Trail
Laura Brown	3940 Massey Pointe Ct
Patrick Rubio	3940 Massey Pointe Ct
Wanda Hester	Massey Pond Trail
Bryan Anderson	Address not provided
Chirita Russell	4109 White Kestrel Dr. Raleigh, NC
Russell and Angela-Christine Rainear	The Landings at NC
John Crowe	Address not provided
Tyler Scire	4105 Mangrove Drive
Gillis	Address not provided
John Anagnost	City Planning Staff
Dana and Josh Garcia	3740 Cashew Dr
Donald Reece	3608 Massey Pond Trail
Hans Kerekes	3418 Grosbeak Way
Joshua Bynum	4019 White Kestrel Drive
Anthony and Lindsey Dulkoski	4123 White Kestrel Dr
Jeff Vealey	Address not provided
Laura Luzi	4111 White Kestrel Dr
Ruthie Brantley	Address not provided
Cecilia Saloni	Address not provided
Gayle Gayton	Address not provided
Kevin Kasai	Address not provided