

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem
Department	Planning and Development
Date	February 16, 2022
Subject	City Council agenda item for March 1, 2022 – Z-59-21

City Council authorized the public hearing for the following item:

Z-59-21 Wade Ave, approximately 1.09 acres located at [2618 Wade](#)

Signed zoning conditions provided on October 29, 2021 provide a 100' building setback to the properties to the north, regulate tree disturbing activity in that 100-foot area, and limit density to 8 units per acre.

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 Planning Commission recommends approval/denial of the request (6 - 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# 13093

CASE INFORMATION: Z-59-21 WADE AVE

Location	On the north side of Wade Ave between its intersections with Canterbury Road and Hobson Court. Address: 2618 Wade Ave PINs: 0794862579 iMaps , Google Maps , Directions from City Hall
Current Zoning	Residential-4 (R-4)
Requested Zoning	Residential-6 (R-6)
Area of Request	1.09 acres
Corporate Limits	The subject site is within and surrounded by the corporate limits.
Property Owner	Raleigh Custom Homes, LLC
Applicant	Raleigh Custom Homes, LLC
Council District	District D (Forte)
PC Recommendation Deadline	February 12, 2022

SUMMARY OF PROPOSED CONDITIONS

1. One-hundred-foot principal building setback to the three adjacent properties to the north.
2. No tree disturbing activity shall take place in the one-hundred-foot setback described above except for those authorized by the city, state, and federal government.
3. The property shall be developed with no more than eight (8) dwelling units per acre.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential
Urban Form	None
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
	● LU 1.3 Conditional Use District Consistency
	● LU 2.2 Compact Development
	● LU 7.3 Single-family Lots on Major Streets
	● LU 8.1 Housing Variety
	□ LU 8.15 Zoning for Housing Opportunities and Choice
	● H 1.8 Zoning for Housing
	UD 5.9 Successful Residential Neighborhoods

Inconsistent Policies	None identified
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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
August 25, 2021 14 attendees	N/A	January 11, 2022	January 18, 2022

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
23	1	5	2
Summary of Comments: "I would like to see more density inside the beltline."			

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:

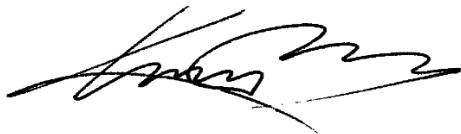
Reasonableness and Public Interest	The proposed zoning permits relatively less expensive building types and smaller pieces of property to be sold or rented which will allow households with broader income ranges to gain access to the high opportunity areas of the inner-beltline suburbs. Up to eight households with likely broader ranges of income may have access to the area, twice as many as the existing zoning permits. The existing zoning, which requires larger lot detached housing only, would likely result in housing types that are relatively more expensive and therefore less attainable to households with lower incomes.
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Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Dautel; Second: O'Haver; In Favor: Bennett, Dautel, Fox, Miller, O'Haver and Rains
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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: 1/11/2022

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT – Z-59-21

WADE AVE

Conditional Use District

OVERVIEW

The request is to rezone a 1.09-acre parcel from Residential-4 (R-4) to Residential-6-Conditional Use (R-6-CU). Proposed zoning conditions provide a 100' building setback to the properties to the north, regulate tree disturbing activity in that 100-foot area, and limit density to 8 units per acre. The existing zoning would allow 4 units to be built across two attached houses (duplexes). The proposed zoning would allow up to 8 units to be built in attached houses or townhouses.

The subject site is located on the north side of Wade Avenue between its intersections with Canterbury Road and Hobson Court. It is developed with a single detached house on a lot that slopes from south to north. The site is adjacent to detached homes on all sides. While the adjacent buildings to the subject site are detached houses, within a quarter mile of the subject site there are more than 60 examples of missing middle housing types.

Zoning in the immediate area comprises Residential-4 (R-4), Residential-6 (R-6), and Residential Mixed Use-3 stories-Conditional Use (RX-3-CU) zoning districts. The predominant Future Land Use Map designation in the area is Low Scale Residential, though there are pockets of Moderate Scale Residential as well.

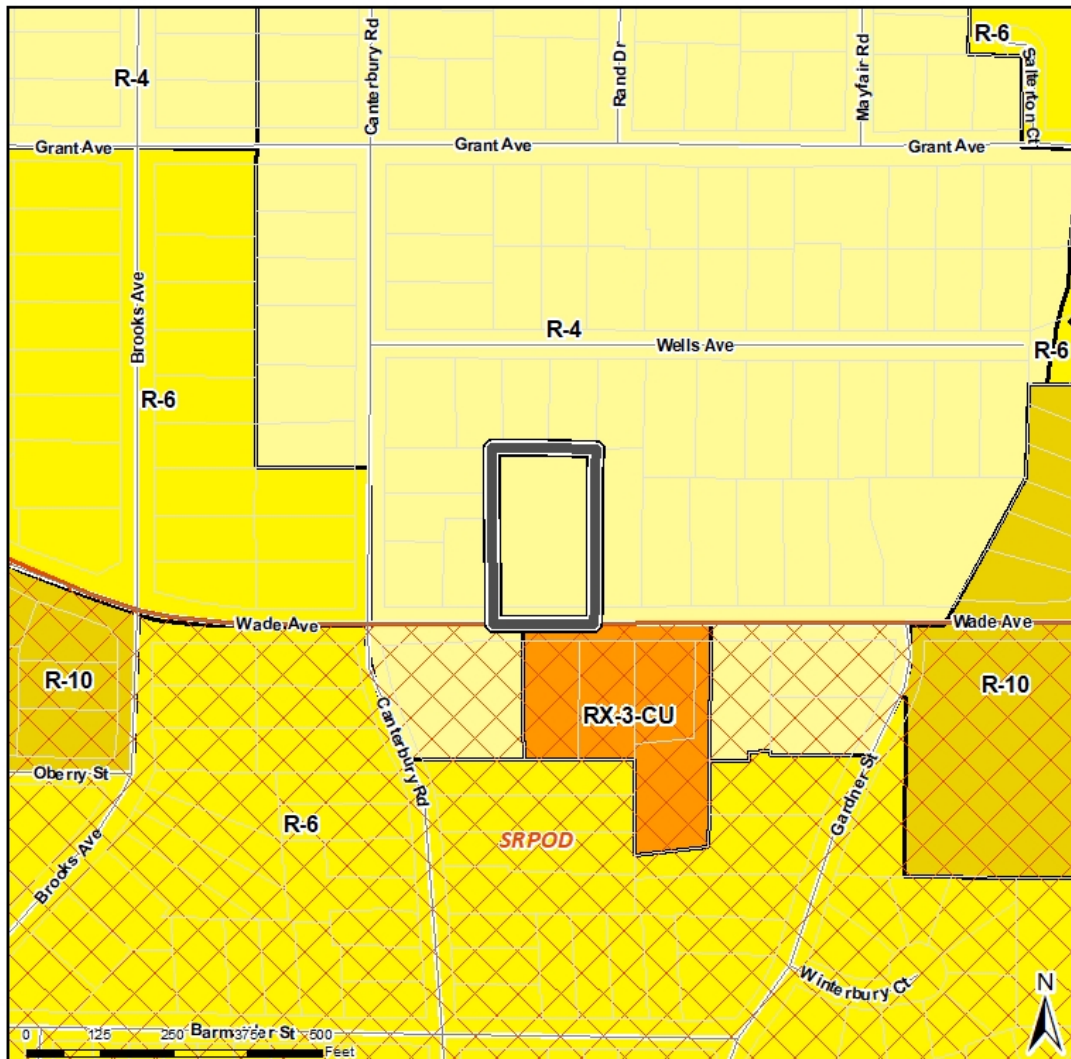
More generally, the subject site is in a very high amenity residential area. The site is within 3-minute walk of Jaycee Park, a 25-acre public park with a community center, hiking trails, tennis courts, ball fields, and volleyball courts. The subject site is within a 10-minute bike ride to North Carolina State University, a 10-minute bike ride The Village Shopping Center, a retail destination with shopping and dining, and a 25-minute bike ride to the center of Downtown Raleigh, a regional employment center

OUTSTANDING ISSUES

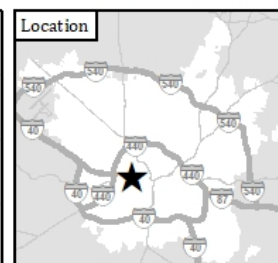
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-59-2021



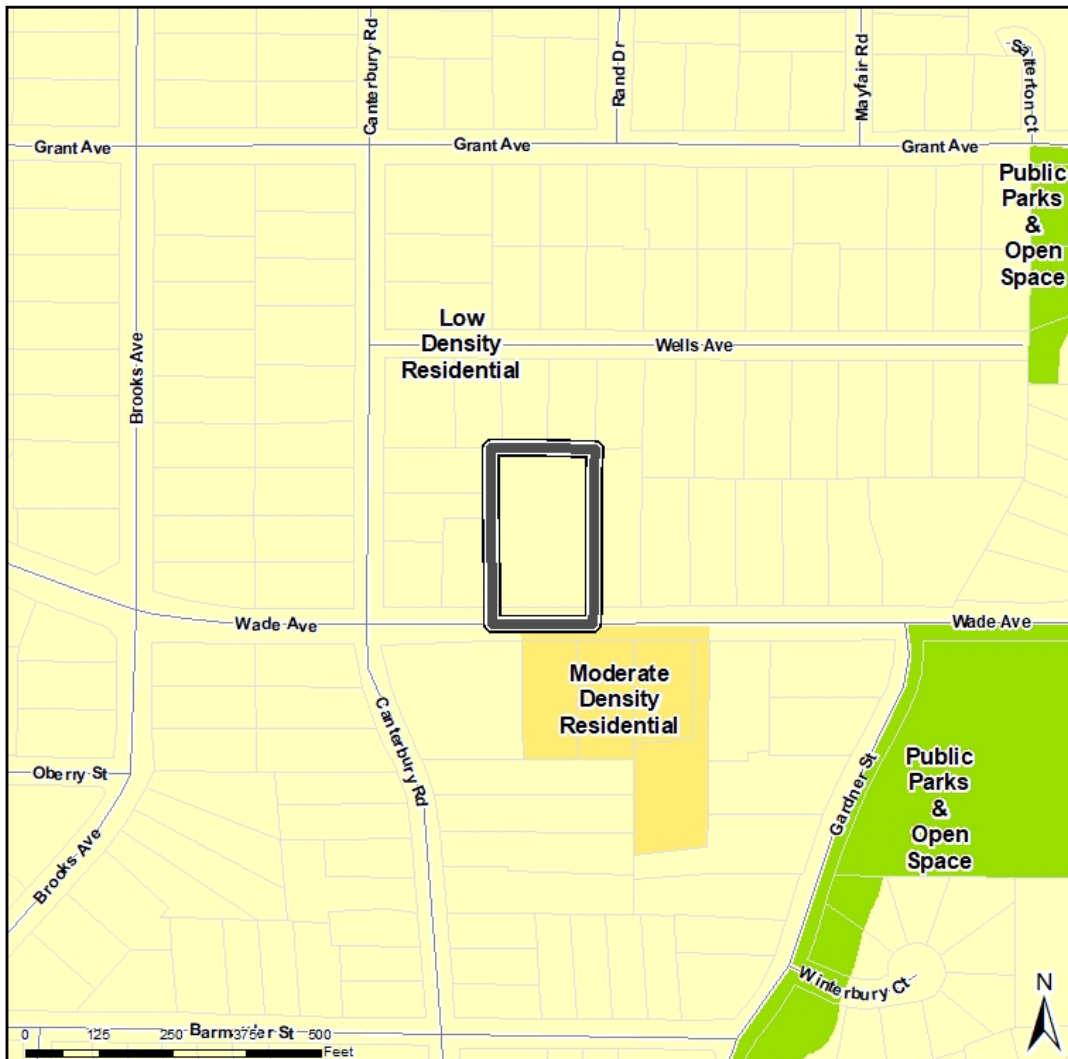
Property	2618 Wade Ave
Size	1.1 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU



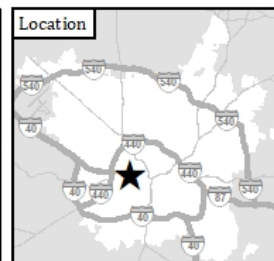
Map by Raleigh Department of Planning and Development (mansolf); 9/15/2021

Future Land Use

Z-59-2021



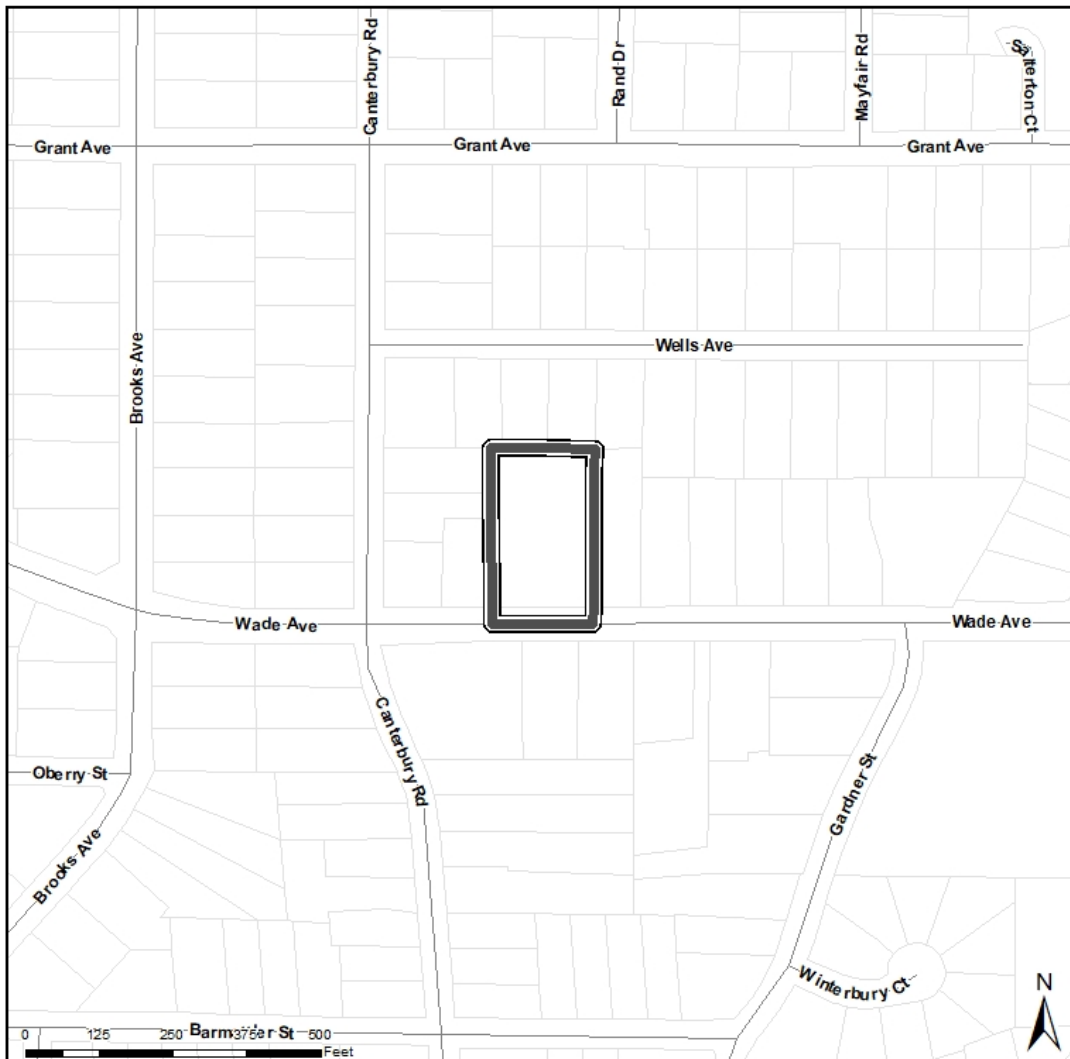
Property	2618 Wade Ave
Size	1.1 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU



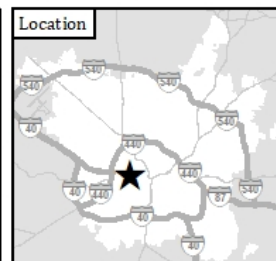
Map by Raleigh Department of Planning and Development (mansolf); 9/15/2021

Urban Form

Z-59-2021



Property	2618 Wade Ave
Size	1.1 acres
Existing Zoning	R-4
Requested Zoning	R-6-CU



Map by Raleigh Department of Planning and Development (mansolf); 9/15/2021

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 request is consistent with the Comprehensive Plan. The request is consistent with the **Expanding Housing Choices** theme by encouraging a range of housing types available in residential areas which will better meet the needs of diverse households and remove barriers created by exclusionary housing practices. The request is also consistent with the **Growing Successful Neighborhood and Communities** theme by allowing housing types that will improve access to high amenity and high opportunity areas to families and individuals with varying levels of income. These themes are advanced because the proposed zoning will permit townhouses which are generally less expensive than detached houses. Allowing neighborhoods in high opportunity areas to change and provide housing for families at broader incomes is strongly encouraged by the Comprehensive Plan.

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

Yes. The subject property is identified as Low Scale Residential which envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses and missing middle housing types.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

N/A

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

Community facilities and streets are anticipated to serve potential development under the proposed zoning.

Future Land Use

Future Land Use designation: Low Scale Residential

The rezoning request is

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

☐ **Inconsistent**

The subject property is identified as Low Scale Residential which envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses and missing middle housing types.

Urban Form

Urban Form designation: N/A

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

Yes, the requested zoning district is compatible with the property and the surrounding area. Attached housing, townhomes, and apartment buildings have coexisted in this neighborhood for generations; there are more than 60 examples of missing middle housing within a quarter mile of the rezoning site. The request is not a significant departure from the established built form or the broader development pattern of the area.

Public Benefits of the Proposed Rezoning

- The proposed zoning permits relatively less expensive building types and smaller pieces of property to be sold or rented which will allow households with broader income ranges to gain access to the high opportunity areas of the inner-beltline suburbs. Up to eight households with likely broader ranges of income may have access to the area, twice as many as the existing zoning permits. The existing zoning, which requires larger lot detached housing only, would likely result in housing types that are relatively more expensive and therefore less attainable to households with lower incomes.

Detriments of the Proposed Rezoning

- There are no public detriments to increasing permitted residential development by four units on the subject site.

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

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

● 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 subject property is identified as Low Scale Residential which envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses and missing middle housing types. The request will also advance the Comprehensive Plan themes of Expanding Housing Choices and Growing Successful Neighborhood and Communities.

● 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

● LU 7.3 Single-family Lots on Major Streets

No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

- The request would result in a more compact and efficient development pattern than is permitted under the existing zoning and would likely result in a consolidation of driveway access to Wade Avenue.

● **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.

LU 8.15 Zoning for Housing Opportunities and Choice

All residential zoning categories should accommodate a range of housing types, such as duplexes, fourplexes and other small apartments, and townhouses. Scale, not density, should be the regulating principle. These types, which on average are much less costly than detached houses, will moderate the cost of housing, reduce residential segregation and allow more people access to high-opportunity areas, accommodate residents in all phases of life, and reduce per capita carbon emissions.

UD 5.9 Successful Residential Neighborhoods

Successfully designed neighborhoods should include a range of building scales and densities to house a diversity of households. High-growth neighborhoods should include sidewalks, open spaces, and close access to commercial and community facilities.

● **H 1.8 Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The requested zoning will increase residential entitlement from four units to eight units and permit the townhouse building type. Allowing more units and allowing townhouses will encourage the development of relatively less expensive housing because townhouses are typically less expensive than detached houses and smaller pieces of property are typically less expensive than larger pieces of property.

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

None identified

Area Plan Policy Guidance

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

None identified

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

None identified

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	34	Most errands require a car.
Transit Score	30	36	A few nearby public transportation options.
Bike Score	41	50	Some bike infrastructure
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	79	Transportation cost in this area is low.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	84	Job access in this area is high.

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	No
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?	Adds	The request will increase permitted residential development from 4 units to 8 units.
Is naturally occurring affordable housing present on the site?	Unlikely	The existing structure is a 4,207 square foot single unit detached house. Considering the size of the structure and its location, it is not likely to currently provide naturally occurring affordable rent.
Does it include any subsidized units?	No	No subsidized units are proposed.
Does it permit a variety of housing types beyond detached houses?	Yes	Yes. The rezoning request will add townhouses to the mix of permitted housing types.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	Yes. Under the proposed R-6 zoning, townhouse can be built on a 4,500 square foot lot, or roughly 0.10 acres. This is nearly one third of the average lot size for detached residential homes in Raleigh.
Is it within walking distance of transit?	Yes	The closest bus stop to this site is located on Oberlin Road at Annapolis Drive, which is approximately a 0.80 mile, or roughly 18-minute walk.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	24	36
People of Color Population (%)	17	46
Low Income Population (%)	31	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	6	9
Population under Age 5 (%)	2	6
Population over Age 64 (%)	9	11
% change in median rent since 2015	30.6	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 census tract? Is it higher or lower than the city average*?	80.3	This is the same as the Wake County average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	N/A
Are there hazardous waste facilities are located within one kilometer?	No	N/A
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	No	N/A

**Raleigh average = 79.9; Wake County average = 80.3*

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The existing structure on the site was constructed in 1940 during a time where explicit racial segregation in American suburbs was commonplace.
Has the area around the site ever been the subject of an urban renewal program?*	No	N/A
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	Unknown	Deed research did not reveal restrictive covenants that explicitly excluded people of color. There are however several examples of restrictive covenants in the surrounding blocks that required large minimum lot sizes, single family occupancy, and minimum sales prices which likely excluded lower income buyers and disproportionately excluded people of color.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	See description above.

**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: The rezoning request will permit four additional housing units to be built on smaller subdivisions of property and permit the townhouse building. Together, these factors will permit less expensive housing to be built compared to the City's predominant development pattern of detached housing. Because race is the primary indicator of income in the United States, permitting relatively less expensive housing in high opportunity areas is more likely to improve access for people of color. These types of changes help increase access for lower income people, who are more likely to be minorities, to high opportunity areas that have historically been dominated by higher income white people.

Townhouses are more energy efficient because of shared wall construction and transportation costs in this area are low which indicates lower likely likelihood of automobile reliance. The subject site is close to jobs and amenities which reduce overall vehicle miles traveled per household reducing per capita carbon emissions compared to similar development in suburban locations further from similar amenities.

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 low-income population in this census tract is roughly the same as the citywide percentage. The percentage of people of color is about one third the rate of the city overall. Transportation costs are low and job access is high. Together, the factors of low transportation costs and high job access paired with relatively less expensive housing choices is likely to reduce overall costs of living because occupants of a potential townhouse development on the subject site are likely to spend less money on both housing and transportation. Improved access to opportunity and relatively less expensive housing choices in the area is also likely to improve access to people of color given the relationship of race and income.

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: Housing costs in this area have risen faster than the city average. Increasing supply in the area and permitting relatively less expensive housing types will likely help to slow the rate increase and provide housing options to a broader range of incomes compared to the predominant built form of the city.

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: Raleigh's inner beltline suburbs were developed in a period of time where racial segregation in neighborhoods and schools was explicit, legal, and commonplace. The rezoning area is no exception to that history. The area of the rezoning request has several instances of recorded restrictive covenants that historically required building types, occupancy regulations, and a development pattern that was economically exclusive. Considering the people of color population of this census tract is only 17 percent, roughly one third the citywide rate, barriers of racial exclusion still exist. While not explicitly exclusive of race, economic exclusion disproportionality impacts people of color race is a primary indicator of income.

While building four additional housing units on the subject site cannot undo the damage racial segregation and the impacts of systemic racism alone, the rezoning request may reduce the impacts of historic discrimination in housing in this particular area of the city by broadening access to a high opportunity area.

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: Residents of the area do not have lower life expectancy or low access to healthcare amenities or high exposure to environmental 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

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Jaycee Park (0.2 miles) and Windemere Beaver Dam Park (0.3 miles). Nearest existing greenway trail access is provided by Gardner St. Greenway Trail (0.2 miles). Current park access level of service in this area is graded an A letter grade.

Impact Identified: Four additional households will have access to an area with a Park Access Level of Service A.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	250	1,384	4,500
Waste Water	250	1,384	4,500

Impact Identified:

1. The proposed rezoning would add 4,250 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	N/A
Drainage Basin	Beaverdam
Stormwater Management	UDO 9.2 applies to development of the site
Overlay District	None

Impact Identified: No documented downstream impacts.

Transportation and Transit

Site Location and Context

Location

The Z-59-2021 site is located in west Raleigh on the north side of Wade Avenue, between Wells Avenue and Canterbury Road.

Area Plans

The Z-59-2021 site is not located within an adopted area plan. Comprehensive Plan Action T 2.7 calls for Wade Avenue to be the subject of a special study. This corridor plan has not been programmed in the work plans of the Transportation or Planning and Development Departments.

Other Projects in the Area

Approximately 700 feet east of the site, a sidewalk on Wade Avenue is in right-of-way acquisition. The project is expected to be complete early 2023.

Existing and Planned Infrastructure

Streets

Wade Avenue is designated as a 4-lane divided avenue in map T-1 of the Comprehensive Plan; it is maintained by NCDOT. It is built with four lanes without a median or a turn lane.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning is 4,500 feet for lots with an average size of 6,000 - 9,999 square feet and the maximum length for a dead-end street is 550 feet. The current block perimeter for this site is approximately 3,150 feet.

Pedestrian Facilities

There is an existing sidewalk on the south side of Wade Avenue between Jaycee Park and Ridge Road. Sidewalk does not currently exist on the north side of Wade Avenue between Dixie Trail and Annapolis Drive. There is a Capital Improvement Project to construct Sidewalk on the north side of Wade Avenue between Oberlin Road and Hobson Court. UDO Article 8.4 requires sidewalk construction for subdivisions and tier 3 site plans.

Bicycle Facilities

There are no existing bikeways serving this site. Map T-3 in the Comprehensive Plan designates Wade Avenue for a separated bikeway.

Transit Review

The site is between two existing GoRaleigh services. Route 4 is approximate 0.25 mile west of the site on Dixie Trail and Wade Avenue. This service operates every 30 minutes between Downtown Raleigh and Rex Hospital. Route 16 is approximately 0.50 mile east of the site on Oberlin Road. This service operates every 30 minutes during peak times and hourly during other times between Downtown Raleigh and Crabtree Valley Mall. The Wake Transit Plan and Map T-2 in the Comprehensive Plan call for Oberlin Road service to become frequent and to be revised so that it connects the North Hills area to Centennial Campus.

Access

Access to the subject site is via Wade Avenue.

TIA Determination

Based on the Envision results, approval of case Z-59-21 would 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-CU is projected to generate 1 new trip in the AM peak hour and 1 new trip 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.

Z-59-20 Existing Land Use	Daily	AM	PM
	9	1	1
Z-59-20 Current Zoning Entitlements	Daily	AM	PM
	38	3	4
Z-59-20 Proposed Zoning Maximums	Daily	AM	PM
	59	4	4
Z-59-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	21	1	1

Impact Identified: The daily trip volume for this part of Wade Avenue is estimated to increase by 21 daily trips, less than one vehicle trip per hour. There are currently an estimated 28,500 daily vehicle trips on Wade Avenue. The rezoning request could increase estimated daily trip volume by roughly 0.07%.

Urban Forestry

The site is less than two acres, so Tree Conservation Area is not required. Proposed zoning conditions will limit tree disturbing activities on the northern 100-feet of the subject property.

Impact Identified: None

Impacts Summary

No major impacts anticipated with the proposed entitlement of 8 residential units on the subject site.

Mitigation of Impacts

No mitigation needed as the impacts of the rezoning request on existing infrastructure is minimal.

CONCLUSION

The request is to rezone a single 1.09-acre parcel from Residential-4 (R-4) to Residential-6-Conditional Use (R-6-CU). The existing zoning would allow 4 units to be built across two attached houses (duplexes). The proposed zoning conditions would allow up to 8 units to be built in attached houses or townhouses, and provide additional building setbacks and landscape regulation.

The request is consistent with the Future Land Use Map designation of Low Scale Residential and the 2030 Comprehensive Plan overall. The request will provide convenient access to the amenities and opportunities of Raleigh's inner beltline suburbs for up to four additional households and permit housing types that are less expensive and more energy efficient compared to detached houses by comparison.

CASE TIMELINE

Date	Action	Notes
8/25/2021	Neighborhood Meeting	14 attendees
1/11/2022	Planning Commission	PC Recommend Approval
1/018/2022	City Council	Receipt of Recommendation

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-4 & RX-3-CU	R-4	R-4
Additional Overlay	-	-	SRPOD	-	-
Future Land Use	Low Scale Residential	Low Scale Residential	Moderate Scale Residential	Low Scale Residential	Low Scale Residential
Current Land Use	Residential	Residential	Residential	Residential	Residential
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-6-CU
Total Acreage	1.09	1.09
Setbacks:		
Front	20'	10'
Side	10	10'
Rear	30	20'
Residential Density:	3.67	8
Max. # of Residential Units	4	8
Max. Gross Building SF	4,000	13,734
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.08	0.29

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

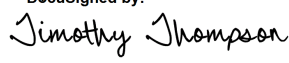
Conditional Use District Zoning Conditions

Zoning case #: Z-59-21	Date submitted: 10/29/21	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: R-6	

Narrative of Zoning Conditions Offered

1. No principal building shall be located within 100 feet of Wake County PINs 0794-86-1860, 0794-86-2840, and 0794-86-3820 (the "Wells Avenue Properties").
2. No tree disturbing activities shall take place within 100 feet of the Property's common boundary line with the Wells Avenue Properties except for those tree disturbing activities authorized by the City, state, or federal government.
3. The Property shall be developed with no more than eight (8) dwelling units per acre.

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: 0E4F63D36A7A422...

Printed Name(s): Timothy W. Thompson

Rezoning Application Addendum #1	
<div>Comprehensive Plan Analysis</div> <div>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.</div>	<div>Office Use Only</div> <div>Rezoning case #</div> <div>_____</div>
<div>Statement of Consistency</div> <div>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.</div> <div> <p>1. The request is for R-6 zoning. The site is classified as Low Density Residential on the Future Land Use Map. The 2030 Comprehensive Plan provides that R-6 is a corresponding zoning district for Low Density Residential.</p> <p>2. The request is consistent with the following policies contained in the 2030 Comprehensive Plan: LU 1.2 (Future Land Use Map and Zoning Consistency) , LU 2.2 (Compact Development), LU 2.3 (Open Space Preservation), LU 3.2 (Location of Growth), LU 5.1 (Reinforcing the Urban Pattern), H1.7 (Zoning for Housing).</p> </div>	
<div>Public Benefits</div> <div>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</div> <div> <p>1. The request would provide greater housing choice and, by increasing supply, improve housing affordability.</p> </div>	

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	

Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: **N/A**

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

WAKE COUNTY, NC 236
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/28/2015 14:55:11
STATE OF NC REAL ESTATE
EXCISE TAX: \$710.00
BOOK:016029 PAGE:02431 - 02435

Revenue: \$710.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 0016881

Brief Description for the Index: 2618 Wade Avenue, Raleigh

After recording, mail to: Grantee

Prepared by: Richard O. Bolton, Ragsdale Liggett, PLLC

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 20th day of May, 2015, by and between by **KATHLYN F. SULLIVAN, widow** ("Grantor"), with a mailing address of 734 Warren Drive, Annapolis, MD 21403 to **RALEIGH CUSTOM HOMES, INC., a North Carolina corporation,** ("Grantee") with a mailing address of P.O. Box 99639, Raleigh, North Carolina 27624.

For valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple absolute all of that certain lot or parcel of land (the "Premises") located in the City of Raleigh, Wake County, North Carolina, and more particularly described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to the Grantor by deed recorded in Book 2500, Page 193, Wake County Registry. See also estate file 14-E-475, Wake County Clerk of Court, Estates

Division.

The Grantor herein states that the Premises conveyed herein () is or (X) is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple absolute.

And the Grantor covenants with the Grantee that Grantor is seized of the Premises in fee simple absolute, has the right to convey the same in fee simple absolute, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions to title:

- 1. Ad valorem taxes for the current year;
- 2. General service and utility easements of record; and
- 3. Restrictions enforceable against the property.

The designation of the Grantor and the Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written all by authority duly given.

(separate signature and acknowledgement page attached)

Kathlyn F. Sullivan (SEAL)
KATHLYN F. SULLIVAN

STATE OF North Carolina

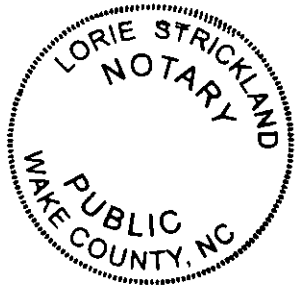
COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that **Kathlyn F. Sullivan** personally appeared before me this day and either (i) being personally known to me; or (ii) having provided satisfactory evidence in the form of a: (circle one)

- (a) state issued driver's license;
- (b) state issued identification card; or
- (c) United States Passport

acknowledged that the foregoing instrument was signed by her voluntarily for the purposes expressed therein on this the 20th day of May, 2015.

(SEAL)



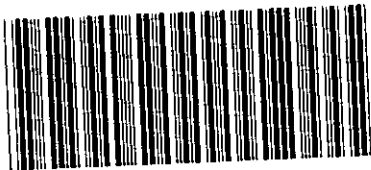
Lorie Strickland
Printed Name: Lorie Strickland
Notary Public

My commission expires: 1-29-2018

EXHIBIT A

Legal Description of Property

BEGINNING at a point on the northern edge of the right of way of Wade Avenue, which point is 180 feet in an easterly direction along said right of way from the intersection of said right of way with the eastern edge of the right of way of Canterbury Road, thence North 4 degrees 30 minutes East 274.7 feet to an iron stake; thence South 85 degrees 45 minutes East 172 feet to an iron stake; thence South 4 degrees 30 minutes West 274.1 feet to an iron stake in the northern edge of the right of way of Wade Avenue; thence along said right of way North 86 degrees 00 minutes West 172 feet to a point and the place of BEGINNING, according to a survey dated July 19, 1962, prepared by George Crocker, Engineer, and being a portion of the unplatted tract of property known as Sunset Hills according to map recorded in Book of Maps 1938 at page 80, Wake County Registry, conveyed to George M. Norwood and wife by deed recorded in Book 827, Page 521, of said Registry.



BOOK:016029 PAGE:02431 - 02435



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

____ # of Time Stamps Needed

This Document

5 # of Pages✓



BUSINESS CORPORATION ANNUAL REPORT

10-2017

NAME OF BUSINESS CORPORATION: Raleigh Custom Homes Inc

SECRETARY OF STATE ID NUMBER: 0390296

STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: 12/31/2020

Filing Office Use Only

E - Filed Annual Report
0390296
CA202106703474
3/8/2021 12:00

☒ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Thompson, Timothy W

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY

4. REGISTERED AGENT OFFICE MAILING ADDRESS

6736 Falls of Neuse Rd Ste 300
Raleigh, NC 27615 Wake County

6736 Falls of Neuse Rd Ste 300
Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: General Contractor

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 847-2664

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

6736 Falls of Neuse Rd Ste 300

6736 Falls of Neuse Rd Ste 300

Raleigh, NC 27615

Raleigh, NC 27615

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: Timothy W Thompson

NAME: _____

NAME: _____

TITLE: President

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

PO Box 99639

Raleigh, NC 27624

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Timothy W Thompson

3/8/2021

SIGNATURE

DATE

Form must be signed by an officer listed under Section C of this form.

Timothy W Thompson

President

Print or Type Name of Officer

Print or Type Title of Officer

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

August 13, 2021

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611
TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss proposed rezoning of land located at
2618 Wade Ave., Raleigh, NC 27607 (PIN: 0794862579) (the "Property")

Dear Neighboring Property Owners:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the Property.

The neighborhood meeting will be held on August 25, 2021 at 6:30 p.m in the Club Room of the Jaycee Community Center, 2405 Wade Ave., Raleigh, NC 27607.

The Property is currently zoned R-4 District and is proposed to be rezoned to R-6. The enclosed maps shows the location and current zoning of the Property.

At the Neighborhood Meeting, we will discuss the proposed rezoning.

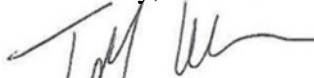
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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

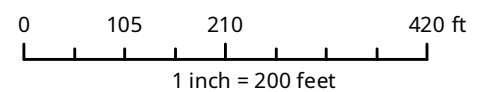
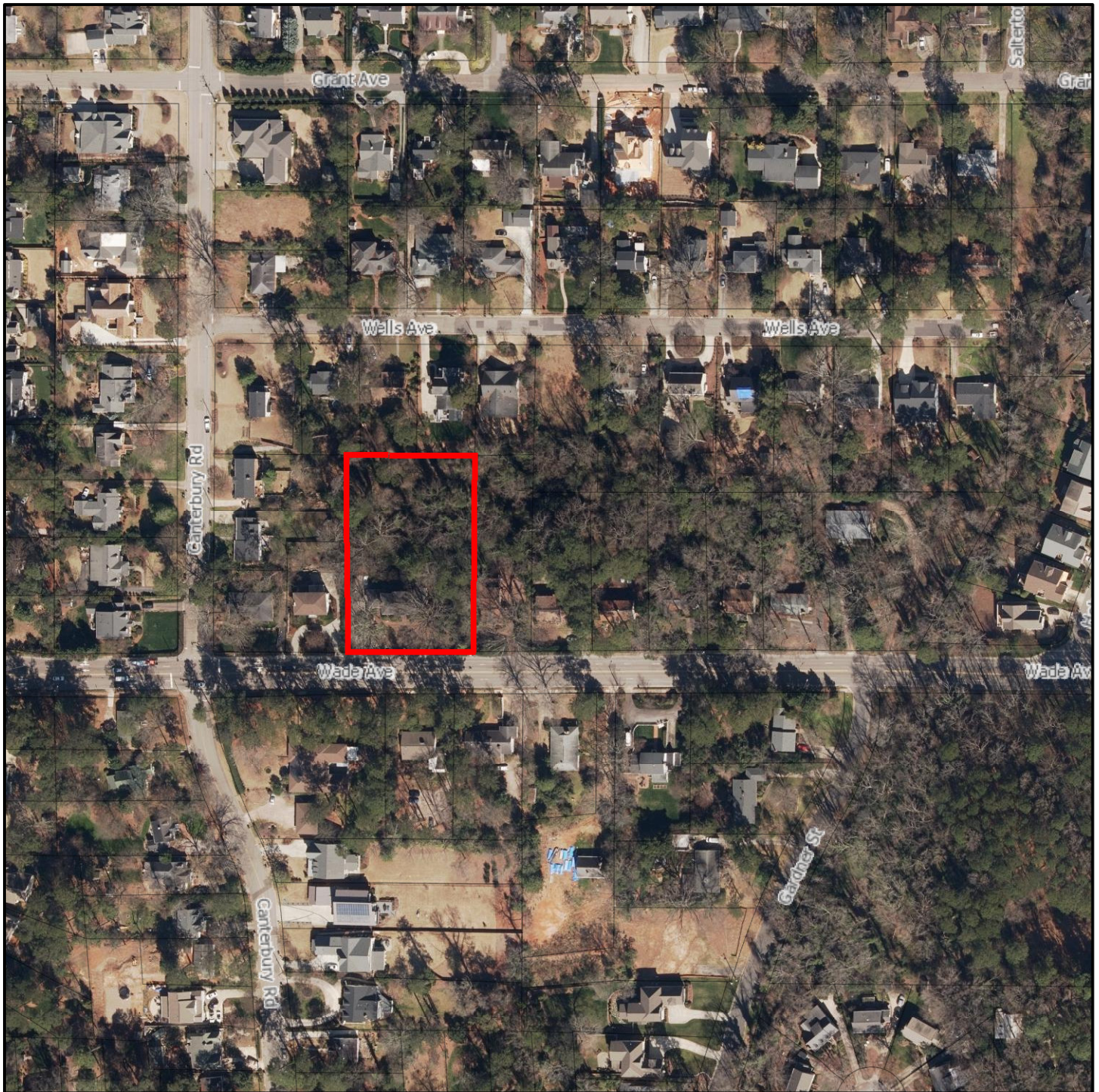
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

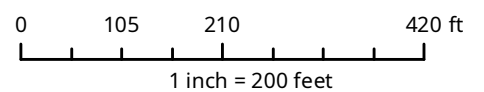
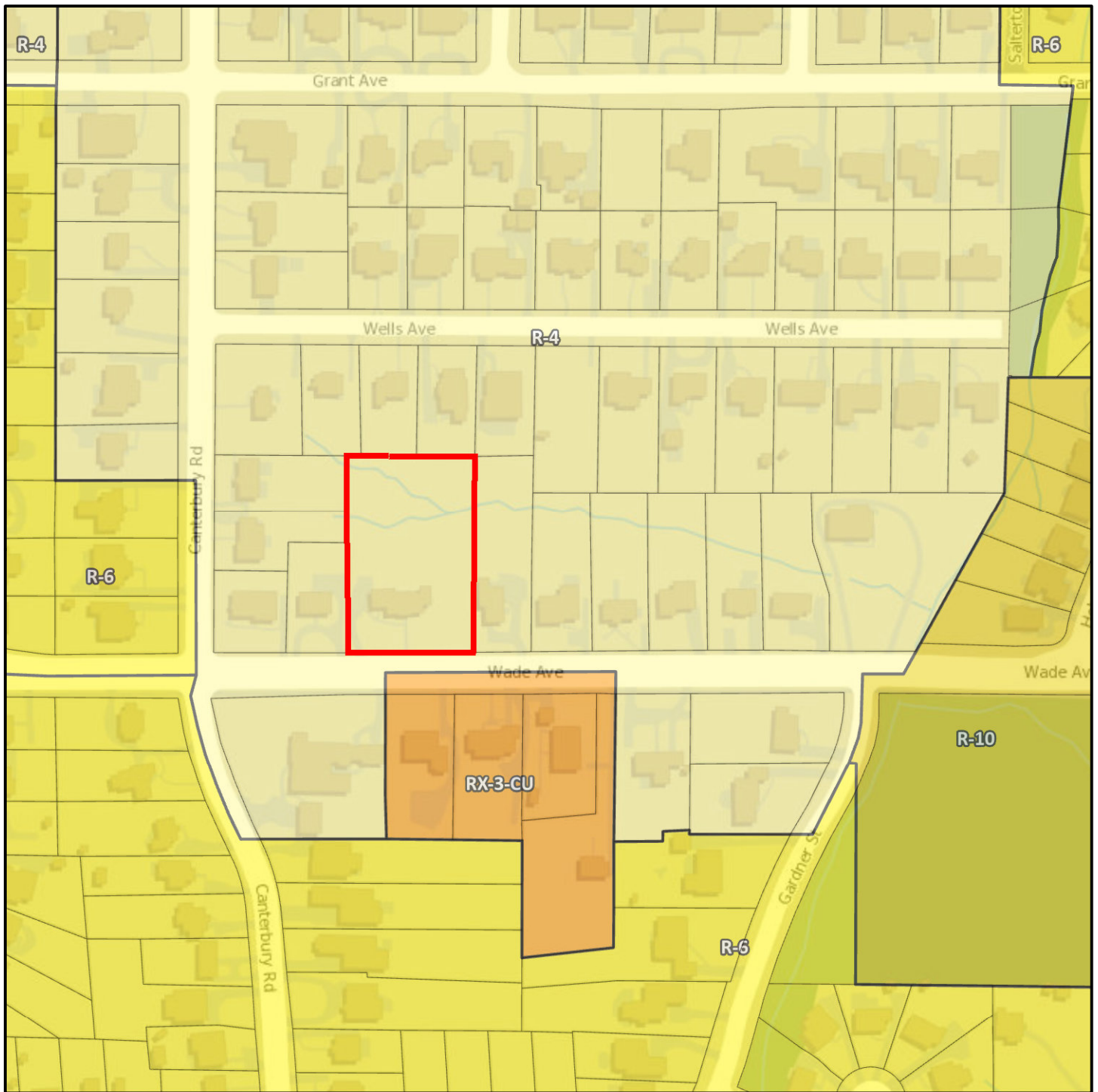


Toby R. Coleman

enclosures



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



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*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 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	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: DRAFT	Date amended (1):	Date amended (2):
Property address: 2618 Wade Ave.		
Property PIN: 0794862579		
Deed reference (book/page): 16029/2431		
Nearest intersection: Wade Ave./Canterbury Rd.		Property size (acres): 1.09
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Custom Homes Inc., PO Box 99639, Raleigh NC 27624		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, on behalf of owner		
Applicant email: tcoleman@smithlaw.com		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Rezoning Application Addendum #1	
<div>Comprehensive Plan Analysis</div> <div>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.</div>	<div>Office Use Only</div> <div>Rezoning case #</div> <div>_____</div>
<div>Statement of Consistency</div> <div>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.</div> <div> <p>1. The request is for R-6 zoning. The site is classified as Low Density Residential on the Future Land Use Map. The 2030 Comprehensive Plan provides that R-6 is a corresponding zoning district for Low Density Residential.</p> <p>2. The request is consistent with the following policies contained in the 2030 Comprehensive Plan: LU 1.2 (Future Land Use Map and Zoning Consistency) , LU 2.2 (Compact Development), LU 2.3 (Open Space Preservation), LU 3.2 (Location of Growth), LU 5.1 (Reinforcing the Urban Pattern), H1.7 (Zoning for Housing).</p> <p style="text-align: center;"><u>DRAFT</u></p> </div>	
<div>Public Benefits</div> <div>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</div> <div> <p>1. The request would provide greater housing choice and, by increasing supply, improve housing affordability.</p> </div>	

Mailing Addresses within 500' of 2618 Wade Ave.

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
794866546	ALL SET PROPERTY LLC	3201 EDWARDS MILL RD STE 141-538	RALEIGH NC 27612-5385		2606 WADE AVE
794768961	ANDREWS, CATHEY KALE ANDREWS, WILLIAM PARKER JR	1223 CANTERBURY RD	RALEIGH NC 27608-1925		1223 CANTERBURY RD
794867595	ARRINGTON, MORGAN JOSEPH	2602 WADE AVE	RALEIGH NC 27607-4116		2602 WADE AVE
794768279	AYTHA LLC	PO BOX 6665	RALEIGH NC 27628-6665		1105 CANTERBURY RD
794867355	BABCOCK, WADE GARFIELD BABCOCK, DAWN	2501 VAN DYKE AVE	RALEIGH NC 27607-6937		1027 GARDNER ST
794868718	BAKER, JAMES E BELK BAKER, JON ELLEN	2607 WELLS AVE	RALEIGH NC 27608-1945		2607 WELLS AVE
794766282	BANCE, FIELDING W. SQUIRE, MARY W	1100 BROOKS AVE	RALEIGH NC 27607-4139		1100 BROOKS AVE
794867737	BARRETT, THOMAS B BARRETT, KATHERINE E	2611 WELLS AVE	RALEIGH NC 27608-1945		2611 WELLS AVE
794768763	BOYD, JENNIFER LEVINE BOYD, SAMUEL GRAHAM	1215 CANTERBURY RD	RALEIGH NC 27608-1925		1215 CANTERBURY RD
794874090	BRANSCOME, MARVIN R BRANSCOME, MARSHA S	2618 WELLS AVE	RALEIGH NC 27608-1946		2618 WELLS AVE
794766997	BUTLER, OWEN AUTRY BUTLER, TONYA GRAY	1212 BROOKS AVE	RALEIGH NC 27607-3702		1212 BROOKS AVE
794864184	CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427		2607 WADE AVE
794862380	CABA PROPERTIES II LLC	2619 WADE AVE	RALEIGH NC 27608		2619 WADE AVE
794876153	CHOKSI, KUNAL TRUSTEE KALARIA, CHANDNI TRUSTEE	2613 GRANT AVE	RALEIGH NC 27608-1933		2613 GRANT AVE
794864787	CITYSCAPE BUILDERS INC	8321 BANDFORD WAY STE 7	RALEIGH NC 27615-2762		2617 WELLS AVE
794767142	COUCH, SUSAN FERNANDO, NAVAKA	1020 BROOKS AVE	RALEIGH NC 27607-4137		1020 BROOKS AVE
	Council Member Corey Branch	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
	Council Member David Cox	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
	Council Member Jonathan Melton	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
	Council Member Nicole Stewart	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
	Council Member Patrick Buffkin	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
	Council Member Stormie Forte	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
794867245	COWGER, CHRISTINA	1021 GARDNER ST	RALEIGH NC 27607-6948		1021 GARDNER ST
794769125	CREECH, LAURA EMILY CREECH, FREDERICK WORTH JR	1101 CANTERBURY RD	RALEIGH NC 27607-4148		1101 CANTERBURY RD
794766793	DEAN, RALPH	1206 BROOKS AVE	RALEIGH NC 27607-3702		1206 BROOKS AVE
794877173	DEMURO, DOMINIC DEMURO, TRACY	2611 GRANT AVE	RALEIGH NC 27608-1933		2611 GRANT AVE
794778061	EDGERLY, NATHAN DORE	1227 CANTERBURY RD	RALEIGH NC 27608-1925		1227 CANTERBURY RD
794862840	ERDMAN, AMANDA S	2623 WELLS AVE	RALEIGH NC 27608-1945		2623 WELLS AVE
794862156	FINCH, MARC B FINCH, CATHERINE P	1014 CANTERBURY RD	RALEIGH NC 27607-4147		1014 CANTERBURY RD
794874104	GARNER, ANDREW S GARNER, STEPHANIE C	2619 GRANT AVE	RALEIGH NC 27608-1933		2619 GRANT AVE
794860688	GARR, MICHAEL R GARR, LINDA S	1210 CANTERBURY RD	RALEIGH NC 27608-1900		1210 CANTERBURY RD
794867516	GBHARDT, JOHN ROBERT	2604 WADE AVE	RALEIGH NC 27607-4116		2604 WADE AVE
794778167	GOLDEN, MICHAEL L GOLDEN, DEBORAH B	1231 CANTERBURY RD	RALEIGH NC 27608-1925		1231 CANTERBURY RD
794866014	GRUER, KATHLEEN A (NAME CHANGE PER TAXPAYER)	5215 MELBOURNE RD	RALEIGH NC 27606-1619		1013 GARDNER ST
794852977	HACKLEY, PHILIP K HACKLEY, MEGAN C	1008 CANTERBURY RD	RALEIGH NC 27607-4147		1008 CANTERBURY RD
794768469	HARRISON, ELIZABETH R HARRISON, JOSEPH E	1201 CANTERBURY RD	RALEIGH NC 27608-1925		1201 CANTERBURY RD
794766695	HOCBA, LLC	3505 CATALANO DR	RALEIGH NC 27607-3405		1204 BROOKS AVE
794759918	HOOD, A BLAKE	1007 CANTERBURY RD	RALEIGH NC 27607-4146		1007 CANTERBURY RD
794866209	HOPPER, KEVIN L HOPPER, JENNIFER L	2605 WADE AVE	RALEIGH NC 27607-4115		2605 WADE AVE
794870094	HORSMAN, ADAM SCOTT RANDALL, TERA MARIE	1234 CANTERBURY RD	RALEIGH NC 27608-1926		1234 CANTERBURY RD
794860769	JOHNSON, BRADY	1218 CANTERBURY RD	RALEIGH NC 27608-1900		1218 CANTERBURY RD
794862064	KEPRAIOS, MICHAEL KEPRAIOS, BECKY	1010 CANTERBURY RD	RALEIGH NC 27607-4147		1010 CANTERBURY RD
794865979	KING, WILLIAM D JR KING, DIANA H	2616 WELLS AVE	RALEIGH NC 27608-1946		2616 WELLS AVE
794873000	KREIDER, CHRISTOPHER A KREIDER, TARA C	2622 WELLS AVE	RALEIGH NC 27608-1946		2622 WELLS AVE
794768675	KULIK, ALFRED G ETHERIDGE, DEBRA L	1211 CANTERBURY RD	RALEIGH NC 27608-1925		1211 CANTERBURY RD
794768567	LAKE, TYLER LAKE, ASHLEY DAVIS	1205 CANTERBURY RD	RALEIGH NC 27608-1925		1205 CANTERBURY RD
794767209	LAKINS, LARRY L II LAKINS, SHARON F	1104 BROOKS AVE	RALEIGH NC 27607-4139		1104 BROOKS AVE

Mailing Addresses within 500' of 2618 Wade Ave.

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
794778069	LANGSTON, JOHN D ZYWICKI, LISA M	1229 CANTERBURY RD	RALEIGH NC 27608-1925		1229 CANTERBURY RD
794875173	LEVINSON, MARC J	2615 GRANT AVE	RALEIGH NC 27608-1933		2615 GRANT AVE
794864800	LIN, CHRISTOPHER LIN, ALICE ANGELA	2619 WELLS AVE	RALEIGH NC 27608-1945		2619 WELLS AVE
794870194	LINDEY, JONATHAN S MARIANO, ROWENA B	1236 CANTERBURY RD	RALEIGH NC 27608-1926		1236 CANTERBURY RD
794767500	LIZOTTE, JOSEPH O LIZOTTE, ERIKA K	1200 BROOKS AVE	RALEIGH NC 27607-3702		1200 BROOKS AVE
794866757	MADDEN, JOHN DALE	2613 WELLS AVE	RALEIGH NC 27608-1945		2613 WELLS AVE
794868919	MAHONEY, MOLLY CATHLEEN	2610 WELLS AVE	RALEIGH NC 27608-1946		2610 WELLS AVE
794769078	MALL, MATTHEW H MALL, CATHERINE B	1001 CANTERBURY RD	RALEIGH NC 27607-4146		1011 CANTERBURY RD
794768862	MASON, DAWN C. MASON, DAVID A.	1221 CANTERBURY RD	RALEIGH NC 27608-1925		1221 CANTERBURY RD
	Mayor Mary-Ann Baldwin	City of Raleigh City Council Office	PO Box 590	Raleigh 27602-0590	
794769083	MERRIMAN, AMY T MERRIMAN, JOHN M	2705 LOCHMORE DR	RALEIGH NC 27608-1423		1009 CANTERBURY RD
794863598	MILLER, ANDREW K	2616 WADE AVE	RALEIGH NC 27607-4116		2616 WADE AVE
794872030	MIZE, WESLEY MIZE, CAMERON	2624 WELLS AVE	RALEIGH NC 27608-1946		2624 WELLS AVE
794865566	MONTAGUE PROPERTIES LLC	10305 PENNY RD	RALEIGH NC 27606-9107		2608 WADE AVE
794766891	MUKAMAL, JEFFREY MUKAMAL, BETH	1208 BROOKS AVE	RALEIGH NC 27607-3702		1208 BROOKS AVE
794768366	MUSE, CAREY C MUSE, JEAN P JR	1107 CANTERBURY RD	RALEIGH NC 27607-4148		1107 CANTERBURY RD
794868797	NANCE, NICHOLAS NANCE, TRISTA	2605 WELLS AVE	RALEIGH NC 27608-1945		2605 WELLS AVE
794864587	NEWMAN, LOU ANN CONDREY, RONALD C	2610 WADE AVE	RALEIGH NC 27607-4116		2610 WADE AVE
794877030	OAKLEY, KENNETH HOLMES OAKLEY, MARIAN D	2612 WELLS AVE	RALEIGH NC 27608-1946		2612 WELLS AVE
794861860	PEEDIN, JUDY C	2625 WELLS AVE	RALEIGH NC 27608-1945		2625 WELLS AVE
794860661	PUCKETT, JOSHUA L PUCKETT, STEPHANIE M	1206 CANTERBURY RD	RALEIGH NC 27608-1900		1206 CANTERBURY RD
794862579	RALEIGH CUSTOM HOMES INC	PO BOX 99639	RALEIGH NC 27624-9639		2618 WADE AVE
794862579	RALEIGH CUSTOM HOMES INC	2618 WADE AVE	RALEIGH NC 27608		2618 WADE AVE
794768281	REGAN, RICK GLEASON, ANN	1103 CANTERBURY RD	RALEIGH NC 27607-4148		1103 CANTERBURY RD
794769078	RESIDENT/TENANT	1009 CANTERBURY RD	RALEIGH NC 27608		1009 CANTERBURY RD
794867355	RESIDENT/TENANT	1011 CANTERBURY RD	RALEIGH NC 27608		1011 CANTERBURY RD
794768279	RESIDENT/TENANT	1027 GARDNER ST	RALEIGH NC 27608		1027 GARDNER ST
794766695	RESIDENT/TENANT	1105 CANTERBURY RD	RALEIGH NC 27608		1105 CANTERBURY RD
794869526	RESIDENT/TENANT	1204 BROOKS AVE	RALEIGH NC 27608		1204 BROOKS AVE
794865546	RESIDENT/TENANT	2600 WADE AVE	RALEIGH NC 27608		2600 WADE AVE
794864184	RESIDENT/TENANT	2606 WADE AVE	RALEIGH NC 27608		2606 WADE AVE
794865566	RESIDENT/TENANT	2607 WADE AVE	RALEIGH NC 27608		2607 WADE AVE
794864371	RESIDENT/TENANT	2608 WADE AVE	RALEIGH NC 27608		2608 WADE AVE
794863279	RESIDENT/TENANT	2611 WADE AVE	RALEIGH NC 27608		2611 WADE AVE
794863279	RESIDENT/TENANT	2615 WADE AVE	RALEIGH NC 27608		2615 WADE AVE
794776094	REYNOLDS, PAUL D IV	2617 WADE AVE	RALEIGH NC 27608		2615 WADE AVE
794873113	ROBBINS, CHARLES A ROBBINS, MARY KEITH	1214 BROOKS AVE	RALEIGH NC 27607-3702		1214 BROOKS AVE
794862150	ROMANO, PIERCARLO A ROMANO, JENNIFER D	2621 GRANT AVE	RALEIGH NC 27608-1933		2621 GRANT AVE
794874183	RUFFIN, DARRELL C RUFFIN, MARCIA L	1012 CANTERBURY RD	RALEIGH NC 27607-4147		1012 CANTERBURY RD
794863999	SAWYER, CHARLES B SAWYER, MARY S	2617 GRANT AVE	RALEIGH NC 27608-1933		2617 GRANT AVE
794766597	SEIGLER, VIRGINIA D	2620 WELLS AVE	RALEIGH NC 27608-1946		2620 WELLS AVE
794876050	SHORE, SCOTT H BOSTON, REBECCA S	1202 BROOKS AVE	RALEIGH NC 27607-3702		1202 BROOKS AVE
794865777	SMITH, CLYDE JR SMITH, LAURA R	2614 WELLS AVE	RALEIGH NC 27608-1946		2614 WELLS AVE
794872123	SNEEDEN, CAROLYN MAYO	2615 WELLS AVE	RALEIGH NC 27608-1945		2615 WELLS AVE
794863820	STANLEY, BRIAN K STANLEY, ASHLEY B	2623 GRANT AVE	RALEIGH NC 27608-1933		2623 GRANT AVE
794766395	STARK, ANDERSON B JENSEN, MICHAEL A	2621 WELLS AVE	RALEIGH NC 27608-1945		2621 WELLS AVE
794855966	STEPHENSON, ADAM M STEPHENSON, JENNIFER T	1108 BROOKS AVE	RALEIGH NC 27607-4139		1108 BROOKS AVE
		1011 GARDNER ST	RALEIGH NC 27607-6948		1011 GARDNER ST

Mailing Addresses within 500' of 2618 Wade Ave.

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
79486165	SULLIVAN, CRAIG V SULLIVAN, THEODORA A	1017 GARDNER ST	RALEIGH NC 27607-6948		1017 GARDNER ST
794860551	SWANLAKE HOLDINGS LLC	8201 DAVIS/SHIRE DR	RALEIGH NC 27615-1878		2628 WADE AVE
794860551	SWANLAKE HOLDINGS LLC	2628 WADE AVE	RALEIGH NC 27608		2628 WADE AVE
794860997	TOMA, SAAD J	1230 CANTERBURY RD	RALEIGH NC 27608-1926		1230 CANTERBURY RD
794861543	WAGNER, WILLIAM PRICHARD TRUSTEE WAGNER, DEBRA ANN TRUSTEE	2624 WADE AVE	RALEIGH NC 27607-4116		2624 WADE AVE
794869526	WELGOS, STEPHEN K TESTAMENTARY TRUST FBO JEFFREY N WELGOS	1081 WOODLAND CHURCH RD	WAKE FOREST NC 27587-7560		2600 WADE AVE
794766899	WILLIAMSON, HARRY W WILLIAMSON, MARTHA L	1210 BROOKS AVE	RALEIGH NC 27607-3702		1210 BROOKS AVE
794861340	WILSON, DAVID S WILSON, SARA R	1016 CANTERBURY RD	RALEIGH NC 27607-4182		1016 CANTERBURY RD

SUMMARY OF ISSUES

A neighborhood meeting was held on August 25, 2021 (date) to discuss a potential rezoning located at 2618 Wade Ave. (property address). The neighborhood Meeting was held at Jaycee Community Center, 2405 Wade Ave., Raleigh, NC 27607 (location). There were approximately 14 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Neighbors asked if the property owner plans to develop other parcels on Wade Ave. It does not currently have plans to develop other parcels.

Neighbors asked about the type of homes being planned for the property and whether there would be affordable housing. The property owner is seeking the rezoning to facilitate the development of townhomes on the property. The townhomes would be owner-occupied and priced at market rate.

Neighbors on Wells Ave. expressed concern about the size of the Property's rear setback and noted that there is a stormwater channel and trees on the north side of the Property that help provide visual and sound buffering for their properties. In light of these concerns, the Property Owner is proposing zoning conditions prohibiting buildings within 100' of the northern property line and restricting tree disturbing activities within 100' of the northern property line.

Neighbors expressed concern about access to the property from Wade Ave, and noted existing traffic safety concerns in this part of Wade Avenue. Some stated they believed left turns in and out of the site should be prohibited.

Neighbors expressed concern about the amount of trees that will be cut on the site and stated they were concerned that development could disturb wildlife in the area.

Neighbors asked if rezoning this property would establish precedent for the rezoning of other properties in the area. The property owner notes that rezoning decisions are legislative decisions that are decided on a case by case basis.

A neighbor asked if a pedestrian signal could be added at the intersection of Wade Ave. and Canterbury.

Neighbors expressed concern that visitors to the property would not be able to park on the property or on Wade Ave., and therefore would end up parking on Canterbury.

SUMMARY OF ISSUES--CONTINUED (PAGE 2)

A neighborhood meeting was held on August 25, 2021 (date) to discuss a potential rezoning located at 2618 Wade Ave. (property address). The neighborhood Meeting was held at Jaycee Community Center, 2405 Wade Ave., Raleigh, NC 27607 (location). There were approximately 14 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues: --CONTINUED (PAGE 2)

A neighbor stated that he did not like townhome building types and felt it would look different from the surrounding area or could change the nature of Wade Avenue.
A neighbor asked if townhomes built on the property would have roof decks. The property owner stated that detailed plans for townhomes had not yet been done, but that decks would be a possibility. To preserve tree buffer for the homes on Wells Avenue, the proposed zoning conditions restrict tree disturbing activities within 100' of the northern property line.
A neighbor expressed concern about the amount of impervious surface that would be installed with redevelopment of the property.
A neighbor expressed concern about increasing the permitted density of residential development on the property.

8/25 Neighborhood Meeting - 26/8 Wade

[illegible]