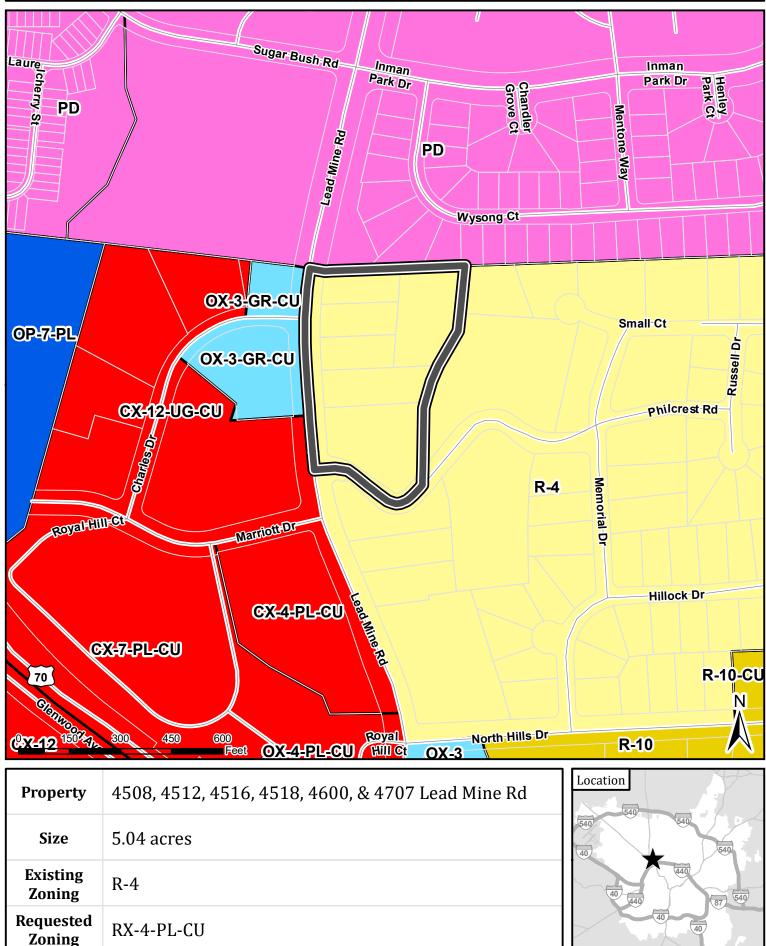
# **Existing Zoning**

# Z-53-2020



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



# memo

То	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Donald Belk, Senior Planner
Department	Planning and Development
Date	October 26, 2021
Subject	City Council agenda item for November 2, 2021 – Z-53-20: Lead Mine Road Assemblage

At its meeting on June 1, 2021, the City Council closed the public hearing and deferred further action until the June 15, 2021 meeting to allow the applicant to provide revised zoning conditions to address the concerns of neighboring residents. On June 15, 2021 City Council referred the item to the Safe, Vibrant and Healthy Community Committee for discussion at their June 22, 2021 meeting.

At the June 22, 2021 SVHC Committee meeting, the Committee directed the applicant to hold at least one more in-person neighborhood meeting and consider additional or revised conditions by July 1. The applicant and City staff met with residents of the Inman Park neighborhood on June 28, 2021. The applicant submitted revised zoning conditions on July 1, 2021.

The SVHC Committee met on August 24, 2021 to continue discussion of this case and voted to defer a recommendation until their September 28, 2021 meeting. Following the August meeting, the applicant met with City staff on August 27, 2021 to discuss additional information that could be submitted for the benefit of adjoining residents, particularly regarding the height and form of a proposed retaining wall for the surface parking area. On September 22, 2021 the applicant submitted updated renderings of the retaining wall and an updated concept plan that details the approximate retaining wall heights along multiple points adjacent to the northern and eastern property lines.

On September 28, 2021, the SVHC Committee heard a presentation from the applicant and took comments from Inman Park residents. The Committee directed staff to meet with representatives of the Inman Park neighborhood to discuss potential development options.

On October 14, 2021, Avi Grewal of Singh Development communicated with the neighbors to gauge interest and support in an alternative development scenario. The alternative explored the UDO allowances for residential townhouse development on the property, realizing that additional feasibility would be required on behalf of the applicant and landowner. On October 18, 2021, Inman Park representatives offered comments on the Singh proposals and presented an alternative conceptual plan. Ultimately, Singh Development stated that an alternative development scenario was not feasible.

On October 26, 2021, the SVHC Committee voted 3-1 to report the rezoning proposal to City Council with a recommendation of denial.

## **Current zoning:** Residential-4 (R-4) **Requested zoning:** Residential Mixed Use-4 stories-Parking Limited-Conditional Use (RX-4-PL-CU)

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** voted 4-3 to recommend approval of the request.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Petition for Rezoning, Neighborhood Meeting Report, revised Zoning Conditions (submitted July 1, 2021), the Retaining Wall Renderings and updated Concept Plan presented on September 28, and the above-referenced correspondence between Avi Grewal and Inman Park residents, including the alternative concept plan.



## RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#12097

## CASE INFORMATION: Z-53-20: 4508, 4512, 4516, 4518, 4600, AND 4707 LEAD MINE ROAD

LocationWest-central Raleigh, at the intersection of Lead Mine Road and Philcrest Road; approximately 0.25 miles north of the intersection of Lead Mine Road and Glenwood Avenue (US-70). Address: 4508, 4512, 4516, 4518, 4600, and 4707 Lead Mine Road PINs: 0796616579, 0796616743, 0796616804, 0796616904, 0796618916, and 0796626014Current Zoning Requested ZoningMaps, Google Maps, Directions from City Hall Residential-4 (R-4) Residential-4 (R-4) Residential Mixed Use-Four Stories-Parking Limited-Conditional Use (RX-4-PL-CU)Area of Request5.04 acres The site lies within Raleigh's extraterritorial jurisdiction (ETJ) and is contiguous to existing corporate limits.Property OwnerFrances Todd Corbin Abigail C. Chopel 4508 Lead Mine Road Raleigh, NC 27612-3327Lowery & Webster Properties, LLC 5204 Rembert Drive Raleigh, NC 27612-6244ApplicantNorman A. & Faye P. Currin 2008 Philcrest Road Raleigh, NC 27612-3914ApplicantCouncil District PC Recommendation DeadlineApril 22, 2021		
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PC Recommendation April 22, 2021	Applicant	Parker Poe Adams & Bernstein 301 Fayetteville Street 1400
	Council District	A
		April 22, 2021

## SUMMARY OF PROPOSED CONDITIONS

(1) Principal Uses shall be limited to Multi-Unit Living and Congregate Care residential and accessory uses.

- (2) One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment (maximum of 3,000 square feet), or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationery.
- (3) Total units shall not exceed 250.
- (4) A 50' principal building setback shall be established along the northern property line.
- (5) A 30' Type B1 protective yard shall be established along the northern property line.
- (6) Limit stormwater runoff to the 25-year storm.
- (7) Establish a 50' Zone A Type 3 protective yard along the eastern property line.
- (8) Require full cutoff lighting fixtures for all parking and pedestrian areas.

### **COMPREHENSIVE PLAN GUIDANCE**

Future Land Use	Office & Residential Mixed Use (ORMU)			
Urban Form	Urban Thoroughfare			
Consistent Policies	Policy LU 1.2Future Land Use Map and Zoning ConsistencyPolicy LU 1.3Conditional Use District ConsistencyPolicy LU 2.2Compact DevelopmentPolicy LU 2.6Zoning and Infrastructure ImpactsPolicy LU 3.2Location of GrowthPolicy LU 4.9Corridor DevelopmentPolicy LU 5.1Reinforcing the Urban PatternPolicy LU 5.4Density TransitionsPolicy LU 5.5Transitional and Buffer Zone DistrictsPolicy LU 5.5Transitional and Buffer Zone DistrictsPolicy LU 8.1Housing VarietyPolicy LU 8.10Infill DevelopmentPolicy H 1.8Zoning for HousingPolicy UD 1.10Frontage			
Inconsistent Policies	None.			

## FUTURE LAND USE MAP CONSISTENCY

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

## **COMPREHENSIVE PLAN CONSISTENCY**

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
October 8, 2020; 43 attendees	January 11, 2021; 30 attendees	December 8, 2020 (consent agenda)	March 2, 2021 (granted 45-day extension)
		February 23, 2021	April 6, 2021 (Report of
		March 9, 2021 (consent agenda)	Planning Commission)
		March 23, 2021	May 4, 2021 (Public Hearing)
			0,

## **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 and consistent with the Comprehensive Plan overall. The request is reasonable and in the public interest because it is consistent with the Comprehensive Plan - specifically policies related to compact development, location of growth, density transitions, buffering requirements, and frontage.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Miller Second: Rains In favor: Fox, Lampman, Miller, Rains Opposed: Bennett, McIntosh, Winters
Reason for Opposed Vote(s)	Commissions opposing this motion do not agree that this case is in the public interest and consistent with the Comprehensive Plan.

## ATTACHMENTS

- 1. Staff report
- 2. Revised Rezoning Application submitted March 12, 2021
- 3. Final, Signed Conditions received July 1, 2021

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.

6/3/21

Ken A. Bowers, AICP Planning and Development Deputy Director Date:

Staff Coordinator: Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



## ZONING STAFF REPORT – CASE Z-53-20

**Conditional Use District** 

## **OVERVIEW**

This request is to rezone an assemblage of six (6) parcels located at the intersection of Lead Mine Road and Philcrest Road from Residential-4 (R-4) to Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU). The applicant proposes conditions that would limit principal uses to multi-unit living and congregate care, permit one of the following ancillary retail uses - beauty/hair salon, copy center, eating establishment – and limit it to no more than 3,000 square feet, and limit the number of residential units to no more than 250.

The site is situated within a larger low-density residential area located wholly within the extraterritorial jurisdiction of Raleigh but surrounded by areas within the corporate limits of the city. It lies approximately 0.25 miles north of the intersection of Lead Mine Road and Glenwood Avenue (US-70), approximately 0.62 miles northwest from the Glenwood Avenue-I-440 interchange, and about 0.9 miles east of the intersection of Creedmoor Road (NC-50) and Glenwood Avenue.

The site presently consists of five (5) single family residential lots and one vacant lot. The site is bordered to the north by the Inman Park residential subdivision, and to the east lie two residential house lots. There is also a residential lot to the south of the site. A four-story apartment building and a medical office building lie to the west across Lead Mine Road.

The site is presently zoned R-4 and is adjacent to other R-4 parcels to the south and east. The Smith Estate Planned Development district (PD) lies to the north. To the west, flanking the intersection of Charles Drive and Lead Mine Road, lies an OX-3-GR-CU district, bordered by a CX-12-UG-CU district.

The proposed rezoning would allow for a maximum of 250 units as residential (apartments), congregate care, or a combination thereof. Retail uses are confined to a small array of commercial activities that would be ancillary to the principal residential uses and are limited by zoning condition to a maximum of 3,000 square feet.

## Update for March 23, 2021

The City Council granted an extension for this case on March 2, 2021. On March 9, the Planning Commission deferred the case until March 23 to allow the applicant more time for discussion with neighbors. The applicant submitted a revised rezoning application with new and revised conditions on March 12, 2021.

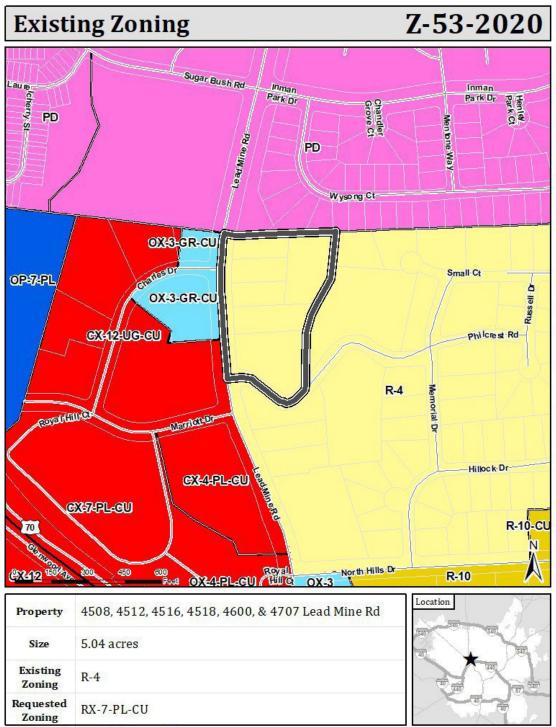
Substantial changes to the proposal are reflected in the revised application and conditions. The requested zoning is now RX-4-PL-CU, reducing the height from the original RX-7 request. Only three of the original zoning conditions remain the same. New or revised conditions (1) reduce the total number of units from 350 to 250; (2) evaluate the 50' northern boundary setback for approval as Tree Conservation Area (3) stipulate the additional

plantings (exceeding UDO requirements) within a Type B1 protective yard if the setback does not meet TCA standards; (3) meet stormwater runoff requirements for the 25-year storm in addition to the two-year and ten-year storms; (4) provide a 50' Zone A Type 3 protective yard along the eastern property boundary, and (5) specify full-cutoff lighting for pedestrian and parking areas, and (6) specify screening of above-grade parking structures with 10' tall evergreen trees planted 10' on center.

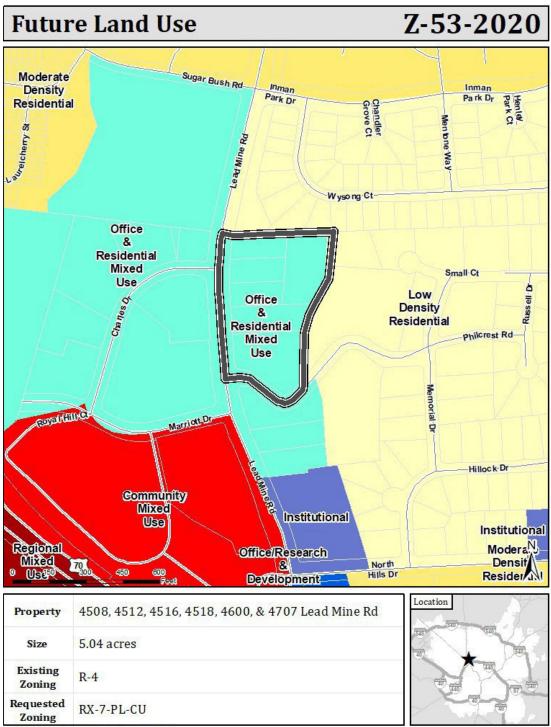
These new and revised conditions directly address many of the neighborhood concerns regarding adverse impacts to the adjoining low-density residential areas. As a result, Policy LU 5.6 – Buffering Requirements, has been changed from inconsistent to consistent with the Comprehensive Plan. The proposal remains consistent with the Future Land Use Map and the 2030 Comprehensive Plan overall.

### **OUTSTANDING ISSUES**

Outstanding Issues	1. None.	Suggested Mitigation	1. None.



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



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



by Raleigh Department of City Planning (mansalij): 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 requested zoning is consistent with the Vision Theme of **Expanding Housing Choices** because it would allow more housing units and an opportunity for congregate care, expanding senior housing capacity to help meet the residential demand of a fast-growing demographic sector.

The proposal is also consistent with the **Managing Our Growth** Vision Theme because it proposes additional density in an area that is urbanizing and adjacent to a City Growth Center. The site is well-served by existing infrastructure and transit, with a number of shopping and employment destinations nearby.

The request is consistent with the **Coordinating Land Use and Transportation** theme. The proposal will provide for higher density residential development and support the land use pattern needed to support local and regional transit service.

The proposal is consistent with the **Growing Successful Neighborhoods and Communities** Vision Theme. The applicant has provided zoning conditions that would help protect the existing character of the Inman Park neighborhood and the low-density residential area to the east from the potential adverse impacts of height and density.

The proposed zoning is generally consistent with the 2030 Comprehensive Plan. The request will advance policies relating to transit supportive density, additional housing capacity, and appropriate infill development along an urban thoroughfare, where existing single-family residential uses are no longer suitable.

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 designation on the rezoning site is Office & Residential Mixed Use, which calls for a mix of residential and office use with ancillary retail. The proposed zoning would allow a mix of office and residential uses with ancillary retail, with most of the allowed development being multi-family residential, congregate care, or a combination thereof. The applicant has provided a condition of a maximum height of six stories as measured above the average finished grade on the façade of the building facing Lead Mine Road in order to address a potential adverse impact to adjacent residential uses.

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?

Yes. The proposed use can be established without adversely altering the recommended land use and character of the area.

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: Office & Residential Mixed Use

#### The rezoning request is

Consistent with the Future Land Use Map.

#### Inconsistent

The Office & Residential Mixed Use designation applies to "frontage lots along major streets where low-density residential uses are no longer appropriate." Although the requested seven-story height is of concern because of the site's proximity to single-family residential areas, the applicant has provided a condition to specify a maximum height of six stories as measured above the average finished grade on the façade of the building facing Lead Mine Road. The proposed RX zoning allows primarily residential uses with ancillary retail uses permitted, and this request conditions the square footage of retail to a maximum of 3,000 square feet.

## Urban Form

#### Urban Form designation: Urban Thoroughfare

#### The rezoning request is

Consistent with the Urban Form Map.

The proposed rezoning site is located along Lead Mine Road, designated as an Urban Thoroughfare on the Urban Form Map. These areas recommend an urban or hybrid frontage approach, and this proposal would provide the Parking Limited frontage, used whenever automobile access is desired while maintaining some level of walkability

## **Compatibility**

#### The proposed rezoning is

 $\boxtimes$  **Compatible** with the property and surrounding area.

Incompatible.

The proposed uses and height are compatible with the surrounding developments to the west, although there could be some impacts to the single-family lots to the north, south, and east from the potential height and mass of development enabled by the

proposal. However, Neighborhood Transition requirements would apply to development of a RX-zoned property adjacent to an R-4 district and would provide for a minimum 50-foot building setback and height controls. The proposal is compatible with the CX-12 zoning to the west.

## Public Benefits of the Proposed Rezoning

- The request would increase the housing supply, particularly housing for seniors.
- The request would provide more intensive development along an urban thoroughfare adjacent to a City Growth Center.
- The request would increase the likelihood of further development and annexation to take advantage of available infrastructure and the location of nearby commercial and employment centers.

## Detriments of the Proposed Rezoning

• The request will increase vehicular peak hour 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 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-7-PL-CU) is consistent with the Future Land Use Map, which is designated for Office and Residential Mixed Use. This designation applies primarily to lots fronting major streets where low-density residential uses are no longer appropriate. The proposal includes limited, ancillary retail uses and a combination of multi-family residential and congregate care, or a combination thereof.

### 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 will limit ancillary retail uses, reduce the retail square footage otherwise allowable in RX, and cap the number of residential units to 350.

#### 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 noncontiguous development.

• Development enabled by the request will increase density nearly seven-fold (29 units/acre versus 4 units/acre) in a location near major commercial and employment areas. The rezoning site is in an urbanizing area that is served by existing City infrastructure.

#### 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.

• This proposal constitutes an infill redevelopment that will make efficient use of existing infrastructure and be supportive of transitinvestment.

#### 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 proposal is located within Raleigh's ETJ in an area surrounded by the corporate limits of the city.

#### Policy LU 4.9 – Corridor Development

Promote pedestrian-friendly and transit-supportive development patterns along multimodal 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 site is located along an Urban Thoroughfare. These corridors are planned or programmed for public investments in multiple modes of transportation, and this rezoning proposal will support future investment in transit, bike lanes, and pedestrian-oriented streetscapes.

#### 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.

• This proposal will reinforce the urbanization of the immediate area and is adjacent to a City Growth Center. The proposed seven-story height is a concern, but there are methods for mitigating height impacts on the adjoining single-family neighborhoods.

#### 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 rezoning request is for a district that applies to locations along major streets, where low-density residential uses are no longer appropriate. This proposal is predominantly for residential and/or congregate care uses and will provide a density transition between the existing residential areas nearby to the higher density, more intensive mixed uses to the west. The maximum density allowed by the proposal is estimated to be around twenty-nine dwelling units per acre, which would represent a medium density development. Neighborhood transition requirements would apply to development under the proposed zoning and would require a transition area along the property boundary that abuts lots in Inman Park neighborhood and the adjoining residential areas to the east.

#### Policy LU 5.5 Transitional and Buffer Zone Districts

Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions and protects neighborhood character.

The requested RX district fits the description of a transitional district found in this
policy. The proposed district would provide a buffer of residential use with a small
amount of commercial use between the commercial uses that are allowed in the CX
district fronting on Lead Mine Road and the low-density residential neighborhoods to
the north and east. Consistency with this policy can be improved through zoning
conditions requiring new development to properly locate building massing and to
provide height transitions from these residential areas.

#### 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 proposal represents a sharp contrast in both density and building height compared to the existing low-density residential development to the north, south, and east. To mitigate this contrast, the applicant has proposed conditions to increase building setbacks and provide a Type B1 protective yard along the northern property line where existing single-family residences are closest to the site boundary.

#### Policy LU 8.1 – Housing Variety

Accommodate growth in newly developing or redeveloping areas of the city through mixeduse neighborhoods with a variety of housing types.

• This proposal will provide for a mixed-use development that is predominantly residential that includes multi-family and congregate care uses, or a combination thereof.

#### Policy LU 8.10 Infill Development

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

• The proposed rezoning site currently consists of one vacant lot and five (5) singlefamily residences fronting Lead Mine Road, an urban thoroughfare. This area is currently outside of the corporate limits but is surrounding by annexed areas. This proposal would create a higher-density infill development that would provide a transition between existing residential neighborhoods and the adjoining City Growth Center. Consistency with this policy can be improved by conditions that mitigate the proposed height and density of future development.

#### 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 will provide an opportunity for the apartment building type for independent living and assisted living for seniors. The development will help increase the supply of these housing types to meet the growing demand for senior 'lifestyle' and assisted living housing.

#### Policy T 1.6 – Transportation Impacts

Identify and address transportation impacts before a development is implemented.

• The applicant conducted a traffic impact analysis (TIA) prior to the submittal of the rezoning application. Although a TIA is not required for this request, the analysis will prove useful for site plan review for future development at this location.

#### 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.

• The rezoning request is consistent with this policy as it proposed a Parking Limited frontage along the urban thoroughfare, which recommends a hybrid approach to frontage

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

• There are no inconsistent policies.

## Area Plan Policy Guidance

There is no area plan guidance for this site; however, the subject parcel assemblage is adjacent to the area shown in the Crabtree Area Plan (Map AP-CR1).

## HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	33	Slightly above average; transit is available via GoRaleigh Route #23L Millbrook.
Walk Score	30	39	Slightly above average; most errands require an automobile

Source: <u>Walk Score</u> 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 proposed site has a slightly higher than average Transit and Walk Score. Bike Score is 40, indicating minimal bike infrastructure.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
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:** The proposed rezoning would allow all of the housing types listed above. It is anticipated that most of the new development associated with this rezoning will consist of apartments, a congregate care facility, or a combination thereof, both with lower than average annual energy use as compared to detached houses.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposal would provide for additional housing for seniors.	
Does it include any subsidized units?	No	Not applicable	
Does it permit a variety of housing types beyond detached houses?	Yes	Apartments would be the predominant building type.	
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	N/A	
Is it within walking distance of transit?	Yes	A bus stop for the #23L Millbrook route is located at the site.	

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

**Summary:** The proposal would add to the housing supply by providing additional units for senior independent living and assisted living.

## **IMPACT ANALYSIS**

## Historic Resources

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

Impact Identified: None.

## Parks and Recreation

- 1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
- 2. Nearest existing park access is provided by North Hills Park (1.3 miles) and Shelly Lake Park (1.6 miles).
- 3. Nearest existing greenway trail access is provided by Crabtree Creek Greenway Trail (0.3 miles).
- 4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None.

## **Public Utilities**

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	5,000	5,000	87,500
Wastewater	5,000	5,000	87,500

- 1. The proposed rezoning would add approximately 82,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
- 2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

#### Impact Identified: None.

## Stormwater

Floodplain	None
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2
Overlay District	None

**Impact Identified:** Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. Possible Neuse Buffers exist. No impacts identified.

## <u>Transit</u>

1. The Unified Development Ordinance is sufficient as written to obtain the transit improvements required for this site.

### Impact Identified: None.

## **Transportation**

### 1. Site and Location Context

#### Location

The Z-53-2020 site is located in northwest Raleigh, just north of I-440. The site is at the northeast corner of Lead Mine Road and Philcrest Road.

### Area Plans

The Z-53-2020 site is located north of the within the Crabtree Area Plan, which includes Crabtree Valley Mall and the surrounding properties. The plan goal is for a walkable urban community with enhanced transit services and pedestrian amenities. The plan specifies that interconnectivity should be encouraged wherever feasible.

### 2. Existing and Planned Infrastructure

Streets

Lead Mine Road is designated at a 4-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT. Philcrest Road is not designated in the Street Plan and is therefore a local street; it is also currently maintained by NCDOT.

Existing block perimeter for the site is more than 18,000 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet.

#### Pedestrian Facilities

There are complete sidewalks on the site's frontage on Lead Mine Road. Sidewalks extend approximately 35 feet from Lead Mine Road along the site's frontage on Philcrest Road.

#### **Bicycle Facilities**

The site is near an existing bikeway on North Hills Drive. Between Lead Mine Road and Shelley Road, North Hills Drive has uphill bicycle lanes and shared lane markings in the downhill direction. The site is also within ½ mile of the Crabtree Creek Greenway Trail by public streets. The Long-Term Bikeway Plan calls for bicycle lanes on Lead Mine Road at the Z-53-2020 site.

#### Transit

The Crabtree Valley area serves multiple GoRaleigh Bus routes. The closest stop to the subject site is for GoRaleigh Route 23L, which stops at the corner of Marriott Drive and Lead Mine Road every 30 minutes. Nearby stops for GoRaleigh Routes 4, 6, 16, 26 and 36 with service every 30 min may also serve this development. In the Wake Transit Plan, Crabtree Valley will be a regional transit hub where several frequent transit services connect. The existing transit center is approximately ½ mile from the Z-53-2020 site.

#### Access

The Z-53-20 Site is access by Lead Mine Road and Philcrest Road.

### 3. Other Projects in the Area

The Z-53-2020 site is located near the NCDOT Project I-5870, which plans to improve the Glenwood Avenue/I-440 Interchange. This project may also include alternatives for the Glenwood Ave and Lead Mine intersection, which is ¼ mile from the site. The extent of changes and corresponding impact to this development are not yet defined.

### 4. Traffic Impact Analysis (TIA)

#### Determination

Based on the conditioned entitlement of 350 units of multifamily residential, approval of case Z-53-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from R-4 to RX-7-PL-CU is projected to have 102 new trips in the AM peak hour and 128 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

The applicant has submitted a Traffic Impact Analysis with the zoning application. Transportation Staff reviewed the TIA after a request by Planning Commission.

Z-53-20 Existing Land Use	Daily	AM	PM
Single Family Homes	47	4	5
Z-53-20 Current Zoning Entitlements	Daily	AM	PM
Residential	189	15	20
Z-53-20 Proposed Zoning Maximums	Daily	AM	PM
Residential Mixed Use	1,906	117	147
Z-53-20 Trip Volume Change	Daily	AM	PM
(Proposed Maximums minus Current Entitlements)	1,717	102	128

#### TIA Review

A TIA was performed by Ramey Kemp and Associates (RKA) and reviewed by City staff. The analysis indicates that the proposed development will have impacts to the surrounding roadway network and intersections, including intersections with existing capacity issues. These impacts can be partly mitigated with the study's recommended improvements listed below.

- Lead Mine Road and Philcrest Road
- Construct an exclusive westbound right-turn lane with a minimum of 50 feet of full width storage and appropriate deceleration and taper length.
- Lead Mine Road and Charles Drive/Site Drive 1
- Construct the westbound approach (Site Drive 1) with one ingress lane and one egress lane.
- Provide stop-control for the westbound approach.
- Restripe the existing two-way left-turn lane to include a minimum of 100 feet of full width storage and appropriate deceleration and taper length.
- Lead Mine Road and Site Drive 2
- Construct the westbound approach (Site Drive 2) with one ingress lane and one egress lane (right-out only).
- Restrict the intersection to right-in/right-out only.
- Provide stop-control for the westbound approach.
- Philcrest Road and Site Drive 3
- Construct the southbound approach (Site Drive 3) with one ingress lane and one egress lane.
- Provide stop-control for the southbound approach.
- Provide an internal protected stem of at least 100 feet for the southbound approach.

In NCDOT's review of the TIA, Site Drive 2 was denied. NCDOT staff found that the traffic operations were acceptable without this driveway. Staff recommends additional analysis during site plan review to show the impact of the resulting redistribution of traffic.

City Staff agrees with the overall analysis performed in the TIA for the Lead Mine Road Multifamily. Based on the level of delay identified at Lead Mine Road and Inman Park Drive/Sugar Bush Road, staff recommends that the consultant submit a mitigation plan during site plan review showing the impact of a signal installation. That mitigation plan should identify responsible parties based on the contribution of the site to the traffic at the intersection relative to background traffic.

## <u>Urban Forestry</u>

Lead Mine Road is classified as a Thoroughfare. Parking Limited (-PL) frontage would allow the applicant to forgo the potential establishment of Primary Tree Conservation Area - Thoroughfare along Lead Mine Road

Impact Identified: None.

## Impacts Summary

The major impact of this proposal would be that of increased height and density adjacent to existing residential neighborhoods. The applicant has offered conditions to address the impact by setting a maximum height of six stories and specifying how the height will be measured, and by establishing a larger setback and protective yard adjacent to the most closely situated residential parcels. The request is not expected to have any significant impacts on City infrastructure or service provision. The rezoning site is in an urbanizing area with adequate existing City facilities. Infrastructure improvements to serve development on the site, including road improvements and connectivity measures, will be required as part of a development plan approval. The applicant proactively completed a traffic impact analysis as part of the rezoning application submittal.

## Mitigation of Impacts

The applicant has offered conditions to mitigate the potential adverse impacts of increased building height and density to adjoining residential neighborhoods.

## CONCLUSION

This proposal would enable a higher-density, mixed-use development within an area that is predominantly low-density residential and presently is an unannexed 'island' surrounding by the corporate limits of Raleigh. The proposal would increase the housing supply and provide additional housing for seniors.

The potentially adverse impacts of height and density on adjoining residential neighborhoods are the major concerns as this proposal would represent a substantial increase in both of these measures. Zoning conditions have been offered by the applicant to successfully address these concerns and provide an appropriate transition between the single-family residential areas and the adjoining City Growth Center.

The area is mostly car-dependent but is served by transit.

Z-53-20 is consistent with the Future Land Use Map, the Urban Form Map, and the 2030 Comprehensive Plan overall.

Date	Action	Notes
October 30, 2020	Application submitted as Conditional Use rezoning.	A traffic impact analysis was included as part of the application.
December 8, 2020	Planning Commission Meeting	Placed on Consent Agenda to meet timing requirements.
January 11, 2021	Second Neighborhood Meeting	
February 23, 2021	Planning Commission Meeting	Planning Commission recommended two-week deferral and requested a 45- day extension of the recommendation deadline.
March 2, 2021	City Council, Report of the Planning Commission	City Council granted 45-day extension of the Planning Commission's recommendation deadline.
March 9, 2021	Planning Commission Meeting	Consent agenda; deferral until March 23 to allow applicant additional time for discussions with neighbors.
March 23, 2021	Planning Commission Meeting	Motion to approve, 5-3.
April 6, 2021	City Council, Report of the Planning Commission	Recommended public hearing date of May 4, 2021.
May 4, 2021	City Council Public Hearing	

## **CASE TIMELINE**

## **APPENDIX**

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	PD	R-4	R-4	OX-3-GR-CU; CX- 12-UG-CU
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Office & Residential Mixed Use	Low Density Residential	Low Density Residential	Low Density Residential	Office & Residential Mixed Use
Current Land Use	Single- Family Residential	Single- Family Residential	Single- Family Residential	Single- Family Residential	Multi-family Residential/Office
Urban Form	Urban Thoroughfare	N/A	Urban Thoroughfare	N/A	City Growth Center

## **CURRENT VS. PROPOSED ZONING SUMMARY**

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	RX-4-PL-CU
Total Acreage	5.04	5.04
Setbacks:		
Front	20'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	4 du/ac	40 du/ac <sup>a</sup>
		49 du/ac <sup>b</sup>
Max. # of Residential Units	20	205ª 250°
Max. Gross Building SF	40,000	275,625 <sup>b</sup>
Max. Gross Building SF	40,000	241,253ª
Max. Gross Office SF	N/A	N/A
Max. Gross Retail SF	N/A	3,000
Max. Gross Industrial SF	N/A	N/A
Potential F.A.R	0.18	1.26

<sup>a</sup>Apartments <sup>b</sup>Congregate Care

°Total units, combination of apartments and congregate care

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

## CONCLUSION

This proposal would enable a higher-density, mixed-use development within an area that is predominantly low-density residential and presently is an unannexed 'island' surrounding by the corporate limits of Raleigh. The proposal would increase the housing supply and provide additional housing for seniors.

The potentially adverse impacts of height and density on adjoining residential neighborhoods are the major concerns as this proposal would represent a substantial increase in both of these measures. Zoning conditions have been offered by the applicant to successfully address these concerns and provide an appropriate transition between the single-family residential areas and the adjoining City Growth Center.

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March 9, 2021	Planning Commission Meeting	Consent agenda; deferral until March 23 to allow applicant additional time for discussions with neighbors.
March 23, 2021	Planning Commission Meeting	Motion to approve, 5-3.
April 6, 2021	City Council, Report of the Planning Commission	Recommended public hearing date of May 4, 2021.
May 4, 2021		Public hearing continued to June 1, 2021.

## **CASE TIMELINE**

June 1, 2021	City Council Public Hearing	Public hearing closed, case deferred to June 15, 2021 to allow the applicant to provide revised zoning conditions.
June 15, 2021	City Council	Case referred to Safe, Vibrant, and Healthy Communities Committee meeting of June 22.
June 22, 2021	Safe, Vibrant, and Healthy Communities Committee	Applicant advised to conduct further meetings with neighbors and submit final revised conditions no later than July 1, 2021. Case will be revisited at the next scheduled SVHC committee meeting.
July 1, 2021	Applicant submitted revised zoning conditions	
August 24, 2021	Safe, Vibrant, and Healthy Communities Committee	Committee continued discussion, voted to defer a recommendation until the September 28 meeting.
September 28, 2021	Safe, Vibrant, and Healthy Communities Committee	Committee directed staff to meet with representatives of the Inman Park neighborhood to discuss potential development options.
October 26, 2021	Safe, Vibrant, and Healthy Communities Committee	Committee voted 3-1 to refer case to City Council with a recommendation for denial.

## **Rezoning Application**





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 R-4 Height N/A Frontage N/A Overlay(s) N/A Proposed Zoning Base District RX Height 4 Frontage PL Overlay(s) N/A <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: N/A						OFFICE USE ONLY Rezoning Case #
	GENER		FORMA	ATION		
Date October 26, 2020 Da	te Amended (1) Mar	ch 12	, 2021	Date A	mended (2)	
Property Address See attached	addendum					
Property PIN See attached ac	ddendum		Deed R	Reference (book/pag	<sup>ge)</sup> See attac	ned addendum
Nearest Intersection Lead Mine F	Road and Philcr	est F	Road			
Property Size (acres) See attached addendum	For Planned Development Applications Only:	Total Units N/A Total Square Footage N/A		<sup>ge</sup> N/A		
		Total I	<sup>⊃arcels</sup> N	N/A To	otal Buildings N//	Ą
Property Owner Name/Address Singh Development, LLC, on behalf of Frances T. Corbin and Abigail C. Chopel, Norman and Faye Currin, and Lowery & Webster Properties, LLC		Phone (248) 865-1039 Fax N/A				
2601 Weston Parkway, Śuite 203 Cary, NC 27513			Email Avi@singhmail.com			
Applicant Name/Address Laura Goode		Phone (919) 835-4648 Fax (919) 834-4564		834-4564		
301 Fayetteville Street, Suite 1400 Raleigh, NC 27601			Email lauragoode@parkerpoe.com			
Applicant* Signature(s)			"Avi@	@singhmai	l.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.

## WWW.RALEIGHNC.GOV

Conditional Use District Zoning Conditions				
Zoning case #: Z-53-20	OFFICE USE ONLY Rezoning case #			
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU			

1. Principal Uses shall be limited to the following: Multi-Unit Living and Congregate Care residential and accessory uses, except as provided for in Condition #2 below.

2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.

3. The total number of units for Multi-Unit Living units, Congregate Care units, or a combination thereof, shall not exceed 250.

4. There shall be a 50-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").

5. Trees within 32' of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32', shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum plantings required for a Type B1 protective yard pursuant to UDO Section 7.2.4, additional evergreen plantings at a rate of 12 shrubs per 100 linear feet with a minimum planting height of 6 feet. Mature height for additional evergreen plantings will be a minimum of 15 feet.

6. 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 two-year and ten-year storms.

7. A Zone A Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796629093, 0796710830.

8. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 100' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center.

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

Property Owner(s) Signature:	
Troporty Owner(o) Orginataro.	ł

-Doc	-DocuSigned by:			
Faye Currin.				
<u> (</u> ( ) ( )	μ			
B4F	1D96	73DAE408		

Printed Name: Faye Currin

Conditional Use District Zoning Conditions				
Zoning case #: Z-53-20	OFFICE USE ONLY Rezoning case #			
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU			

1. Principal Uses shall be limited to the following: Multi-Unit Living and Congregate Care residential and accessory uses, except as provided for in Condition #2 below.

2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.

3. The total number of units for Multi-Unit Living units, Congregate Care units, or a combination thereof, shall not exceed 250.

4. There shall be a 50-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").

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6. 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 two-year and ten-year storms.

7. A Zone A Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796629093, 0796710830.

8. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 100' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center.

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

Property Owner(s) Signature:	Karin Dun Hoder
	dges, as a manager of Lowery & Webster Properties LLC

Conditional Use District Zoning Conditions				
Zoning case #: Z-53-20	OFFICE USE ONLY Rezoning case #			
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU			

1. Principal Uses shall be limited to the following: Multi-Unit Living and Congregate Care residential and accessory uses, except as provided for in Condition #2 below.

2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.

3. The total number of units for Multi-Unit Living units, Congregate Care units, or a combination thereof, shall not exceed 250.

4. There shall be a 50-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").

5. Trees within 32' of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32', shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum plantings required for a Type B1 protective yard pursuant to UDO Section 7.2.4, additional evergreen plantings at a rate of 12 shrubs per 100 linear feet with a minimum planting height of 6 feet. Mature height for additional evergreen plantings will be a minimum of 15 feet.

6. 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 two-year and ten-year storms.

7. A Zone A Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796629093, 0796710830.

8. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 100' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center.

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	Docusigned by.
Property Owner(s) Signature:	Norman Currin
	B4F1D9673DAE408
Printed Name: Norman Currin	

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: March 15, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

1. Principal Uses shall be limited to the following: Multi-Unit Living and Congregate Care residential and accessory uses, except as provided for in Condition #2 below.

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6. 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 two-year and ten-year storms.

7. A Zone A Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796629093, 0796710830.

8. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 100' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center.

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

Property	Owner(s)	Signature:

Afigail C. Chopel

Printed Name: Abigail C. Chopel

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: March 15, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

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4. There shall be a 50-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").

5. Trees within 32' of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32', shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum plantings required for a Type B1 protective yard pursuant to UDO Section 7.2.4, additional evergreen plantings at a rate of 12 shrubs per 100 linear feet with a minimum planting height of 6 feet. Mature height for additional evergreen plantings will be a minimum of 15 feet.

6. 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 two-year and ten-year storms.

7. A Zone A Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796629093, 0796710830.

8. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 100' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center.

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

	/ Doolog.iou aj.	
Property Owner(s) Signature:	Frances todd Corbin	
Printed Name: Frances Todd Corbin		

<b>REZONING APPLICATION ADDENDUM #1</b>				
Comprehensive Plan Analysis	OFFICE USE ONLY			
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.	Rezoning Case #			
STATEMENT OF CONSISTENCY				
Provide brief statements regarding whether the rezoning request is consistent with the futuurban form map, and any applicable policies contained within the 2030 Comprehensive Pla				
See attached addendum.				
PUBLIC BENEFITS				
Provide brief statements explaining how the rezoning request is reasonable and in the publ	lic interest.			
See attached addendum.				

REZONING APPLICATION ADDENDUM #2				
Impact on Historic Resources	OFFICE USE ONLY			
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.	Rezoning Case #			
INVENTORY OF HISTORIC RESOURCES				
List in the space below all historic resources located on the property to be rezoned. For each proposed zoning would impact the resource.	n resource, indicate how the			
N/A				
PROPOSED MITIGATION				
Provide brief statements describing actions that will be taken to mitigate all negative impac	ts listed above.			
N/A				

	URBAN DESIGN GUIDELINES
a) b)	applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if: ) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", <u>or</u> ) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" shown on the Urban Form Map in the 2030 Comprehensive Plan.
	Urban Form Designation N/A Click <u>here</u> to view the Urban Form Map.
1.	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. <b>Response:</b> N/A
2.	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. <b>Response:</b> N/A
3.	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. <b>Response:</b> N/A
4.	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. <b>Response:</b> N/A
5.	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. <b>Response:</b> N/A
6.	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. <b>Response:</b> N/A

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7.	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. <b>Response:</b> N/A
8.	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. <b>Response:</b>
	N/A
9.	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>Response:</i>
	N/A
10.	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. <b>Response:</b>
	N/A
11.	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. <b>Response:</b>
	N/A
12.	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. <b>Response:</b>
	N/A

13.	New public spaces should provide seating opportunities. <b>Response:</b>
	N/A
	Parking late about deminate the frontage of pedactrian ariented streats interrupt pedactrian routes, or pegativaly impact
14.	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
	N/A
	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than
15.	1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less. <b>Response:</b>
	N/A
	Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian
16.	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 cane make a significant improvement.
	Response:
	N/A
	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public
17.	transit to become a viable alternative to the automobile.
	Response:
	N/A
	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the
18.	overall pedestrian network.
	Response:
	N/A
	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.
19.	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.
	Response:
	N/A

20.	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. <b>Response:</b>
	N/A
21.	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. Response:
	N/A
22.	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. <b>Response:</b>
	N/A
23.	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. <b>Response:</b>
	N/A
24.	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. <b>Response:</b>
	N/A
25.	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. <b>Response:</b>
	N/A
26.	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. <b>Response:</b>
	N/A

I

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")						
TO BE COMPLETED BY APPLICANT		COMPLETED BY CITY STAFF				
General Requirements – General Use or Conditional Use Rezoning	General Requirements – General Use or Conditional Use Rezoning YES N/A					
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	2					
2. Pre-Application Conference						
3. Neighborhood Meeting notice and report						
4. Rezoning application review fee (see <b>Fee Schedule</b> for rate)	2					
5. Completed application, submitted through Permit & Development Portal	2					
Completed Comprehensive Plan Consistency Analysis						
Completed Response to the Urban Design Guidelines		~				
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	~					
7. Trip Generation Study		~				
8. Traffic Impact Analysis	2					
For properties requesting a conditional use district:						
9. Completed zoning conditions, signed by property owner(s)	V					
If applicable (see Page 11):						
10. Proof of power of attorney or owner affidavit	2					
For properties requesting a Planned Development (PD) or Campus District (CMP):						
10. Master Plan (see Master Plan Submittal Requirements)						
For properties requesting an Accessory Dwelling Unit Overlay						
District (ADUOD):						
15. Copy of ballot and mailing list		~				

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

#### September 28, 2020

### NOTICE OF NEIGHBORHOOD MEETING

Dear Property Owner:

You are invited to attend a neighborhood meeting on October 8, 2020 from 6pm – 8pm. The purpose of the meeting is to discuss an upcoming application to rezone six parcels of land located at 4508 Lead Mine Road (Parcel No. 0796616579), 4512 Lead Mine Road (Parcel No. 0796616743), 4516 Lead Mine Road (Parcel No. 0796616804), 4518 Lead Mine Road (Parcel No. 0796616904), 4600 Lead Mine Road (Parcel No. 0796626014), and 4707 Lead Mine Road (Parcel No. 0796616904), 4600 Lead Mine Road (Parcel No. 0796626014), and 4707 Lead Mine Road (Parcel No. 0796618916). The site is currently zoned R-4 and is proposed to be rezoned to RX-7-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 parcels (2) a vicinity map outlining the location of the parcels; (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:	822 8055 8912
Enter the following password:	Leadmine

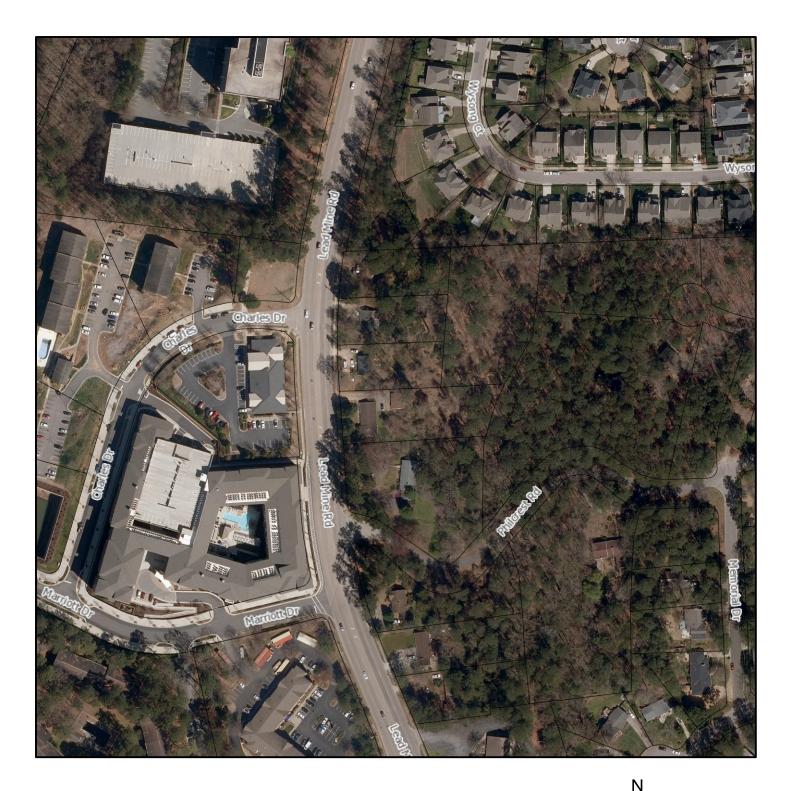
To participate by telephone:

Dial:	1-929-205-6099
Enter the following meeting ID:	822 8055 8912 #
Enter the Participant ID:	#
Enter the Meeting password:	89615470 #

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:

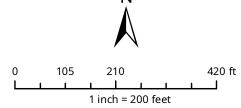
JP Mansolf Raleigh Planning & Development (919)996-2180 JP.Mansolf@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at <u>lauragoode@parkerpoe.com</u>.



## 4508; 4512; 4516; 4518; 4600; and 4707 Lead Mine Road

Vicinity Map



4508

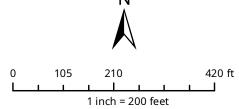
#### <u>Disclaimer</u>

*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.* 



## 4508; 4512; 4516; 4518; 4600; and 4707 Lead Mine Road

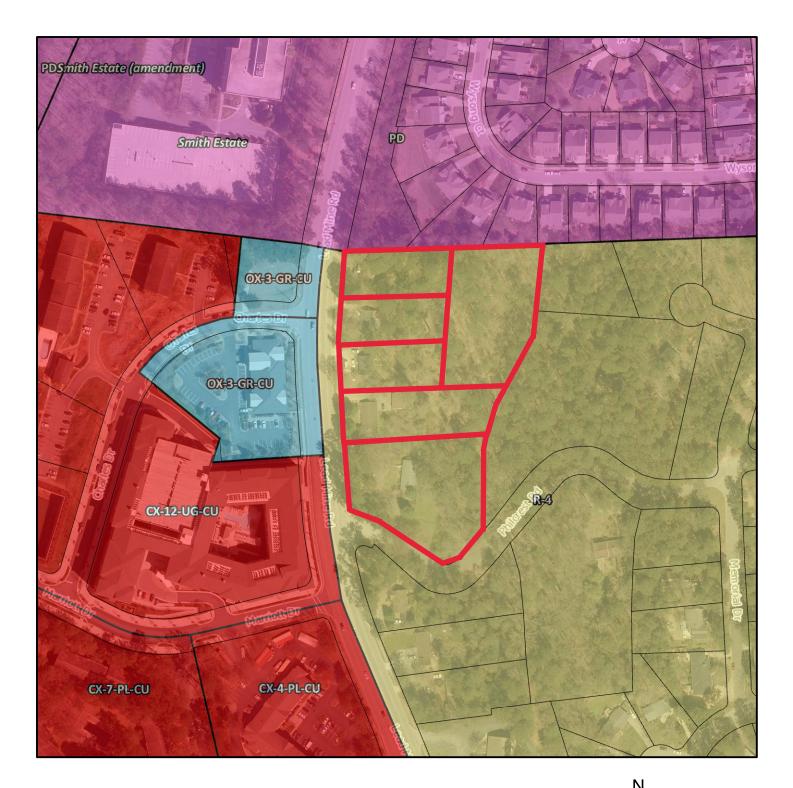
# **Aerial Map**



4508

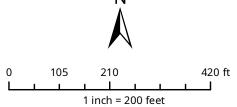
#### <u>Disclaimer</u>

*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.* 



4508; 4512; 4516; 4518; 4600; and 4707 Lead Mine Road

# Zoning Map Current Zoning: R-4



#### <u>Disclaimer</u>

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**





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

	REZO	ONING	REQU	EST			
General Use Conditional U Existing Zoning Base District R-4 Proposed Zoning Base District RX <i>Click <u>here</u> to view the Zoning Map. Search</i> If the property has been previously rez	Height N/A From Height 7 F for the address to be rea	ntage N Frontage zoned, th	e PL nen turn c	Overlay(s) on the 'Zoning' an	N/A	ayers.	OFFICE USE ONLY Rezoning Case #
	GENER	RAL INI	FORM	ATION			
Date Dat	Date Amended (1) Date Amended (2)						
Property Address See attached addendum							
Property PIN See attached addendum Deed Reference (book/page) See attached addendum							
Nearest Intersection Lead Mine Road and Philcrest Road							
Property Size (acres) See attached addendum	For Planned Development Applications Only:	Total Units     N/A     Total Square Footage     N/A       Total Parcels     N/A     Total Buildings     N/A				<sup>°</sup> N/A	
Droporty Owner Nemo/Address		N/A					
Property Owner Name/Address Singh Development, LLC, on behalf of Fran Abigail C. Chopel, Norman and Faye Currin, and		Phone (919) 677-1700 x 1708 Fax N/A					
Properties, LLC 2601 Weston Parkway, Suite 203 Cary, NC 27513		Email stuart.wagner@singhmail.com					
Applicant Name/Address Laura Goode		Phone (919) 835-4648 Fax (919) 834-4564					
301 Fayetteville Street, Suite 1 Raleigh, NC 27601	400	Email lauragoode@parkerpoe.com					
Applicant* Signature(s)		Email stuart.wagner@singhmail.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.

## Lead Mine Road Rezoning Application Owner Information Addendum

### Parcel 1

Site Address: 4508 Lead Mine Road PIN: 0796616579 Deed Reference (book/page): 017884/02266 Acreage: 1.42 Owner: Frances T. Corbin and Abigail C. Chopel Owner Address: 4508 Lead Mine Road, Raleigh, NC 27612

### Parcel 2

Site Address: 4512 Lead Mine Road PIN: 0796616743 Deed Reference (book/page): 003454/00288 Acreage: 0.96 Owner: Norman Currin & Faye Currin Owner Address: 2008 Philcrest Road, Raleigh, NC 27612

### Parcel 3

Site Address: 4516 Lead Mine Road PIN: 0796616804 Deed Reference (book/page): 007529/00368 Acreage: 0.51 Owner: Lowery & Webster Properties LLC Owner Address: 5204 Rembert Drive, Raleigh, NC 27612

### Parcel 4

Site Address: 4518 Lead Mine Road PIN: 0796616904 Deed Reference (book/page): 005533/00823 Acreage: 0.52 Owner: Norman Currin & Faye Currin Owner Address: 2008 Philcrest Road, Raleigh, NC 27612

### Parcel 5

Site Address: 4600 Lead Mine Road PIN: 0796626014 Deed Reference (book/page): 003154/00152 Acreage: 0.53 Owner: Norman Currin & Faye Currin Owner Address: 2008 Philcrest Road, Raleigh, NC 27612

### Parcel 6

Site Address: 4707 Lead Mine Road PIN: 0796618916 Deed Reference (book/page): 002768/00368 Acreage: 1.1 Owner: Norman Currin Owner Address: 2008 Philcrest Road, Raleigh, NC 27612

### Lead Mine Road Rezoning Z-\_\_-20 Zoning Conditions

- 1. Uses shall be limited to the following residential and accessory uses: multiunit living and congregate care.
- 2. The number of units for either use or combination thereof shall be a limit of 350 units.

### SUMMARY OF ISSUES

A neighborhood meeting was held on October 8, 2020 (date) to discuss a potential
rezoning located at(property address).
The neighborhood meeting was held at virtual meeting via zoom (location).
There were approximately(number) neighbors in attendance. The general issues
discussed were:
Summary of Issues:
Neighbors asked about setbacks, building square footages, buffers and tree conservation areas
Neighbors asked why a building height of 7 stories was chosen
Neighbors asked about traffic impacts, potential roadway improvements, and how to make their neighborhood a private, gated community
Neighbors asked about the development's parking design
Neighbors asked about water and sewer services to development
Neighbors asked questions related to storm runoff
Neighbors asked about the site access points
Neighbors asked about the proposed multi-unit and congregate care uses

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### SUMMARY OF ISSUES

A neighborhood meeting was held on October 8, 2020 (date) to discuss a potential
rezoning located at(property address).
The neighborhood meeting was held at <u>virtual meeting via zoom</u> (location).
There were approximately <u>43</u> (number) neighbors in attendance. The general issues
discussed were:
Summary of Issues:
Neighbors asked whether congregate care would be for children, and questions about staffing, medical treatment for residents and was
Neighbors asked about building design and aesthetics, including orientation of windows
Neighbors asked about lighting impacts to adjacent properties
Neighbors asked about the timing of the purchase of the properties and construction
Neighbors asked whether commercial uses would be permitted
Neighbors asked about the rezoning process and how they could be involved and receive update
Neighbors asked what will happen to the project if the rezoning request is denied
Neighbors asked about impacts to property values

ATTENDANCE ROSTER		
NAME	ADDRESS	
Pryor and Barbara Gibson	1724 Wysong Court	
Bill and Cristi Heffelfinger	1813 Kenwyck Manor Way	
Chris Mills	4612 Mentone Way	
Cle Newsom	4710 Lewisham Court	
Frances Corbin and Abigail Chopel	4508 Lead Mine Road	
Hirsh Sandesara	4604 Chandler Grove Court	
Jonathan Citty	1904 Russell Drive	
Kiron Rakkar	1808 Wysong Court	
Marian and Eric Larson	4421 Memorial Drive	
Mike Stephens	1909 Kenwyck Manor Way	
Teryn and Patrick Somma	1740 Wysong Court	
Tom Hadley	5808 Chelsea Place	
Bob and Gayle Radford	4609 Mentone Way	
April and Stuart Gross	1744 Wysong Court	
Brian and Christen Ware	4401 Memorial Drive	
Marty and Janine Perry	1809 Small Court	
Angie and Chris Brandt	1900 Russell Drive	
Bruce Merenbloom	4800 Hedgewood Village Place	
Bryan Phillips	4600 Whitmire Place	
David Watts	1808 Wysong Court	
Ella Rodgman	4605 Mentone Way	
Jackie Sobel	1805 Kenwyck Manor Way	
Joe Dewey	4612 Whitmire Place	
Ken Oakley	1804 Wysong Court	

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ATTENDANCE ROSTER		
NAME	ADDRESS	
Lynnette Mann	4601 Chandler Grove Court	
Mike Stolbach	1733 Wysong Court	
Russell Philbrick	4912 Western Boulevard	
Elias Schtakleff	4424 Lead Mine Road	
Jon Dewar	None Provided	
Lynn Sullivan	None Provided	
M. Quinnan	None Provided	
Richard	None Provided	
Steven Wilson	None Provided	
Hannah Reckhow	City of Raleigh	

## Lead Mine Road Rezoning Application Owner Information Addendum

### Parcel 1

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Site Address: 4707 Lead Mine Road PIN: 0796618916 Deed Reference (book/page): 002768/00368 Acreage: 1.1 Owner: Norman Currin Owner Address: 2008 Philcrest Road, Raleigh, NC 27612 NORTH CAROLINA

### OWNER'S AFFIDAVIT

### WAKE COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, **Frances Todd Corbin** and **Abigail C. Chopel**, who after being duly sworn, deposes and says upon oath:

That **Frances Todd Corbin** and **Abigail C. Chopel** are the legal owners of the property located at 4508 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796616579, as evidenced by that certain Deed of Gift recorded in Book 017884, Page 02266 in the Wake County Register of Deeds Office.

Further, **Frances Todd Corbin** and **Abigail C. Chopel**, as the legal owners of the above-described property, hereby grant **Singh Development**, **LLC**, a North Carolina limited liability company ("**Singh Development**, **LLC**"), the authorization and permission to submit to the City of Raleigh the application to rezone the described property. **Singh Development**, **LLC**, is hereby authorized to act on behalf of the **Frances Todd Corbin** and **Abigail C. Chopel** as the applicant. Further, **Frances Todd Corbin** and **Abigail C. Chopel** as the applicant. Further, **Frances Todd Corbin** and **Abigail C. Chopel**, as the legal owners of the described property, understand and acknowledge that they must sign, approve and consent to any zoning conditions.

[SIGNATURE PAGE TO FOLLOW]

This the 17 day of October, 2020.

**Frances Todd Corbin** 

By: frances (Seal) Print: Frances Todd Corbin Todd Cortin

STATE OF NORTH CAROLINA COUNTY OF \_ WAKE

Signed and sworn to before me this the  $\_17\_$  day of  $\_0CTOBER$ , 2020, by Frances Todd Corbin.

Stuart L. Wagner NOTARY PUBLIC Orange County North Carolina My Commission Expires December 3, 2024 Notary Public Print Name: 5 TUAFT WA 6NER[Note: Notary Public must sign exactly as on notary seal] My Commission Expires: PEC 3, 202Y[NOTARY SEAL] (MUST BE FULLY LEGIBLE) This the <u>11</u> day of October, 2020.

Abigail C. Chopel

By: (Seal) Print: Abigail C. Chopel

STATE OF NORTH CAROLINA COUNTY OF WAKE

Signed and sworn to before me this the 17 day of OCTOBER, 2020, by Abigail C. Chopel.

Stuart L. Wagner NOTARY PUBLIC Orange County North Carolina My Commission Expires December 3, 2024

01 .1
XA MA
The
Matany Public

[Note: Notary Public must sign exactly as on notary seal

My Commission Expires: DEC 3, 2024 [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

### NORTH CAROLINA

### **OWNER'S AFFIDAVIT**

### WAKE COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, Norman Currin (a/k/a Norman Anthony Currin, a/k/a Norman A. Currin) and Faye Currin (a/k/a Faye Powell Currin, a/k/a Faye P. Currin), who after being duly sworn, deposes and says upon oath:

That Norman Currin and Faye Currin are the legal owners of the following properties:

- 4512 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796616743, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 003454, Page 00288 in the Wake County Register of Deeds Office;
- 4518 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796616904, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 005533, Page 00823 in the Wake County Register of Deeds Office;
- 4600 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796626014, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 003154, Page 00152 in the Wake County Register of Deeds Office; and
- 4707 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796618916, as evidenced by that certain Quitclaim Deed recorded in Book 002768, Page 00368 in the Wake County Register of Deeds Office.

Further, Norman Currin and Faye Currin, as the legal owners of the abovedescribed properties, hereby grant Singh Development, LLC, a North Carolina limited liability company ("Singh Development, LLC"), the authorization and permission to submit to the City of Raleigh the application to rezone the described property. Singh Development, LLC, is hereby authorized to act on behalf of the Norman Currin and Faye Currin as the applicant. Further, Norman Currin and Faye Currin, as the legal owners of the described property, understand and acknowledge that they must sign, approve and consent to any zoning conditions.

[SIGNATURE PAGE TO FOLLOW]

This the  $\frac{134}{12}$  day of October, 2020.

### Norman Currin

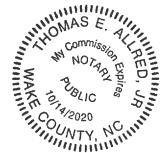
By: 1 (Seal)

Print: Norman Currin

Faye Currin

By: Daye Curren (Seal) Print: Faye Currin

STATE OF 017 na COUNTY OF WA tobe day of \_C Signed and sworn to before me this the 2020, by Norman Currin and Faye Currin. Notary Public



Print Name: Thomas E. Alfred JR [Note: Notary Public must sign exactly as on notary seal] My Commission Expires: 10-14-2020 [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

STATE OF <u>California</u> COUNTY OF Los Angeles

**OWNER'S AFFIDAVIT** 

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, Karen Dixon Hodges, as a Manager of **Lowery & Webster Properties LLC**, a North Carolina limited liability company, who after being duly sworn, deposes and says upon oath:

That Lowery & Webster Properties LLC, a North Carolina limited liability company ("Lowery & Webster Properties LLC"), is the legal owner of the property located at 4516 Lead Mine Road, Raleigh, North Carolina, with a Wake County PIN of 0796616804, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 007527, Page 00368 in the Wake County Register of Deeds Office.

Further, Lowery & Webster Properties LLC, as the legal owner of the abovedescribed property, hereby grants Singh Development, LLC, a North Carolina limited liability company ("Singh Development, LLC"), the authorization and permission to submit to the City of Raleigh the application to rezone the described property. Singh Development, LLC, is hereby authorized to act on behalf of the Lowery & Webster Properties LLC as the applicant. Further, Lowery & Webster Properties LLC, as the legal owner of the described property, understands and acknowledges that it must sign, approve and consent to any zoning conditions.

[SIGNATURE PAGE TO FOLLOW]

This the  $\underline{qH}$  day of October, 2020.

### Lowery & Webster Properties LLC,

a North Carolina limited liability

company

By: Karen Diron Hodges Print: Karen Dixon Hodges (Seal)

Title: Manager

STATE OF \_\_\_\_\_ COUNTY OF

Signed and sworn to before me this the \_\_\_\_\_ day of \_\_\_\_\_ 2020, by Karen Dixon Hodges, as a Manager of Lowery & Webster Properties LLC, a North Carolina limited liability company.

/See a Hachment Notary Public

Print Name:

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires:

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

**CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202** See Attached Document (Notary to cross out lines 1-6 below) See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary) Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any) A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California Subscribed and sworn to (or affirmed) before me County of LOS ANGELES on this DC day of October bv Karen DIXON (1)\_ (and (2) Name(s) of Signer(s) SAMONE UNIQUE ANDERSON Notary Public - California proved to me on the basis of satisfactory evidence Los Angeles County to be the person(s) who appeared before me. Commission # 2295250 ly Comm. Expires Jun 28, 2023 Signature non Signature of Notary Public Seal Place Notary Seal Above **OPTIONAL** Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Owner's Title or Type of Document: \_\_ **MIL** Document Date: Number of Pages: \_ Signer(s) Other Than Named Above: 

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### Rezoning Application Addendum #1 4508, 4512, 4516, 4518, 4600, and 4707 Lead Mine Rd, Raleigh, NC 27612 <u>STATEMENT OF CONSISTENCY</u>

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.

This request will allow for redevelopment of six properties from single-family residential to multi-family housing and congregate care uses, with the potential for an ancillary retail or service use, which are more appropriate for the properties' frontage along the major Lead Mine roadway. The subject properties combined total approximately 5.04 acres, with PIN #s 0796616579; 0796616743; 0796616804; 0796616904; 0796618916; and 0796626014 (the "Site"). The Site is currently zoned R-4, a residential district with a maximum density of 4 dwelling units/acre. The Site is designated as Office & Residential Mixed Use ("ORMU") in the Future Land Use Map ("FLUM") of the 2030 Comprehensive Plan ("Comp Plan"). The adjacent parcels to the south and west across Lead Mine Road are also designated as ORMU. The adjacent residential parcels immediately to the north and east of the Site are designated Low Density Residential. One of the primary locations for the ORMU FLUM is for properties fronting major streets where low-density residential uses are no longer appropriate. ORMU encourages a mix of residential and office use, and contemplates retail uses that are ancillary to residential uses. While heights are generally limited to four stories when near neighborhoods, additional height is allowed for locations along major corridors where adjacent uses would not be adversely impacted. OX is the closest corresponding zoning district. (Comp Plan p. 48).

The proposed rezoning to RX-7-PL-CU to allow for different residential building types and housing options at a higher density is consistent with this FLUM designation given the properties' frontage along Lead Mine Road, a major street designated as Avenue 4-Lane Divided in the City's street plan (Comp Plan Map T-1, p. 90), and because residential use is a contemplated use in the ORMU FLUM. Importantly, low-density residential development and the Site's current R-4 zoning designation are not contemplated by the ORMU FLUM. Additionally, this proposed RX-7-PL-CU district would allow for certain retail and service uses ancillary to the permitted residential uses, which is also contemplated by the ORMU FLUM.

While the Site does not have an assigned Urban Form designation, the Site fronts a portion of Lead Mine Road designated as an Urban Thoroughfare by the Urban Form Map, and the properties to the west of Lead Mine Road and to the south of North Hills Drive are designated as a City Growth Center by the Urban Form Map (Com Plan Map UD-1, p. 276). Urban Thoroughfares are planned for public investments such as bike lanes and/or pedestrian oriented streetscapes that encourage multiple means of transportation, and contemplates an urban or hybrid frontage. (Comp Plan p. 275). City Growth Centers are where significant infill development and redevelopment are expected, and urban or hybrid frontages are encouraged. (Comp Plan p. 274). Hybrid frontages are appropriate for intensifying suburban areas where multimodal investments are planned and where on-street parking is not an option for front-door access. Off-street front door parking is appropriate if limited in depth to maintain convenient and direct pedestrian connections. (Comp Plan p. 273).

The proposed rezoning to RX-7-PL-CU will utilize the Parking Limited (PL) frontage, a hybrid frontage, which is appropriate for the Site's location in an intensifying suburban area where on-street parking on Lead Mine Road is not an option for front-door access. This frontage will allow limited off-street front door parking that is limited in depth, and the frontage requires a primary street-facing pedestrian entrance for each building and direct pedestrian access from the public sidewalk to the primary street-facing entrance of a building.

The proposed development is also consistent with the following policies in 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.* (Comp Plan p. 52). This rezoning request from R-4 to RX-7-PL-CU is consistent with the ORMU FLUM designation, appropriate for lots fronting major roadways where low-density residential uses are no longer appropriate, and which contemplates a mix of residential and office uses and ancillary retail uses. This RX-7-PL-CU rezoning request to allow multi-family housing and congregate care residential uses is consistent with the spirit of the ORMU FLUM as it will allow for redevelopment of low-density residential uses, no longer appropriate for the Site fronting the major Lead Mine Road, to more appropriate residential building types and density. Additionally, this proposed RX-7-PL-CU district will allow for certain retail and service uses ancillary to the permitted residential uses, which is also contemplated by the ORMU FLUM. Although the site is located adjacent to a low density residential area to the east, the site also fronts a major roadway with building height designations in the mixed use zoning districts directly across Lead Mine Road ranging from 3 to 12 stories such that a 7 story building height is in character with the area.

**Policy LU 2.1** Placemaking. Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and *maintain or improve local character.* (Comp Plan p. 40). The applicant intends to develop a quality development consisting of either an apartment or congregate care residential community, or combination of the two housing types. Thus, this development will expand housing variety in the area and provide homes for Raleigh's growing population. Apartments would provide units in a format available to renters and owners at a variety of life stages. Congregate care housing would meet the needs of elderly members of the community. In addition, the proposed RX-7-PL-CU district will implement the Parking Limited frontage development standards, which will govern building placement, location of primary entrances, landscaping, parking and pedestrian access. The standards of this frontage are encouraged by the Comprehensive Plan based on the Site's frontage along Lead Mine Road, designated an Urban Thoroughfare, and the properties to the west and south designated as a City Growth Center. This is a hybrid frontage that is suitable for the Site's location and will make the Site visually attractive. This frontage will also maintain the character of the area, as the zoning districts for several properties to the west across Lead Mine Road are also designated with a Parking Limited frontage.

**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. (Comp Plan p. 56). The rezoning of this Site will

allow for redevelopment from low-density residential uses capped at 4 units per acre to up to 350 dwelling units in a compact multi-unit housing and/or congregate care development pattern. This development pattern will be contiguous with the surrounding developed properties in the area. Additionally, the developer plans to annex the properties to support efficient provision of public services and reduce the negative impacts of low-intensity and non-contiguous development. This rezoning and annexation would allow the filling of a portion of a "donut hole" of properties not within the corporate limits of the City of Raleigh, but surrounded by properties within the City's corporate limits.

**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 the infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed. (Comp Plan p. 57) The applicant will take measures to mitigate adverse impacts resulting from increased density. The applicant is offering conditions to limit the use types to multi-unit and congregate care residential uses and accessory uses, with limited ancillary retail or service uses, and cap the number of dwelling units to 350. In addition, the applicant is preparing a Traffic Impact Analysis that will be submitted as part of the rezoning case to evaluate any increase to traffic from the rezoning and roadway improvements and access design that may be warranted to mitigate any increase to traffic created by the rezoning and redevelopment of the Site.* 

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. (Comp Plan p. 59) The applicant plans to file annexation petitions for the Site in association with this rezoning request. The Site is currently within the City's Extraterritorial Jurisdiction ("ETJ"), and is surrounded by adjacent properties within the City's corporate limits, thus the annexation will fill a hole in the City's corporate limits. The proposed RX-7-PL-CU zoning designation is consistent with the ORMU FLUM designation appropriate for lots fronting major roadways where lowdensity residential uses are no longer appropriate, and contemplates a mix of residential and office uses. This RX-7-PL-CU rezoning request to allow to allow multi-family housing and congregate care residential uses is consistent with the spirit of the ORMU FLUM as it will allow for redevelopment of low-density residential uses no longer appropriate for the Site fronting the major Lead Mine Road to more appropriate residential building types and density. Additionally, this proposed RX-7-PL-CU district would allow for certain retail and service uses ancillary to the permitted residential uses, which is also contemplated by the ORMU FLUM. Although the site is located adjacent to a low density residential area to the east, the site also fronts a major roadway with building height designations in the mixed use zoning districts directly across Lead Mine Road ranging from 3 to 12 stories such that a 7 story building height is in character with the area.

**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. (Comp Plan p. 59) One of the Site's properties is vacant and is within the City's planning jurisdiction, thus, this rezoning will allow for development that will provide for more compact and orderly growth in the City.* 

**Policy LU 4.4** Reducing Vehicle Miles Traveled Through Mixed-Use. *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* (Comp Plan p. 62) This proposed RX-7-PL-CU district would allow for certain retail and service uses ancillary to the permitted residential uses, thus permitting mixed-use development at the Site. This supports a reduction in VMT by allowing development of a commercial use that could be used by residents on-site without the need to travel by vehicle.

**Policy LU 4.7** Capitalizing on Transit Access. *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed use to take full advantage of and support investment in transit infrastructure.* (Comp Plan p. 63) The rezoning will allow for up to 350 units of multi-unit and/or congregate care residential uses to be located within walking distance of transit stop for the GoRaleigh Connector Route 23L – Millbrook Crosstown, located at the intersection of Lead Mine and Philcrest Road. Route 23L has a stop at Crabtree Valley Mall, just across Glenwood Avenue from the Site, that is a Transfer Point for four additional GoRaleigh Transit Routes: 4 (Rex Hospital), 6 (Crabtree Radial, with service to downtown Raleigh), 16 (Oberlin Radial, with service to downtown Raleigh), and 70X (Briar Creek Express).

Policy LU 5.1 Reinforcing Urban Pattern. New development should be visually integrated with adjacent buildings, and more generally with 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. (Comp Plan p. 64) While the Site is not an urban center, the applicant will implement the benefits of this intended policy. The applicant has limited the permitted uses to multi-unit and congregate care residential and accessory uses, with limited ancillary retail and services uses, and with a maximum of 350 dwelling units. These uses and the building types and scale associated with these uses will be in line with those directly across Lead Mine Road to the west, which include apartment and other multi-unit living building types, commercial and office uses, with permissible building height designations ranging from 3 to 12 stories. Additionally, the RX zoning designation will meet one of the district intents of the RX district of providing a transition between other commercial and office mixed use developments to the west and the lower density residential neighborhood to the east. Finally, the proposed RX-7-PL-CU district will implement the Parking Limited frontage development standards, which will ensure that redevelopment of the Site will be integrated with adjacent developments to the west that also have a Parking Limited frontage designation.

**Policy LU 5.2** Managing Commercial Development Impacts. *Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.* (Comp Plan p. 64). The limited retail and services uses permitted ancillary to the multi-unit living and/or congregate care residential uses are ones that would result in nominal increases to traffic at the Site. Additionally, the permitted retail and service uses are already limited by the UDO to the ground floor of an apartment building, no greater than 4,000 square feet, and with limited hours of operation to reduce potential impacts on surrounding residential areas.

**Policy LU 5.5** Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* (Comp Plan p. 65). The proposed RX zoning district with conditions to limit uses and number of dwelling units will meet one of the district intents of the RX district of providing a transition between other commercial and office mixed use developments to the west and the lower density residential neighborhood to the east.

**Policy LU 8.1** Housing Variety. Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types (Comp Plan p. 69) The proposed rezoning to allow redevelopment of the Site for multi-unit and congregate care residential uses will add to the variety of housing types in the area.

**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 the area and should not create sharp changes in the physical development pattern. (Comp Plan p. 70) One of the properties comprising the Site is vacant. This proposed rezoning will fill a gap and will allow for residential development with the potential for a small ancillary commercial component, consistent with uses and building scales along this stretch of Lead Mine Road. Thus, the development will complement the area and not create a sharp edge in the general development pattern. This rezoning to the RX district will also serve as a transition between the other commercial and office mixed use districts to the west and the low density residential neighborhood to the east.

**Policy LU 8.11** Development of Vacant Sites. *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition and other measures that would address these.* (Comp Plan p. 70) One of the properties comprising the Site is vacant and does not have direct access to a public right of way, making development difficult. This rezoning will allow for consolidation of this property with the others comprising the site to facilitate development.

**Policy LU 10.3** Ancillary Retail Uses. Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise and visual impacts on adjoining residential areas. (Comp Plan p. 75). This RX-7-PL-CU district within the ORMU FLUM will allow for potential retail uses ancillary to the permitted residential uses to primarily serve the residents, employees and visitors of the multi-unit living and/or congregate care uses at the Site. These uses are already limited by the UDO to the ground floor of an apartment building, no greater than 4,000 square feet, and with limited hours of operation to reduce potential impacts on surrounding residential areas.

**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.* (Comp Plan p. 280). The proposed RX-7-PL-CU zoning district will apply the Parking Limited frontage to the Site. This is cohesive with the zoning districts of several properties to the west across Lead Mine Road that also require the Parking Limited frontage. This frontage is consistent with the Site's frontage along Lead Mine Road, designated as an Urban Thoroughfare, and proximity to parcels to the west and south designated as City Growth Center. Urban Thoroughfare and City Growth Center Urban Form designations both contemplate application of hybrid frontages appropriate for intensifying suburban areas where multimodal investments are planned and where on-street parking is not an option for front-door access. Parking Limited, a hybrid frontage, is appropriate given the Site's location in an intensifying suburban area where on-street parking on Lead Mine Road is not an option for front-door access.

### **PUBLIC BENEFITS**

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

The applicant intends to make a productive use of this Site with a quality development that will add to the value of the existing neighborhoods. This RX zoning designation will serve as a transition between the commercial and office mixed use zoning designations across Lead Mine Road to the west and the low density residential neighborhood to the east. The applicant is also in the process of performing a Traffic Impact Analysis. This analysis will evaluate any increase to traffic from the rezoning as well as roadway improvements and access design that may be warranted to mitigate any traffic increase.

This rezoning will allow for redevelopment of multiple properties with frontages along the major street of Lead Mine Road where low-density residential uses are no longer appropriate. Allowing multi-unit and congregate care residential uses capped at 350 units will increase the housing supply and variety in the area, in a more compact development pattern, within walking access to transit. This rezoning and associated annexation will also allow for orderly, compact, contiguous development in a way that maximizes public infrastructure and reduces the negatives associated with low density development on the fringes of the City. Overall, the applicant intends to develop a quality residential community that will add to the character of the surrounding neighborhood, while meeting the City's growing housing demand.

## SUMMARY OF ISSUES

A neighborhood meeting was held on $\underline{J}$	anuary 11, 2021 (date) to disc	cuss a potential
rezoning located at <u>4508, 4512, 4516, 4</u>	518, 4600 and 4707 Lead Mine Road	(property address).
the neighborhood meeting was held at	virtual meeting via zoom	(location).
There were approximately	(number) neighbors in attendance.	
discussed were:		

Summary of Issues:

Neighbors asked about setbacks, building height, buffers, tree conservation areas and site layout

Neighbors asked about traffic mitigation, planned improvements and traffic analysis methods, including whether the traffic impact analysis accounted for changes in traffic counts due to COVID-19

Neighbors asked about the annexation of the site from Wake County to the City of Raleigh

Neighbors asked about the development's parking design

Neighbors asked about the estimated price square footage of residential units, and estimated occupancy at opening and thereafter

Neighbors asked questions related to stormwater management and increases to impervious surface area, and expressed concerns about specific flooding events

Neighbors asked about the site access points and how each would be controlled

Neighbors asked about the need for the proposed multi-unit and congregate care uses

## SUMMARY OF ISSUES

A neighborhood meeting was held on January 11, 2021 (date) to discuss a potential		
rezoning located at(property address).		
the neighborhood meeting was held at virtual meeting via zoom (location).		
There were approximately <u>50</u> (number) neighbors in attendance. the general issues		
discussed were::		
Summary of Issues:		
Neighbors asked for examples of similar rezoning cases that have been approved		
Neighbors asked about building design and aesthetics, and mitigation of light and noise from the development		
Neighbors asked about the timing of the development's construction and timing for the City's review of a specific site plan		
Neighbors asked for clarification regarding the new commitment to allow for ancillary commercial use		
Neighbors asked about the rezoning process and how they could be involved and receive updates		
Neighbors asked about improvements to Philcrest Drive		
Neighbors asked about impacts to property values		
Neighbors expressed concerns regarding safety of pedestrians and drivers with increased traffic		

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ATTEN	NDANCE ROSTER	
NAME ADDRESS		
Alison Hall	1732 Wysong Court	
Angie and Chris Brandt	1900 Russell Drive 27612	
April and Stuart Gross	1744 Wysong Court	
Barbara and Pryor Gibson	1724 Wysong Court	
Barbara Kobus	1084 Small Court	
Bob White	1721 Oakleigh Woods Dr NW, Grand Rapids MI	
Bob and Gayle Radford	4609 Mentone Way	
Brad Diemert	2117 Hillock Drive	
Brandon Hayes and Shawna Goins	2120 Hillock Drive	
Brian and Christen Ware	4401 Memorial Drive	
Cathy Pratt	4600 Crabtree Pines Lane	
Charles and Kathy Clift	4601 Henley Park Court	
Chris Mills	4612 Mentone Way	
David Watts	1808 Wysong Court	
Deb	None provided	
Brandon and Elizabeth Cousanca	1728 Wysong Court	
Gwen Foster	None provided	
Hayley	None provided	
Hirsh Sandesara	4604 Chandler Grove Court	
Janine and Marty Perry	1809 Small Court	
Jonathan Citty	1904 Russell Drive	
Varl Stain	None provided	
Karl Stein		

ATTENDANCE ROSTER		
NAME ADDRESS		
Keith and Ronna Bowler	2121 Hillock Drive	
Ken Oakley	1804 Wysong Court	
Kenyon and Kristen Worrell	1908 Russell Drive	
Kevin Gard	1644 Stannard Trail	
Kiron Rakkar	1808 Wysong Court	
Kristen Stanziale	V h	
Lee Goldstein	4516 Crabtree Pines Lane	
Liz	V	
Lynn Sullivan	U ;‡ .	
Marian and Eric Larson	4421 Memorial Drive	
Marie Wallden	None provided	
Michael and Lisa Litzsinger	1753 Wysong Court	
Mollie McBride	1808 Small Court	
Nancy Corbin	4508 Lead Mine Road	
Pamela Guthrie and Eric Leonard	4400 Memorial Drive	
Phil Farrell	6209 Iris Drive	
Decem Halter		
Ryan Huber	2108 Hillock Drive	
Sarah Sandesara	4604 Chandler Grove Court	
Ken and Shanaz Carper	4601 Crabtree Pines Lane	
Elias and Sirine Schtakleff	4424 Lead Mine Road	

ATTENDANCE ROSTER		
NAME	ADDRESS	
*Donald Belk	Raleigh Planning and Development Dept.	
Takisha Truss	2000 Russell Drive	
Teryn and Patrick Somma	1740 Wysong Court	
Unknown Participants		

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: July 1, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

Narrative of Zoning Conditions Offered		
1. Principal Uses shall be limited to Congregate Care residential and accessory uses, except as provided for in Condition #2 below.		
2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.		
3. The total number of units for Congregate Care units shall not exceed 185.		
4. There shall be a 150-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").		
5. Trees within 32' of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32', shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum 40 shrubs per 100 linear feet required by UDO Section 7.2.4, 12 additional shrubs per 100 linear feet, for a total of 52 shrubs per 100 linear feet. Said additional 12 shrubs per 100 linear feet shall be evergreen and have a minimum planting height of 6 feet and minimum mature height of 15 feet.		
6. Trees within 50' of the property line abutting those properties with PINs 0796629093 and 0796710830 (the "Eastern Parcels") shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as a tree conservation area, a Zone A, Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting the Eastern Parcels.		
7. 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 two-year and ten-year storms.		
8. All exterior Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 150' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center. Any surface parking located within 150 feet of the Northern Parcels that is also located above a retaining wall shall include a 3'-6" opaque screen along the northern and eastern edges of the lot on top of the retaining wall.		
9. Locations for trash storage and collection, loading docks, and generators shall not be within 200' of the northern property line abutting the Northern Parcels.		
10. Trash collection, mechanical equipment and other utilitarian equipment should be screened from view by a structure that complements the design of the building through use of similar materials, colors, finishes, and architectural details as the principal building.		
11. At the discretion of the City of Raleigh Department of Transportation, prior to issuance of a building permit, the developer shall dedicate a 15' x 20' transit easement along Lead Mine Road and be responsible for constructing accompanying transit infrastructure prior to the issuance of the first certificate of occupancy on the property. The location of the easement shall be established during site plan or subdivision review. The transit infrastructure shall be constructed to the City of Raleigh standard details specified by the City of Raleigh Department of Transportation, and shall not exceed the following list of improvements: (a) A 15' x 20' concrete pad		
(b) a cement landing zone between the back of curb and sidewalk (c) a transit waiting shelter and bench (d) trash receptacle (e) sidewalk connectivity		
12. The property owner shall not make a connection to existing City of Raleigh sewer lines located on Wysong Court.		
13. Before any certificate of occupancy is requested or issued the developer shall issue a letter of credit in the amount of \$20,000, listing the City of Raleigh as the beneficiary, to be applied toward the cost of installation of a traffic signal at the intersection of Lead Mine Road, Sugar Bush Road and Inman Park Drive. The letter of credit shall be renewed annually for the five-year period after the first certificate of occupancy is granted (or until the earlier date of NCDOT approval of the traffic signal installation).		

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

Property	Owner(s)	Signature:
riopenty		Olghature.

Printed Name: <u>Abigail C. Chopel</u>

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: July 1, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

Narrative of Zoning Conditions Offered
1. Principal Uses shall be limited to Congregate Care residential and accessory uses, except as provided for in Condition #2 below.
2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.
3. The total number of units for Congregate Care units shall not exceed 185.
4. There shall be a 150-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the "Northern Parcels").
5. Trees within 32' of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32', shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum 40 shrubs per 100 linear feet required by UDO Section 7.2.4, 12 additional shrubs per 100 linear feet, for a total of 52 shrubs per 100 linear feet. Said additional 12 shrubs per 100 linear feet shall be evergreen and have a minimum planting height of 6 feet and minimum mature height of 15 feet.
6. Trees within 50' of the property line abutting those properties with PINs 0796629093 and 0796710830 (the "Eastern Parcels") shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO's standards to be designated as a tree conservation area, a Zone A, Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50' shall be provided along the eastern property line abutting the Eastern Parcels.
7. 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 two-year and ten-year storms.
8. All exterior Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 150' of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center. Any surface parking located within 150 feet of the Northern Parcels that is also located above a retaining wall shall include a 3'-6" opaque screen along the northern and eastern edges of the lot on top of the retaining wall.
9. Locations for trash storage and collection, loading docks, and generators shall not be within 200' of the northern property line abutting the Northern Parcels.
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I he property owner(s) hereby otters, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _	Faye Currin
Printed Name: Faye Currin	B4F1D9673DAE408

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: July 1, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

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DocuSigned by: Karen Dyn Hodges Property Owner(s) Signature:

C3CF0C7FF94C402.

Printed Name: Karen Dixon Hodges, as a manager of Lowery & Webster Properties LLC

Conditional Use District Zoning Conditions		
Zoning case #: Z-53-20	Date submitted: July 1, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	

Narrative of Zoning Conditions Offered	
1. Principal Uses shall be limited to Congregate Care residential and accessory uses, except as provided for in Condition #2 below.	
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Property Owner(s) Signature: _	Norman Currin
	B4F1D9673DAE408
Printed Name: Norman Currin	

Co	nditional Use District Zoning Conditi	ons
Zoning case #: Z-53-20	Date submitted: July 1, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-4-PL-CU	
	larrative of Zoning Conditions Offere	
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UDO. If these do not meet the UDO's standards to be de be placed along the northern property line abutting the N	ern Parcels shall be evaluated for designation as tree conser- signated as tree conservation area, a Type B1 protective ya orthern Parcels. The Type B1 protective yard shall provide 100 linear feet, for a total of 52 shrubs per 100 linear feet. and minimum mature height of 15 feet.	ard (UDO Sec. 7.2.4), with a minimum width of 32', shall e, in addition to the minimum 40 shrubs per 100 linear feet
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conditions written above. All property additional space is needed.	consents to, and agrees to abide, if the owners must sign each condition page.	This page may be photocopied if

Property Owner(s) Signature: trantes Jour Corver

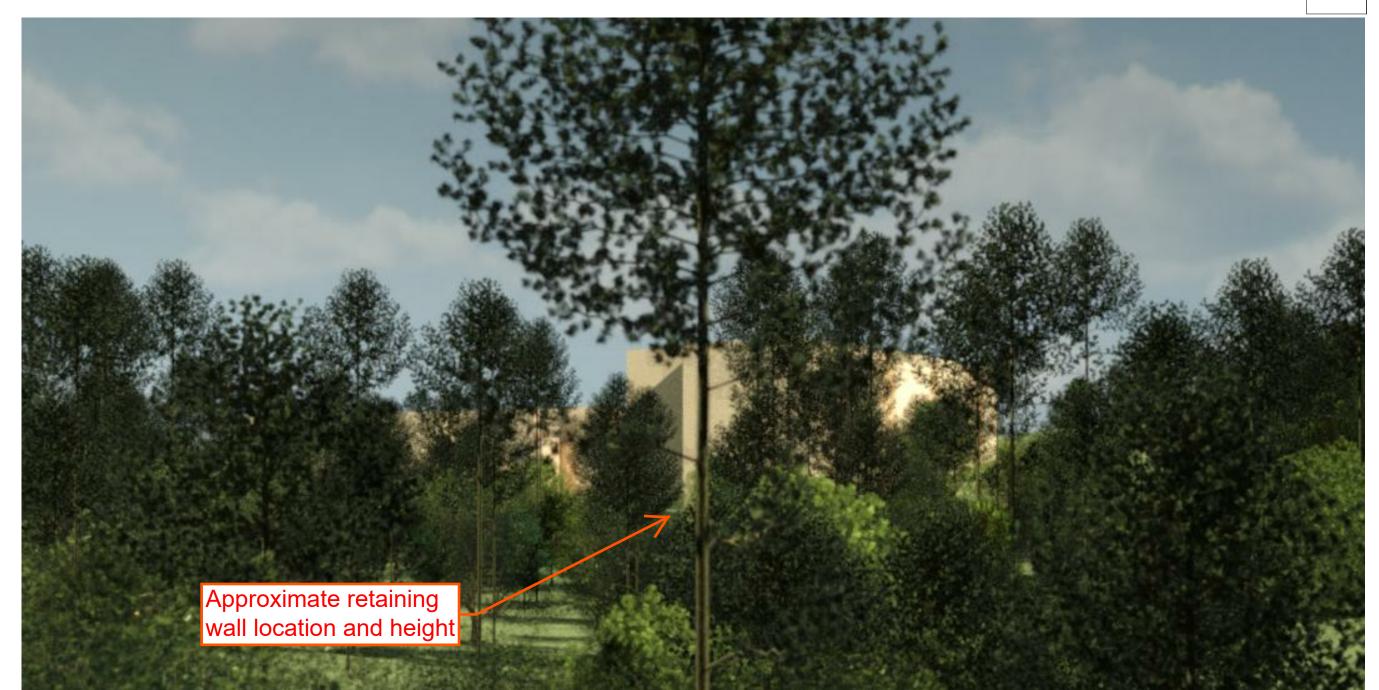
Printed Name: Frances Todd Corbin

Page 2 of 14

**REVISION 10.27.20** 

raleighnc.gov



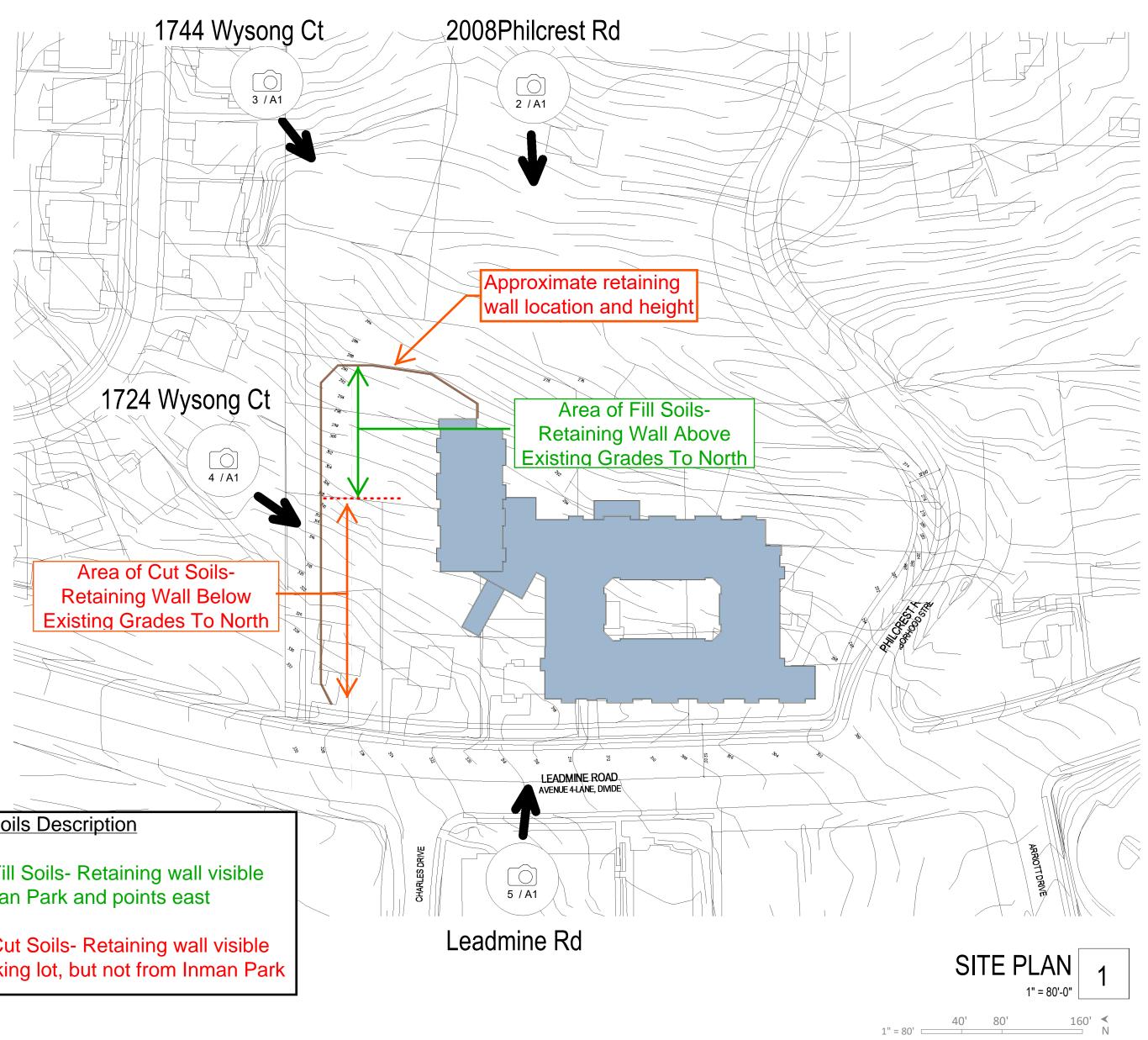




View From 1724 Wysong Court Looking Southeast 4

View From 1744 Wysong Court Looking Southeast





Cut/Fill Soils Description

Area of Fill Soils- Retaining wall visible from Inman Park and points east

Area of Cut Soils- Retaining wall visible from parking lot, but not from Inman Park View From Leadmine Road Looking East 5

<sup>09/21/2021</sup> A1





From:	<u>Avi Grewal</u>
То:	kggard@gmail.com; Angie Brandt; Matthew Eisley; April Gross; Pryor Gibson; Buffkin, Patrick; Crane, Travis; Belk, Donald
Cc:	Goode, Laura D.; Schwedler, Jamie; Todd Rankine
Subject:	RE: Proposed Retaining Wall Height
Date:	Thursday, October 14, 2021 5:14:07 PM
Attachments:	image001.png
	image002.png
	image003.png
	image004.png

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Good afternoon everyone,

Following up on the last Committee meeting, the neighbors who have opposed the current case have publicly expressed support for a new zoning request for a townhome project several times. We do not have authority to file such a case and there is no guarantee the landowners would agree to withdraw the current application and go through another rezoning effort. But in order to evaluate that, we would need to know exactly what density of townhomes the group would support. Under the new Missing Middle text change, we understand townhomes would be allowed in R-6 at 6,000 sf lot minimums (about 36 townhomes on the 5 acre site), or R-10 at 4,000 sf lot minimums (about 54 townhomes). Certain conditions (i.e. building setbacks, increased storm water measures, contribution to a traffic light, etc.), which are part the senior housing development, may not be feasible with a Townhome project. Please respond by next Monday with the designation (R-6 or R-10) that the group would support. If that remains unclear, we do not believe we'd be able to convince the landowner to pursue this option. Or, if the group would not support either designation, please let us know that as well.

#### **Avi Grewal**

Singh Development, LLC 2601 Weston Pkwy, Suite 203 Cary, NC 27513

Tel: 248-865-1039 Email: <u>Avi@SinghMail.com</u> | Web: <u>www.singhweb.com</u>

Connect with us on Social Media!



From: Avi Grewal

Sent: Wednesday, September 22, 2021 10:59 AM

**To:** kggard@gmail.com; Angie Brandt <altbrandt@gmail.com>; Matthew Eisley <mattheweisley@gmail.com>; April Gross <april.a.gross@gmail.com>; Pryor Gibson <gibsonmain111@gmail.com>; Buffkin, Patrick <Patrick.Buffkin@raleighnc.gov>; Crane, Travis <Travis.Crane@raleighnc.gov>; Belk, Donald <Donald.Belk@raleighnc.gov> Cc: Goode, Laura D. <lauragoode@parkerpoe.com>; Schwedler, Jamie S.
 <jamieschwedler@parkerpoe.com>; Todd Rankine <Todd.Rankine@singhmail.com>
 Subject: Proposed Retaining Wall Height

Hello All,

We have been working diligently since the last SVHC Committee meeting to respond to your questions regarding the proposed retaining wall that will be necessary for the surface parking in order to accommodate the 150' building setback from the northern property line. Please see attached for your reference (1) updated renderings to include the retaining wall, and (2) updated concept plan that details the approximate retaining wall heights along multiple points adjacent to the northern and eastern property lines, including indications as to whether the retaining wall is anticipated to be a cut or fill at each point.

Please know that these updated documents are fresh off the press and we are providing them to you as they became available to us. We appreciate your patience and understanding given both the lead engineer and architect on this project recently changed companies and the new folks have been getting up to speed.

## Avi Grewal

Singh Development, LLC 2601 Weston Pkwy, Suite 203 Cary, NC 27513

Tel: 248-865-1039 Email: <u>Avi@SinghMail.com</u> | Web: <u>www.singhweb.com</u>

Connect with us on Social Media!



## From: Avi Grewal

**Sent:** Friday, July 2, 2021 9:03 AM

**To:** 'kggard@gmail.com' <<u>kggard@gmail.com</u>>; 'Angie Brandt' <<u>altbrandt@gmail.com</u>>; 'Matthew Eisley' <<u>mattheweisley@gmail.com</u>>; 'April Gross' <<u>april.a.gross@gmail.com</u>>; 'Pryor Gibson' <<u>gibsonmain111@gmail.com</u>>; 'Buffkin, Patrick' <<u>Patrick.Buffkin@raleighnc.gov</u>>

**Cc:** 'Goode, Laura D.' <<u>lauragoode@parkerpoe.com</u>>; 'Schwedler, Jamie S.'

<<u>jamieschwedler@parkerpoe.com</u>>; 'Ross Massey' <<u>rmassey@stewartinc.com</u>>; 'Caroline Bojarski' <<u>cbojarski@rameykemp.com</u>>; Todd Rankine <<u>Todd.Rankine@singhmail.com</u>>; Stuart Wagner <<u>Stuart.Wagner@singhmail.com</u>>

Subject: RE: Additional Draft Rezoning Conditions

All,

After some back and forth on language with the City the last couple days, we were able to get the final conditions signed and submitted yesterday. Attached you'll find the following:

- 1. Final conditions submitted yesterday 7.1.21
- Comparison of final conditions to proposed conditions we sent over to you on Tuesday, 6.29.21
- 3. Comparison of final conditions to conditions as of 6.2.21 (submitted after the 6.1.21 public hearing) to illustrate all changes made

At this point we cannot add new conditions or change any language but please let me know if you have questions.

Angie – Let me know some dates to meet with you and your neighbors down Philcrest regarding construction traffic, staging, etc.

Hope you have a great holiday weekend!

## Avi Grewal

Singh Development, LLC 2601 Weston Pkwy, Suite 203 Cary, NC 27513

Tel: 248-865-1039 Email: <u>Avi@SinghMail.com</u> | Web: <u>www.singhweb.com</u>

Connect with us on Social Media!



## From: Avi Grewal

Sent: Tuesday, June 29, 2021 2:03 PM

To: kggard@gmail.com; Angie Brandt <altbrandt@gmail.com</p>; Matthew Eisley
<mattheweisley@gmail.com</p>; 'April Gross' <april.a.gross@gmail.com</p>; Pryor Gibson
<gibsonmain111@gmail.com</p>; Buffkin, Patrick <<u>Patrick.Buffkin@raleighnc.gov</u>
Cc: 'Goode, Laura D.' <<u>lauragoode@parkerpoe.com</u>; Schwedler, Jamie S.
<jamieschwedler@parkerpoe.com</p>; 'Ross Massey' <<u>rmassey@stewartinc.com</u>; Caroline Bojarski
<cbojarski@rameykemp.com</p>; Todd Rankine <<u>Todd.Rankine@singhmail.com</u>; Stuart Wagner

Subject: Additional Draft Rezoning Conditions

All,

I appreciate you meeting with us on short notice yesterday and thanks Matthew for providing refreshments. We were able to get a better understanding of your concerns and I hope you all have some more clarity on what we're trying to accomplish. Below is a list of the conditions we discussed yesterday and attached is a draft of all the conditions including these new ones. This has been concurrently sent to City staff for review and comment and are subject to change based on staff's comments.

• Edits to Condition #8 - Parking Screening: We have retained the prior commitment

regarding evergreen screening of any structured parking above grade. As we discussed yesterday, since we have not completed grading plans for the site, there still may be some structured parking, so we would honor our existing screening commitments for any structured parking. In response to your comments about additional screening for surface parking, we have added a commitment for an opaque screen for portions of any surface parking above a retaining wall to provide screening and mitigate light impact for surface parking.

- New Condition #11 Transit Infrastructure to be added on the site if allowed by City Transportation Staff
- New Condition #12 Prohibiting sewer connection to the north
- New Condition #13 Contribution to cost of Traffic Signal at Inman Park Drive/Sugar Bush Rd and Lead Mine: Intent – developer pays \$20,000 toward installation of a signal
  - a. **Cost Explanation**: Our traffic engineer estimates that the traffic signal infrastructure in the immediate area (ex: intersection of North Hills Drive and Lead Mine) typically costs approximately \$100,000-\$120,000. The TIA demonstrated that the expected traffic from the development is anticipated to be less than 1% of the total traffic at this intersection. Thus, any cost the developer offers to pay towards this traffic signal should be proportional. A proportional payment for 1% of traffic at the intersection would be roughly \$1,000 \$1,200. A \$20,000 contribution is roughly 20 times the amount that would be proportionate to the traffic expected to be generated from the development. This amount shows a good faith effort to address concerns by neighbors about traffic, and to build in a large margin for potential cost increases should it take a number of years for NCDOT to approve a traffic signal at this intersection.

\*\*Note: We have removed the previously proposed condition to put at traffic signal at Charles Drive\*\*

• Philcrest Drive entrance: After discussions during the on-site meeting, it sounds like the best way to address the majority of concerns about the potential impact to Philcrest Drive is through coordinating a construction plan with the neighbors. Given several outstanding variables that are unknown to us before we complete a final grading plan, we are unable to commit to the Philcrest access being right in – right out. However, with the latest concept plan shared today, this is now a secondary entrance to the development, anticipated mainly for service and overflow parking, with the main facility and parking access coming from Lead Mine. This will significantly reduce the impact to Philcrest and the number of vehicles expected to use that access point.

As we communicated during the meeting, we are committed to offering conditions that are both responsive to your concerns and that will assist with making the neighbors more comfortable with this development. Please let us know if these conditions are not helpful, or if adding these conditions will not fundamentally change your position towards the case.

## Avi Grewal

Singh Development, LLC 2601 Weston Pkwy, Suite 203 Cary, NC 27513

Tel: 248-865-1039 Email: <u>Avi@SinghMail.com</u> | Web: <u>www.singhweb.com</u>

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From:	Matthew Eisley
То:	<u>Avi Grewal</u>
Cc:	Pryor Gibson; April Gross; Angie Brandt; Kevin Gard; Buffkin, Patrick; Crane, Travis; Belk, Donald; Schwedler, Jamie; Goode, Laura D.; Todd.Rankine@singhmail.com
Subject:	Neighborhood leaders" response to Singh townhouse scenarios at Z-53-20 site
Date:	Monday, October 18, 2021 4:35:36 PM
Attachments:	Z-53-20 Neighbors Alt Townhouse Plan Oct 2021.pdf

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Avi,

Good afternoon. I hope that you, your family, and your colleagues are well.

Thank you for your email of Thursday afternoon to our neighborhood steering committee, which we have discussed several times at length.

#### Our response:

On behalf of our core leadership group, here is our collective, unanimous response to your questions about our levels of support for a townhouse development under two scenarios at the Z-53-20 site at Lead Mine and Philcrest roads in Raleigh's ETJ:

Pursuant to the first option you outlined, we would support an R-6 townhouse-only development, up to the 36 units you proposed, without reservation.

## Regarding your second option, we would be willing to discuss the parameters of an R-10 townhouse-only development up to the 54 units you specified.

We have said repeatedly from the beginning of this case that we do not oppose redevelopment of the Z-53-20 site; that we would support a reasonable upzoning; and that we believe townhouses would provide much-needed missing middle housing, a substantial profit to the property owners and developer, and a far more compatible transition between our adjacent single-family neighborhoods and the more intense commercial development across Lead Mine Road within the Crabtree City Growth Center.

#### **Our constructive vision:**

As you might know, at the suggestion of District E City Council member David Knight, we commissioned at our expense a professional alternative plan for the site, which is attached. It proposes 32 luxury townhomes of varying sizes with a single entry drive off Philcrest Road, at a density of 6.4 units per acre. It provides for water detention, per City requirements. It shows a new bus stop and a covered shelter just north of the street intersection.

Our plan also includes a 50-foot northern buffer to accommodate a City easement for a greenway connector from the Lead Mine Road sidewalk toward the creek just east of the tract, along which a future greenway could connect southward to North Hills Drive and the City's popular Crabtree Creek greenway, an interest of Council member Patrick Buffkin, our District A representative.

With the future addition of a much-needed traffic light and crosswalks at Lead Mine and Sugar Bush roads, this route would provide the only safe access to Raleigh's greenway network for the 1,000+ tax-paying households in the superblock west of Lead Mine Road, east of Creedmoor Road, north of Glenwood Avenue, and south of Millbrook Road. We would support widening the Lead Mine Road sidewalk next to Inman Park to accommodate safely the increased pedestrian traffic.

#### **Townhouse comparisons:**

Raleigh's townhouse market is on fire. Farther north on Lead Mine Road, near Forum Drive, M/I Homes is selling nice but generic townhomes in "Wykoff" as fast as they can build them for \$500K to \$600K+ apiece. (https://www.zillow.com/community/wykoff/29237281\_plid/) We believe luxury townhomes on the edge of Crabtree Valley would fetch higher prices and would sell quickly, perhaps even pre-selling. For comparison, Wykoff is 59 units plus greenspace on about 11 acres -- or 5.4 units per acre, which is somewhat less than the density we propose here.

Meanwhile, in a location comparable to ours, across Crabtree Valley off Blue Ridge Road, M/I Homes has just started building Altair, an 88-townhome development on 14 acres -- a density of 6.3 units per acre, a bit less than what we propose here. We believe that what's appropriate for Raleigh City Council District E on one side of Crabtree Valley also is appropriate for District A on the other side.

We hope that you will give our professionally designed townhouse plan serious, good-faith consideration. If you decide to build what we propose, we will endorse your project wholeheartedly and publicly. As long as you pay the current property owners the prices established in your pending purchase options, we can't imagine why they would not agree to this reasonable compromise for the benefit of all involved.

#### Next steps:

We've put our heads together quickly to honor your request that we respond by today. Please note that we have not yet had an opportunity to discuss with our hundreds of neighbors the scenarios you have outlined or our reaction to them.

Although we can't speak yet for all of our neighbors, we on the steering committee are united openly in our positions stated here. We believe we could build support quickly in our neighborhoods for such a development compromise, helping to expedite a new zoning case so your company can get going soon on signature townhouses built to Singh's customary high standards of construction quality, amenities, and appearance.

Please let us know if you have questions.

Best regards,

Matthew Eisley, on behalf of: April Gross Pryor Gibson Angie Brandt Kevin Gard

#### Thu, Oct 14, 2021 at 5:14 PM Avi Grewal <<u>Avi@singhmail.com</u>> wrote:

Good afternoon everyone,

Following up on the last Committee meeting, the neighbors who have opposed the current case have publicly expressed support for a new zoning request for a townhome project several times. We do not have authority to file such a case and there is no guarantee the landowners would agree to withdraw the current application and go through another rezoning effort. But in order to evaluate that, we would need to know exactly what density of townhomes the group would support. Under the new Missing Middle text change, we understand townhomes would be allowed in R-6 at 6,000 sf lot minimums (about 36 townhomes on the 5 acre site), or R-10 at 4,000 sf lot minimums (about 54 townhomes). Certain conditions (i.e. building setbacks, increased storm water measures, contribution to a traffic light, etc.), which are part the senior housing development, may not be feasible with a Townhome project. Please respond by next Monday with the designation (R-6 or R-10) that the group would

support. If that remains unclear, we do not believe we'd be able to convince the landowner to pursue this option. Or, if the group would not support either designation, please let us know that as well.

#### Avi Grewal

Singh Development, LLC

2601 Weston Pkwy, Suite 203

Cary, NC 27513

Matthew Eisley mattheweisley@gmail.com (919)812-8595 https://www.linkedin.com/in/mattheweisley/

From:	<u>Avi Grewal</u>
To:	Matthew Eisley
Cc:	Pryor Gibson; April Gross; Angie Brandt; Kevin Gard; Buffkin, Patrick; Crane, Travis; Belk, Donald; Schwedler, Jamie; Goode, Laura D.; Todd Rankine
Subject:	RE: Neighborhood leaders" response to Singh townhouse scenarios at Z-53-20 site
Date:	Tuesday, October 19, 2021 5:04:37 PM
Attachments:	image001.png image002.png image003.png image004.png

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Matthew,

Thanks for the thorough response and Townhome concept plan. I expressed to Mr. Buffkin a couple weeks ago that doing a standalone townhome development like this is not something we typically do and we also do not believe it is the best use for this property. However, we would explore the option presented to us and let you know if it's something we could do. I will review with the team this week and get back to you with any questions.

Avi Grewal Singh Development, LLC 2601 Weston Pkwy, Suite 203 Cary, NC 27513

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