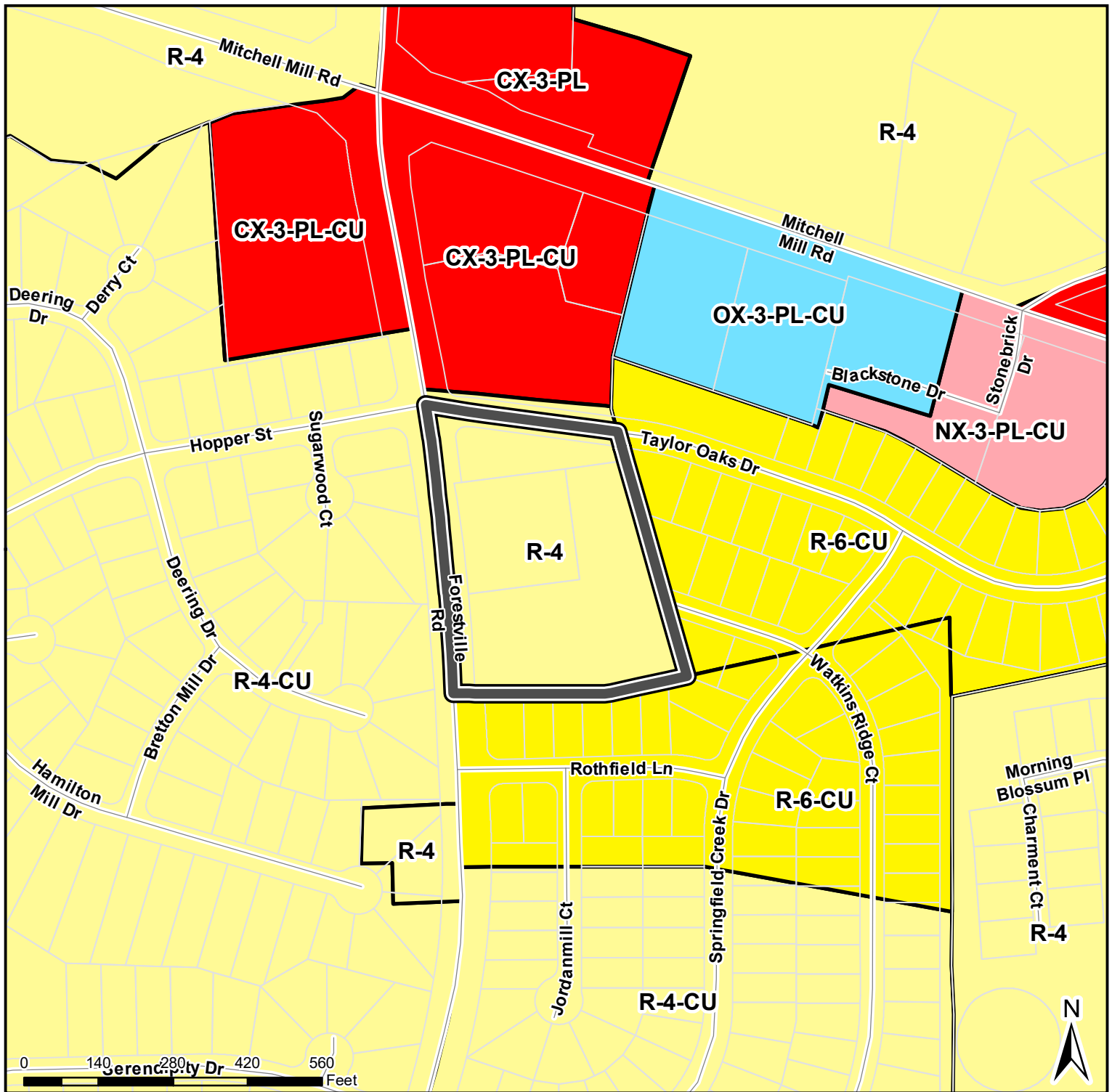
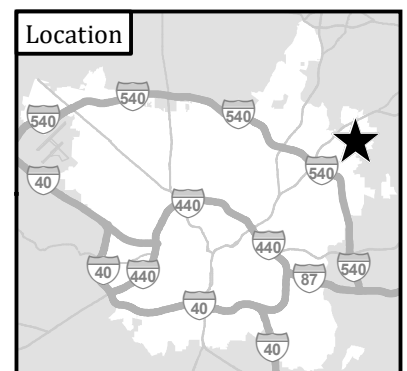


Existing Zoning

Z-55-2021



Property	3535 & 3537 Forestville Rd; 4002 Taylor Oaks Rd
Size	4.04 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Jason Hardin, AICP, Senior Planner
Department	Planning and Development
Date	November 22, 2021
Subject	City Council agenda item for December 7, 2021 – Z-55-21

On November 16, 2021, City Council authorized the public hearing for the following item:

Z-55-21 Forestville and Taylor Oaks, approximately 4.04 acres located at the southeast corner of the intersection of [Forestville Road and Taylor Oaks Drive](#).

Signed zoning conditions provided on September 2, 2021 prohibit the Apartment building type and limit total density to 25 units.

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

Requested zoning: Residential-6-Conditional Use (R-6-CU).

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

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

The request **does not have a designation** on the Urban Form Map.

The Planning Commission recommends approval of the request (7-0).

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13077

CASE INFORMATION: Z-55-21 FORESTVILLE AND TAYLOR OAKS

Location	Southeast corner of the intersection of Forestville Road and Taylor Oaks Drive Address: 3535 and 3537 Forestville Road; 4002 Taylor Oaks Drive PINs: 1747553879; 1747555734; 1747564006 iMaps , Google Maps , Transit , Driving Directions from City Hall
Current Zoning	R-4
Requested Zoning	R-6-CU
Area of Request	4.04 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties also within corporate limits.
Property Owner	Murdock & Gannon Construction, Inc.
Applicant	Murdock & Gannon Construction, Inc.
Council District	B
PC Recommendation Deadline	Dec. 25 2021

SUMMARY OF PROPOSED CONDITIONS

1. A maximum of 25 dwelling units shall be permitted on the property.
2. Apartment building types shall be prohibited on the property.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None (adjacent to Mixed Use Center)
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.2—Future Land Use Map and Zoning Consistency
	LU 8.1 Housing Variety
	● LU 8.10—Infill Development
	EP 1.1—Greenhouse Gas Reduction
Inconsistent Policies	● H 1.8—Zoning for Housing

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
8/26/21, four attendees	N/A	10/26/21, 11/9/21	11/16/21

PLANNING COMMISSION RECOMMENDATION

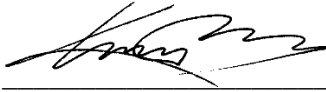
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request, by facilitating the townhouse building type, would provide additional housing choice and variety in the area. It would provide more units than the current zoning would if it were developed under the current zoning with only detached units. Similarly, it would facilitate more housing than a detached house-only development under current zoning would near a mixed use area at the intersection of Forestville and Mitchell Mill roads.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approve (7-0)
Motion and Vote	Motion: Lampman. Second: Rains In Favor: Bennett, Dautel, Fox, Godinez, Lampman, Mann and Rains Opposed: None
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

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

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



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



ZONING STAFF REPORT – CASE Z-55-21

Conditional Use District

OVERVIEW

The proposal seeks to rezone three parcels totaling 4.04 acres at the southeast corner of Forestville Road and Taylor Oaks Drive, roughly a tenth of a mile south of Mitchell Mill Road. The property is currently zoned R-4; the request is for R-6-CU zoning.

Two parcels are currently vacant and partially wooded; the third contains a detached house. The areas to the south, east, and west are developed with residential uses. The property to the north is vacant.

Properties to the east and south are zoned R-6-CU. Properties to the west are zoned R-4-CU. Properties to the north are zoned CX-3-PL-CU.

The Future Land Use Map designates the subject property and the areas to the east, south, and west as Low Density Residential. The area to the north is designated as Neighborhood Mixed Use.

The request includes conditions that prohibit the Apartment building type and that limit the number of units to 25. Current zoning allows either 16 units in the form of detached houses or 30 units in the form of duplexes.

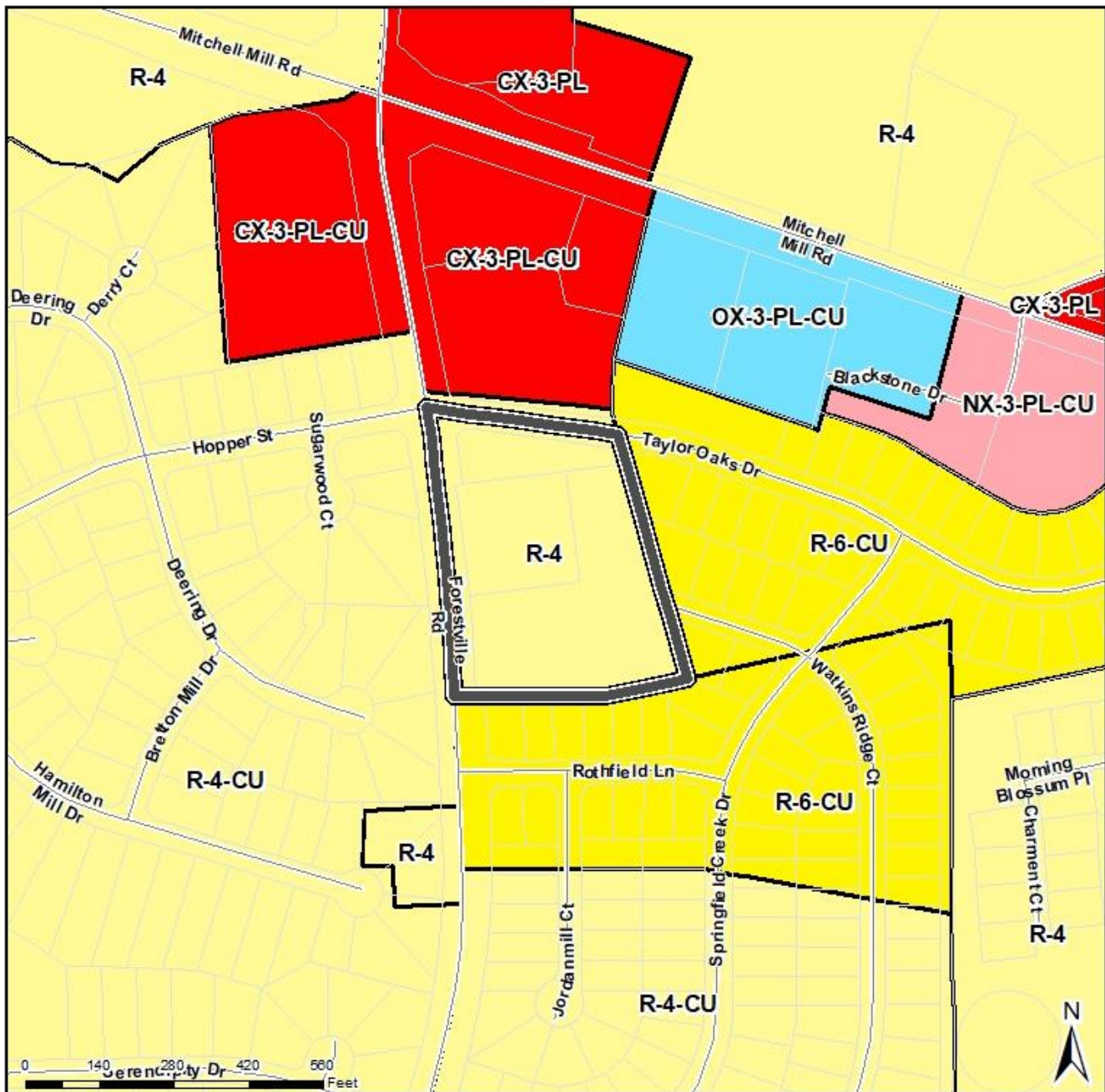
The zoning request would reduce the number of housing units that could be built, although it does facilitate the provision of townhouses. The current R-4 zoning does not permit townhouses in a conventional development.

OUTSTANDING ISSUES

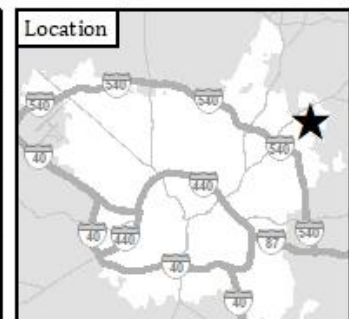
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-55-2021



Property	3535 & 3537 Forestville Rd; 4002 Taylor Oaks Rd
Size	4.04 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU

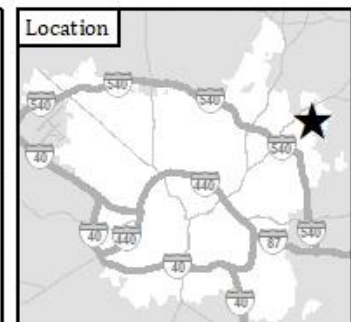


Future Land Use

Z-55-2021

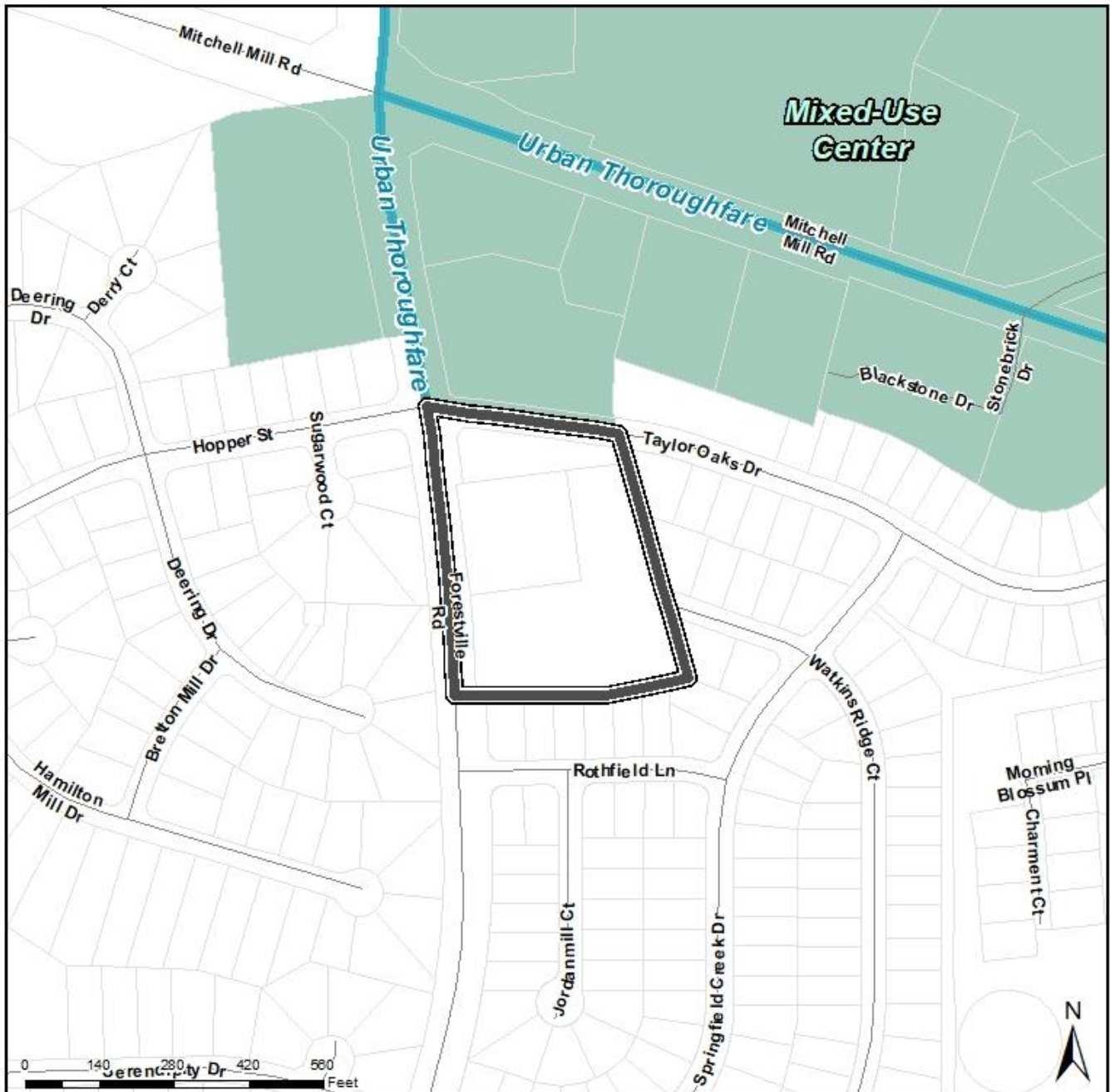


Property	3535 & 3537 Forestville Rd; 4002 Taylor Oaks Rd
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Urban Form

Z-55-2021



Property	3535 & 3537 Forestville Rd; 4002 Taylor Oaks Rd
Size	4.04 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU



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?

The proposal is generally consistent with themes of the plan, particularly Expanding Housing Choices, and with several specific policies that address issues such as housing variety, infill development, and carbon reduction. However, it is inconsistent with the policy of allowing more housing to be built, as it limits the number of units below existing zoning.

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

Yes. The Low Density Residential category envisions the R-6 category as a consistent zoning district.

- 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?

The use is designated on the Future Land Use Map.

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

Existing infrastructure is sufficient to serve development allowed by the request.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

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

☐ **Inconsistent**

The R-6 category is consistent with the Low Density Residential designation.

Urban Form

Urban Form designation: None

The rezoning request is

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

☐ **Inconsistent**

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

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

Residential uses are common in the area.

Public Benefits of the Proposed Rezoning

- The request, by facilitating the development of the townhouse building type, would provide needed additional housing choice and variety.
- The request would allow fewer housing units than existing zoning, although more than if it were built with only detached houses. Compared to the latter scenario, it would facilitate more housing in a location next to a mixed-use area around the intersection of Mitchel Mill and Forestville roads.

Detriments of the Proposed Rezoning

- None, although the limitation on the number of units means that it will not increase housing supply or support businesses in the nearly commercial area as much as it would have otherwise.

Policy Guidance

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●).

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

- **LU 1.2 Future Land Use Map and Zoning Consistency.** The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.
 - *The requested Residential-6 zoning category is consistent with the FLUM.*

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.

- The request would better facilitate the use of the Townhouse building types, although it would not allow the Apartment building type.

● **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 request would facilitate development on vacant land adjacent to developed parcels. The request would enable residential development in an area characterized by residential development and at a scale comparable to nearby areas, therefore creating no sharp changes in the development pattern.*

EP 1.1 Greenhouse Gas Reduction. Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors’ Climate Protection Agreement.

- *The request facilitates the use of the Townhouse building type, which is more energy-efficient than duplexes or detached houses.*

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

● **H 1.8 Zoning for Housing.** Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

- *The request would allow fewer housing units than existing zoning. The prohibition on the Apartment building type, which is permitted in a Conservation development in R-6, is also inconsistent with this policy.*

Area Plan Policy Guidance

The subject property is next to the area included in the Wake Crossroads area plan, no policies in that plan are relevant to this request.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	30	15	Lower than average, although the project would help support additional businesses in the adjacent commercial area.
Transit Score	30	0	Lower than average.
Bike Score	41	25	Lower than average.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	50	Transportation costs are likely to be moderate for residents of the site.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	17	The jobs proximity index is fairly low. There are not many jobs that are easily accessible.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

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	A duplex is, but triplex/quadplex are not
Larger Apartment	34.0	No

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Neither clearly adds or subtracts.	A condition limits density below current zoning, but by facilitating the townhouse type, it may allow more units than would have likely been produced.
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Is naturally occurring affordable housing present on the site?	Yes	The site contains one existing detached house structure valued at less than \$30,000, suggesting that it is not in good condition.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Townhouses
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	
Is it within walking distance of transit?	No	

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	33	36
People of Color Population (%)	45	46
Low Income Population (%)	22	30
Linguistically Isolated Population (%)	3	3
Population with Less Than High School Education (%)	8	9
Population under Age 5 (%)	7	6
Population over Age 64 (%)	6	11
% change in median rent 2015-2019	9.8	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	82.6	Higher than state average
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	

Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The house on the property was built in 1950, although most of the nearby residential development took place in the 2000s.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	Not known	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Not known	

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Mixed. The request would facilitate the development of more energy-efficient building types. However, job access is low, as is the walkscore, although the rezoning might improve the walkscore by facilitating more area retail development.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The area is fairly demographically similar to Raleigh as a whole.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Costs have not increased as much as the city average.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: None documented.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The area generally has higher life expectancy and is not in proximity to known hazards.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Horseshoe Farm Nature Preserve (1.3 miles) and River Bend Park (3.2 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (1.2 miles).
4. Current park access level of service in this area is graded a D letter grade.

Impact Identified: Additional use of area parks relative to current use, although less than would be allowed by existing zoning.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	250 gpd	7,500 gpd	6,250 gpd
Waste Water	250 gpd	7,500 gpd	6,250 gpd

1. The proposed rezoning would add 6,000 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

Stormwater

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

Impact Identified: None requiring mitigation beyond code.

Transportation

Site and Location Context

Location

The Z-55-21 site is in Northeast Raleigh the southeast corner of Forestville Road and Taylor Oaks Drive.

Area Plans

The Z-55-21 site is not located in an area with an adopted area plan (Map AP-1) in Comprehensive Plan. It is adjacent to the Wake Crossing Area Plan boundary; the plan intends to create a neighborhood center with a main street atmosphere and a strong pedestrian orientation.

Other Projects

Approximately 1 mile west of the site, NCDOT plans to widen Louisburg road between the bridge and Leland Rive, as well as add capacity to the intersection of Louisburg Road, Ligon Mill Road, and Mitchell Mill Road. This project is listed as Project U-5748 in the N.C. Department of Transportation's State Transportation Improvement Program (STIP). It is expected to begin construction in 2022. The project includes widening Louisburg Road to eight lanes and the construction of 10-foot multi-use path along the southern portion. Improvements to Mitchell Mill Road and Ligon Mill Road are also included. The project will also be converting intersections from Perry Creek Road to Leeland Drive to "reduced conflict intersections." Also known as a "superstreet." This configuration will not allow for left turns onto Louisburg Road nor through movements to cross it. The result will be simpler signal phasing that will increase the capacity of Louisburg Road.

Existing and Planned Infrastructure

Streets

The Z-55-21 site is located at the southeast corner of Forestville Road and Taylor Oaks drive. It also has access to Watkins Ridge Court, which is a public street stub adjacent to the

Z-55-21 Existing Land Use Residential less than 10 Acres, Vacant, Vacant	Daily	AM	PM
	9	1	1
Z-55-21 Current Zoning Entitlements Residential	Daily	AM	PM
	381	24	31
Z-55-21 Proposed Zoning Maximums Residential	Daily	AM	PM
	198	16	21
Z-55-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-183	-9	-10

Impact Identified: Reduced trips compared to existing zoning.

Urban Forestry

Parts of the site are wooded. The project would be subject to tree conservation regulations.

Impact Identified: None requiring mitigation beyond code.

Impacts Summary

Reduced transportation and other impacts relative to existing zoning.

Mitigation of Impacts

None impacts require mitigation beyond code.

CONCLUSION

The request, by rezoning the property from R-4 to R-6-CU, would facilitate the provision of townhouse units on the site, providing more housing choice. However, it restricts the number of housing units below the number allowed by current zoning, and is therefore inconsistent with a key policy, Zoning for Housing.

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

CASE TIMELINE

Date	Action	Notes
8/26/21	Neighborhood meeting	Four attendees
9/2/21	Petition filed	R-4 to R-6-CU
10/26/21	Planning Commission	

Relevant Minutes from November 9, 2021 Planning Commission Meeting

AGENDA ITEM (D) 3: Z-55-21 – Forestville and Taylor Oaks

This case is located White Oak Road, including three parcels totaling 4.04 acres at the southeast corner of the intersection of Forestville Road and Taylor Oaks Drive.

Approximately 4.04 acres is requested to be rezoned by Murdock & Gannon Construction, Inc. Conditions prohibit the Apartment building type and limit total density to 25 units.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

Planner Hardin presented the case.

Molly Stuart representing the applicant gave a brief overview of the case. Ms. Stuart spoke regarding the neighborhood meeting and the stated that they received no opposition to the case during this meeting.

There was no public comment.

There was no further discussion.

Ms. Lampman made a motion to recommend approval of the case. Mr. Rains seconded the motion. Commissioners, how do you vote?

Bennett (Aye), Dautel (Aye), Chair Fox (Aye), Godinez (Aye), Lampman (Aye), Vice-Chair Mann (Aye) and Rains (Aye).

The vote is unanimous, 7-0.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	CX-3-PL-CU	R-6-CU	R-6-CU	R-4-CU
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Neighborhood Mixed Use	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Vacant/ residential	Vacant	Residential	Residential	Residential
Urban Form	-	Mixed Use Center	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	R-6
Total Acreage	4.04	
Setbacks:		
Front	20'	10'
Side	10	10' if TH, 5' if detached
Rear	30'	20'
Residential Density:	7.4 units/acre	6.2 units/acre
Max. # of Residential Units	30	25
Max. Commercial SF	-	-

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

site. Forestville Road is designated as a four-lane, divided in the Street Plan (Map T-1) and is maintained by NCDOT. Taylor Oaks Drive is designated as a neighborhood street in the Street Plan (Map T-1) and is maintained by the City of Raleigh. Watkins Ridge Court is not identified in the Street Plan (Map T-1 in the comprehensive plan) and are thus a local street. It is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts is determined by the average size lots on the block. The existing block perimeter is approximately 2,600 feet in perimeter. There is an existing public street stubs that connects to the eastern edge of the site. Connections between the stubs and future subdivisions meeting the requirements of UDO section 8.3.2 will improve the block perimeter. These connections are consistent with the Comprehensive Plan, including Policies T 2.3, T 2.4, T 2.5, and T 2.6, which all concern interconnected streets. These policies and the block perimeter standards in UDO Article 8.3 reduce per-capita vehicle miles traveled and increase the efficiency of providing city services such as solid waste collection.

Pedestrian Facilities

There are no existing sidewalks on the site's frontage on Forestville Road. There is existing sidewalk on the eastern portion Forestville Road directly north of the site that connect to Mitchell Mill Road. Sidewalks are complete on the western side of Forestville Road between Mitchell Mill Road and Serendipity Drive. Sidewalks are complete on the southern side of Taylor Oaks Drive, including the site's frontage. Sidewalks are also complete on the north site of Watkins Ridge Court. Frontage improvements and sidewalks are required for subdivision or site plan approval.

Bicycle Facilities

There is an existing bike lane approximately 0.1 miles north of the site on western portion of Mitchell Mill Road. It connects to Louisburg Road where there is access to the Neuss River Greenway Trail, which is approximately one mile west of the site.

Transit

There is no existing or plan transit services near the Z-55-21 site.

Access

Vehicle access to the subject site is via Forestville Road and Taylor Oaks Drive and the stubbed public street, Watkins Ridge Drive, east of the site.

TIA Determination

Based on the Envision results, approval of case Z-55-21 would not increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4 to R-6 is projected to generate 9 fewer trips in the AM peak hour and 10 fewer 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. A TIA may be required during site permit review.

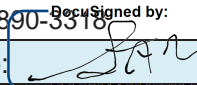


Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: August 31, 2021	Date amended (1):	Date amended (2):
Property address: 3535 and 3537 Forestville Road; 4002 Taylor Oaks Drive		
Property PIN: 1747553879; 1747555734; 1747564006		
Deed reference (book/page): 018597/2494; 018226/1658		
Nearest intersection: Forestville Road and Taylor Oaks Drive		Property size (acres): 4.04
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Murdock & Gannon Construction, Inc.; P O Box 61370 Raleigh NC 27661		
Property owner email: stephengannon2003@yahoo.com		
Property owner phone: 919-649-5549		
Applicant name and address: Murdock & Gannon Construction, Inc.; P O Box 61370 Raleigh NC 27661		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s): 		
Additional email(s):		

RECEIVED

By JP Mansolf at 8:17 am, Sep 02, 2021

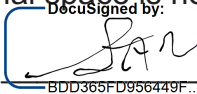
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

1. A maximum of 25 dwelling units shall be permitted on the property.
2. Apartment building types shall be prohibited on the property.

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:  _____
DocuSigned by: BDD365FD956449F...

Printed Name(s): Stephen Gannon

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Rezoning Application Addendum #1**Comprehensive Plan Analysis****Office Use Only**

Rezoning case #

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.

Statement of Consistency

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

The Wake Crossroads small area plan Policy AP-WC 3 (Wake Crossroads Buffer Land Uses) encourages uses that step down from the retail core, to the mixed use transition area, to the surrounding single-family neighborhoods, which is consistent with the proposal to rezone this 'edge' property to the zoning shared by the residential surrounding parcels. The requested R-6 zoning and dwelling unit cap are additionally supported by the low-density residential designation on the Future Land Use Map.

Specific Comprehensive Plan policies supported by the proposal include LU 3.2 (Location of Growth); LU 5.1 (Reinforcing the Urban Pattern); LU 8.3 (Conserving, Enhancing, and Revitalizing Neighborhoods); and H 1.8 (Zoning for Housing).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The requested rezoning will permit needed housing to be constructed on the site and to provide improved street connections in the surrounding residential area.

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Date: August 16, 2021

Re: 3537 Forestville Road; 3535 Forestville Road; 4002 Taylor Oaks Road

Dear Neighbors:

We are counsel for Murdock & Gannon Construction, Inc. ("Murdock & Gannon"), which is considering rezoning the above-captioned Property, a context map of which appears on the back side of this notice. Currently, the Property is zoned R-4. Murdock & Gannon is considering rezoning the Property to Residential-6, Conditional Use (R-6-CU). The purpose of the rezoning is to construct townhomes.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding neighbors on Thursday, August 26, 2021, from 7:30 p.m. to 8:30 p.m. This meeting will be held at Hampton Inn, Cypress-Garden Room, 3621 Spring Forest Rd, Raleigh, NC 27616.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919.890.3318 or mstuart@mstarlaw.com. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." Complete application materials may be viewed at <https://raleighnc.gov/services/zoning-planning-and-development/current-development-activity>. 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 concerns or questions about this potential rezoning, I can be reached at:

Molly M. Stuart
Morningstar Law Group
(919) 890-3318
mstuart@mstarlaw.com

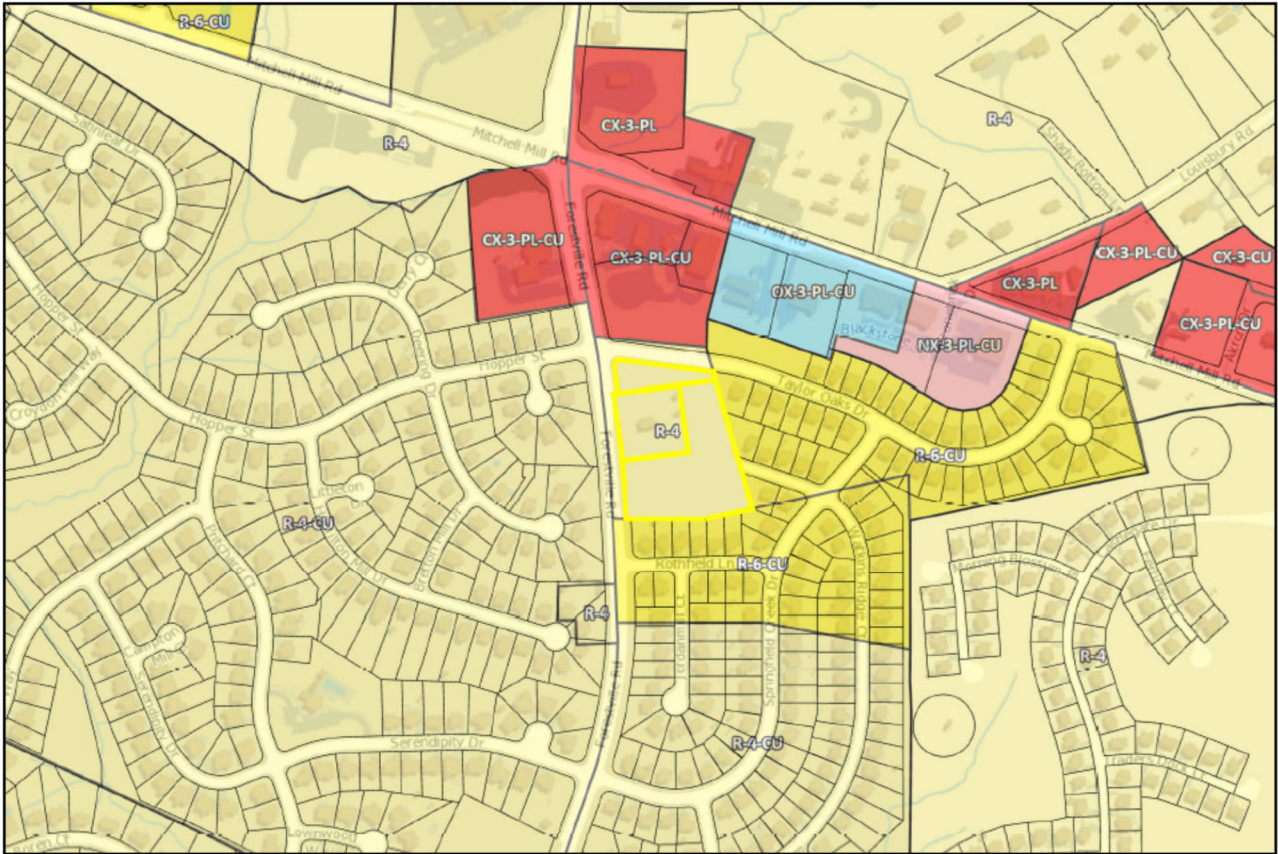
Sincerely,



Aerial Photo



Zoning



SUMMARY OF ISSUES

A neighborhood meeting was held on August 26, 2021 (date) to discuss a potential rezoning located at 3535 and 3537 Forestville Road; 4002 Taylor Oaks Drive (property address). The neighborhood Meeting was held at 3621 Spring Forest Road (location). There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendees inquired about the potential size and price of units, which are likely to be in the low-to-mid \$300,000 range.
The units are anticipated to be two stories with a one-car garage in a townhome layout.
The sidewalk along Forestville Road will be completed along the property's frontage.
The units will not likely have first-floor bedrooms, but it is under consideration.

[illegible]