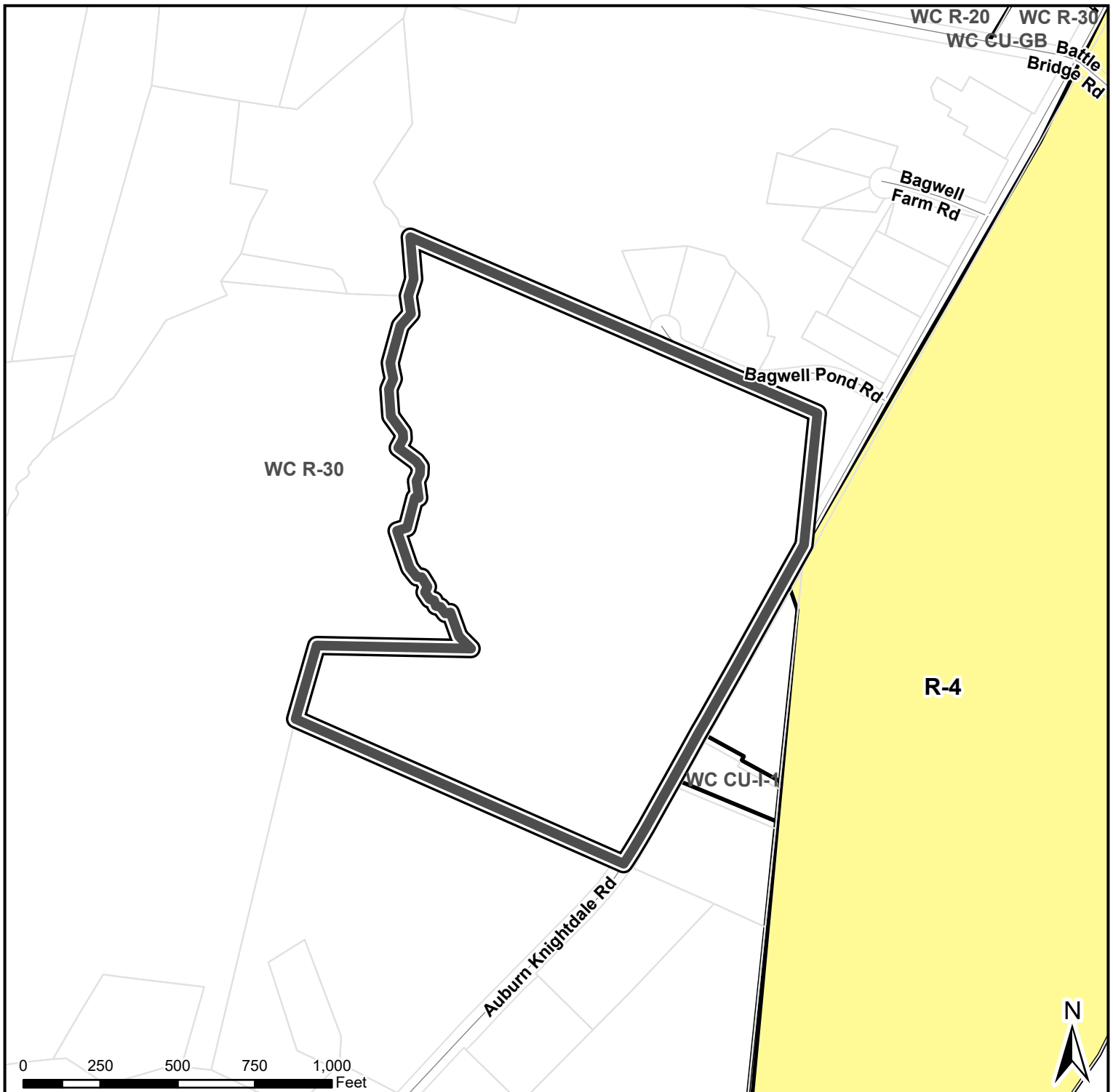
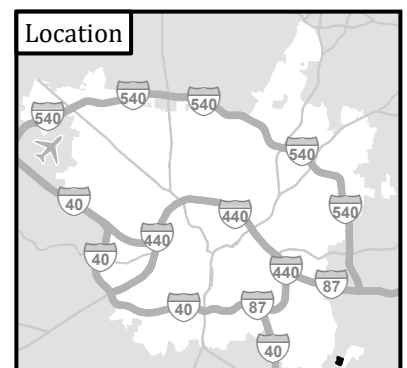


Existing Zoning

Z-69-2022



Property	3540 Auburn Knightdale Rd
Size	43.95 acres
Existing Zoning	WC R-30
Requested Zoning	R-6-CU



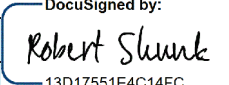


Rezoning Application and Checklist

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 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: R-6-CU		Height: N/A	Frontage: N/A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning case # _____
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: August 12, 2022	Date amended (1):	Date amended (2):
Property address: 3540 Auburn Knightdale Rd, Raleigh NC 27610		
Property PIN: 1741150442		
Deed reference (book/page): Book 018490 Page 02319		
Nearest intersection: Battle Bridge and Auburn Knightdale Rd		Property size (acres): 43.95
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: 3540 Auburn LLC, 2310 S MIAMI BVLD STE 238, DURHAM NC 27703		
Property owner email: robert@ganderdev.com		
Property owner phone: (919) 308-2123		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: (919) 835-4648		
Applicant signature(s):	DocuSigned by:  13D17551E4C14FC...	
Additional email(s):		

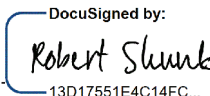
RECEIVED

By Sarah Shaughnessy at 10:01 am, Aug 15, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: August 12, 2022	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered
<p>1. Apartment building types shall be prohibited.</p> <p>2. The total number of residential units shall not exceed 200 units.</p> <p>3. Starting at the northeast corner of the property, located approximately 137' northwest of the Auburn Knightdale Road public right of way, and continuing to the northwest for 230' along the northern property line abutting the property with Parcel Identification Number (PIN) 1741158883, Deed Book 18490, Page 2319 in the Wake County Register of Deeds Office (the "Registry"), no principal building shall be constructed within 50' of the property line (the "50' Building Setback Area"). Starting at the western end of the 50' Building Setback Area, and continuing northwest for the next 500', a minimum 50' undisturbed buffer shall be provided along the northern property line abutting Bagwell Pond Road and the property with PIN 1741163764, Deed Book 17371, Page 1801 in the Registry (the "50' Undisturbed Buffer Area"). The 50' Building Setback Area and the 50' Undisturbed Buffer Area are illustrated by the attached exhibit.</p>

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:  _____
13D17551E4C14FC...

Printed Name: Robert Shunk, as Secretary of 3540 Auburn LLC, a North Carolina limited liability company

RECEIVED

By Sarah Shaughnessy at 10:01 am, Aug 15, 2022

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

OFFICE USE ONLYRezoning case #

Statement of Consistency

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

See attached.

Public Benefits

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

See attached.

Rezoning Application Addendum #2	
Impact on Historic Resources	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div></div>
<p>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.</p>	
Inventory of Historic Resources	
<p>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.</p>	
<div>N/A</div>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<div>N/A</div>	

Urban Design Guidelines

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

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

Urban form designation: N/A

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

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

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

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

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

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 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 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 and tenants of the rezoning site(s) and within 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:					
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 11:					
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:					
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:					
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"/>

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

July 15, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on July 26, 2022, from 7-8pm at the Barwell Road Community Center located at 5857 Barwell Park Dr, Raleigh, NC 27610. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 3540 Auburn Knightdale Road, Raleigh, NC 27610 (PIN:1741150442) (the "Site"). The Site is currently in Wake County's jurisdiction, and an annexation petition is being filed simultaneously with the rezoning application. The Site is currently zoned Residential-30 (R-30), and this proposal would rezone the Site to Residential-6 with Conditions (R-6-CU). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, notice is being provided to all neighbors within 1,000 feet of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy
Raleigh Planning & Development
(919) 996-2634
sarah.shaughnessy@raleighnc.gov

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

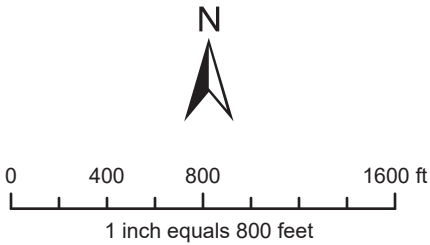
Thank you,

Laura D. Goode

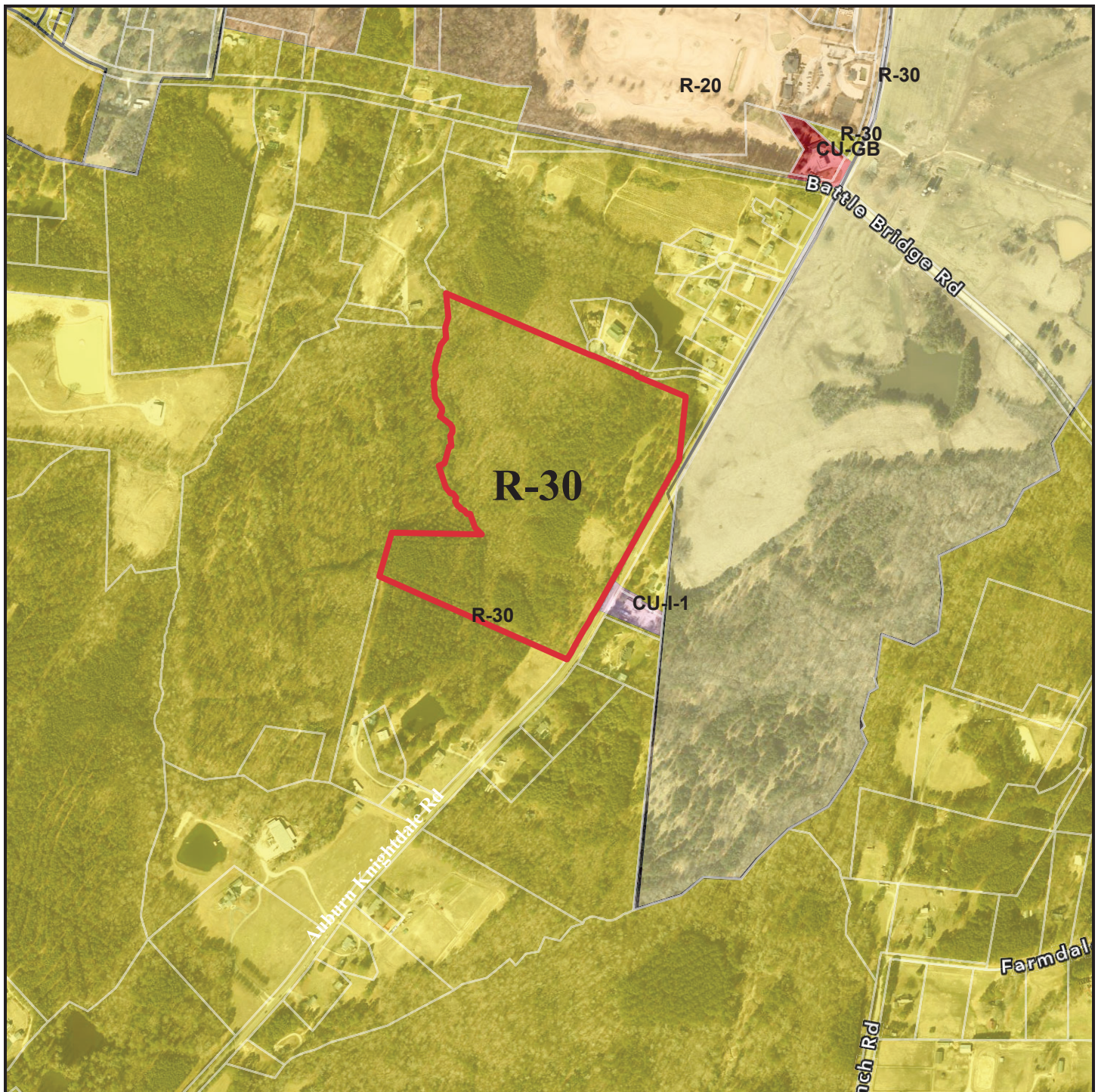


3540 Auburn Knightdale Road

Vicinity Map



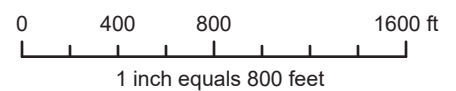
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



3540 Auburn Knightdale Road

Zoning Map

Current Zoning: R-30 (Wake Co.)



Disclaimer

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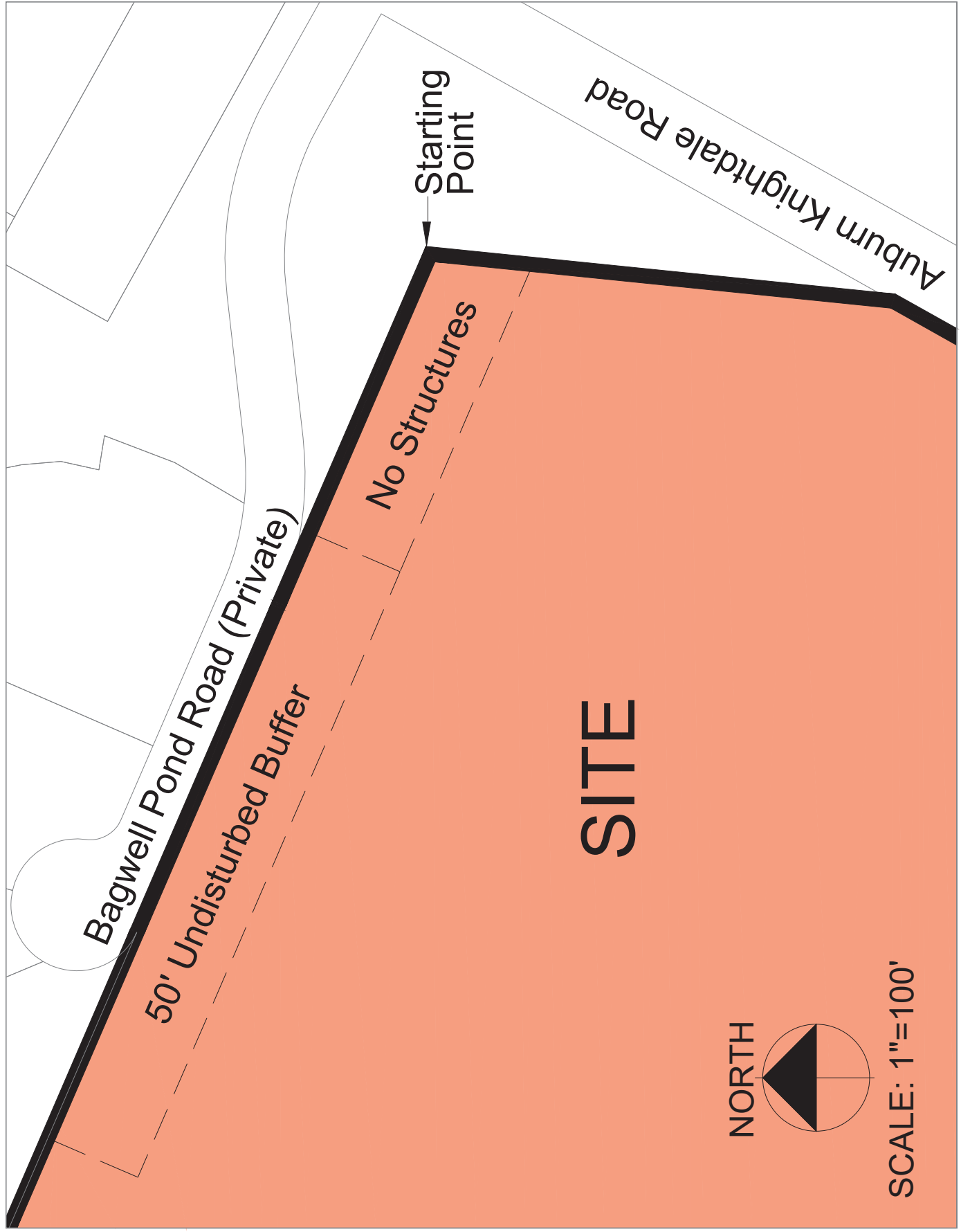
SUMMARY OF ISSUES

A neighborhood meeting was held on July 26, 2022 (date) to discuss a potential rezoning located at 3540 Auburn Knightdale Rd, Raleigh NC 27610 (property address). The neighborhood meeting was held at 5857 Barwell Park Dr, Raleigh, NC 27610 (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Southeast Special Study Area and route of planned I-540 extension
Whether the housing proposed with the rezoning would be affordable housing, and whether the City could require the developer build affordable housing on the property as part of the rezoning case
Whether buffers will be provided to adjacent properties
Why the applicant is proposing annexation of the property, and whether annexation will result in annexation of neighboring properties or impact the use of neighboring properties
Traffic impacts to Auburn Knightdale Road, how traffic impacts will be evaluated, impacts to adjacent property owners for the widening of Auburn Knightdale Road, and the location of access points to the development
Neighbors expressed concerns about the proposed density, lot size and home size for the development. They expressed concerns about safety and an increase in crime. Neighbors asked to see development plans, asked about the builder, and whether there were other projects the developer has done for comparison.
How zoning conditions are added to the case, and the binding nature of approved zoning conditions, even upon transfer of the property
Rezoning process and opportunities for neighbor participation

ATTENDANCE ROSTER	
NAME	ADDRESS
Melissa, Gene, and Makenzie Hall	3545 Auburn Knightdale Rd
Betty and Johnny Bagwell	3801 Bagwell Pond Rd
Billy and Ann Gooch	3809 Bagwell Pond Rd
David Bagwell	3408 Auburn Knightdale Rd
Gerald Bagwell	3320 Auburn Knightdale Rd
Pam Davis Gunter	7509 Battle Bridge Rd
Randy Bagwell	7612 Battle Bridge Rd
Boomer	7420 Battle Bridge Rd
Cohen T Smith	7516 Battle Bridge Rd
City Planning Staff	
Members of Development Team	



**Rezoning Application Addendum
3540 Auburn Knightdale Rd, Raleigh NC 27610**

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.

This request will allow for the development of a variety of residential housing types at a higher density than currently permitted on the parcel of land located at 3540 Auburn Knightdale Rd (PIN: 1741150442) totaling 43.95 acres (the “Property”). The Property is in Wake County’s planning jurisdiction and is zoned Residential-30 (“R-30”), a residential district that has a maximum density of 1.45 dwelling units per acre. An annexation petition is being filed concurrently with this rezoning request. The primary goal of this rezoning is to moderately increase the permitted dwelling units per acre in a manner that ensures compatibility with the surrounding properties, while also providing additional needed housing in an area that is expected to experience significant growth due to the nearby planned I-540 extension. This request is thus consistent with the goal of the Missing Middle Text Change (TC-5-20) to “promote housing choice options and address housing affordability.”

The proposed zoning district is consistent with the Property’s current Future Land Use Map (“FLUM”) designation. The FLUM designates the Property and surrounding parcels as Low Scale Residential (“LSR”). The LSR designation, according to the 2030 Comprehensive Plan (“Comp Plan”), “envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses”. Comp Plan p. 36. Corresponding zoning districts include the R-2, R-4 and R-6 zoning districts. Comp Plan p. 36.

The proposed rezoning is also consistent with the Southeast Special Area Study (“SESSA”) currently being undertaken by the City of Raleigh planning department. The SESSA aims to guide development in southeast Raleigh as the southern extension of I-540 is constructed over the next 10 years. The SESSA proposes an extension of the City’s extra-territorial jurisdiction and certain amendments to the FLUM, including changes to the FLUM designations for the Property and surrounding parcels to Moderate Scale Residential (“MSR”). MSR contemplates a mix of housing types, as with the LSR, including traditional examples of “missing middle” housing types. Comp Plan p. 37. Corresponding zoning districts include the R-6, R-10 and RX zoning districts. Comp Plan p. 37. The Property is located within the southwest area of the SESSA, with an expected ETJ extension within the next two years. Thus, the proposed rezoning and annexation of the Property is consistent with the goal of the SESSA to expand the City’s ETJ.

The requested density is consistent with what is being contemplated by the current LSR FLUM, the proposed MSR FLUM under the SESSA, and the goals and policies contained in the Comp Plan. The request is consistent with the Comp Plan’s theme of Expanding Housing Choices by allowing a variety of housing types in addition to single-family detached homes to be built at a higher density. The request is also consistent with the Comp Plan theme of Growing Successful Neighborhoods and Communities since the proposed zoning will allow for development with a greater density that will provide more families the opportunity to live in an area that will have convenient access to shopping and employment amenities in the future, based on the nearby

planned I-540 extension and the existing and proposed FLUM designations of properties at the nearby intersections of Battle Bridge Road and Auburn Knightdale Road, Rock Quarry Road and Auburn Knightdale Road, and Whitfield Road and Rock Quarry Road. Finally, this proposed R-6-CU zoning is consistent with the current and proposed FLUM designations for the Property, and anticipated future growth in this area with the planned I-540 extension.

In addition, the request is consistent with the following Comp Plan policies:

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

The proposed rezoning from R-30 to R-6-CU is consistent with the current LSR designation and proposed MSR designation, which contemplates a variety of residential housing types, and lists the R-6 district as a corresponding zoning district.

Policy LU 1.3 - Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

The proposed conditions prohibiting the apartment building type, limiting the number of residential units and buffering and building setbacks for portions of the northern property line are consistent with multiple Comp Plan policies. Multiple housing types will still be permitted to support Policy LU 2.2 Compact Development, Policy LU 8.1 Housing Variety, Policy LU 8.17 Zoning for Housing Opportunity and Choice, and Policy H 1.8 Zoning for Housing. However, the prohibition on the apartment building type, limitation on the number of residential units, buffering and building setback conditions will support Policy LU 5.1 Reinforcing Urban Pattern and Policy LU 5.6 Buffering Requirements, as these conditions acknowledge the existing low-density residential uses surrounding the site and are designed to prevent adverse impacts on local character and appearance and provide buffers to adjacent lower density residential uses to the north.

Policy LU 1.3 – Special Study Area Plans. *Undertake detailed land use planning in those areas designated as Special Study Areas on the Future Land Use Map before approval of development proposals or rezonings in the areas. Engage the public in the planning process.*

The Property is located within the SESSA. The SESSA is currently being finalized by the City of Raleigh Planning Department. Planning Staff completed the final Phase 3 of community outreach in June 2021, and Staff's final recommendations to City Council are anticipated in August 2022. As part of the SESSA, the FLUM designation for the Property is expected to change, as recommended by Planning Staff, to MSR. The proposed zoning district was selected to be consistent with both the existing FLUM designation and the anticipated change to the FLUM designation as part of the SESSA. The Property is located within the southwest area of the SESSA, with an expected ETJ extension within the next two years. Thus, the proposed rezoning and annexation of the Property is consistent with the goal of the SESSA to expand the City's ETJ.

Policy LU 2.2 Compact Development. *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development. (Comp Plan p. 56).*

The proposed zoning will permit the construction of a variety of residential housing types at a greater density than is permitted under the current zoning, which will result in a more compact land use pattern to support efficient provision of public services and preservation of open space.

Policy LU 3.1 – Zoning of Annexed Lands. *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property. (Comp Plan p. 48)*

An annexation petition for the Property is being filed concurrently with this rezoning application. The Property is located within the SESSA. The SESSA is currently being finalized by the City of Raleigh Planning Department. Planning Staff completed the final Phase 3 of community outreach in June 2021, and Staff's final recommendations to City Council are anticipated in August 2022. As part of the SESSA, the FLUM designation for the Property is expected to change, as recommended by Planning Staff, to MSR. The proposed zoning district was selected to be consistent with both the existing FLUM designation and the anticipated change to the FLUM designation as part of the SESSA. The Property is located within the southwest area of the SESSA, with expected ETJ extension within the next two years. Thus, the proposed rezoning and annexation of the Property is consistent with the goal of the SESSA to expand the City's ETJ.

Policy LU 5.1 – Reinforcing the Urban Pattern. *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

The proposed rezoning would allow residential development that is congruent with the surrounding area. The type of product and density acknowledges the existing neighborhoods in the area, and reinforces this pattern.

Policy LU 8.1 - Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

The requested zoning will permit the development of a variety of housing types in an area currently served primarily by single family detached homes, offering citizens additional housing options in a location that will be convenient to goods and services and the I-540 extension.

Policy LU 8.17 – Zoning for Housing Opportunity 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.*

The requested R-6-CU zoning will allow a range of housing types, which will assist with moderating the cost of housing and allow more people to live within a reasonable commuting distance to high-opportunity employment areas in downtown Raleigh.

Policy H 1.8 Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

The requested zoning will permit the development of additional density on the Property and will allow the development of a variety of housing types that are generally more affordable than detached homes, and will offer additional housing options while maintaining a form and scale compatible with existing residential uses.

PUBLIC BENEFITS

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

This rezoning will allow for the development of a variety of housing types in an area primarily served by single-family detached homes, offering citizens housing options at various price points. The proposed conditions, which prohibit apartments and provide buffering and additional building setbacks along portions of the northern property line will ensure that the development of the Property is consistent in size and scale to existing adjacent residential neighborhoods. The proposed rezoning is consistent with the goals and recommendations of the Missing Middle TC and the SESSA to build additional density in a more compact and efficient land use pattern.