Raleigh

memo

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Ira Mabel, AICP, Senior Planner
Department	Planning and Development
Date	February 27, 2023
Subject	City Council agenda item for March 7, 2023 – Z-75-22

On February 7, 2023, City Council opened the public hearing for the following item:

Z-75-22: Edwards Mill Road, approximately 2.4 acres located on the northwest side of Edwards Mill Road, approximately a quarter-mile from its intersection with Glen Eden Drive.

The applicant has amended the zoning conditions to:

1. Increase the required building setback from the northern and southern property boundaries from 10 to 15 feet.
2. Require a 130' by 10'-20' planted area on the northeast portion of the site.

Other unchanged zoning conditions limit residential units to 25, and require a thirty-foot setback from the western boundary.

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 of the request (7 - 0).

After Planning Commission made their certified recommendation, the applicant revised the request from general use to conditional use. Planning Commission's certified recommendation and the attached staff report do not reflect these zoning conditions.

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

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Conditional Use District Zoning Conditions		
Zoning case #: Z-75-22	Date submitted: February 24, 2022	**OFFICE USE ONLY** Rezoning case #
Existing zoning: R-4	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

1. No more than twenty-five (25) residential dwelling units shall be located on the property.

2. Unless a more restrictive standard from the UDO applies, there shall be a minimum fifteen-foot (15') building setback from those properties with PINs 0785-87-3195 (Deed Book 15766, Page 354, Wake County Registry), 0785-87-2200 (Deed Book 17553, Page 1964, Wake County Registry), 0785-87-1207 (Deed Book 12071, Page 909, Wake County Registry), and 0785-87-4671 (Deed Book 16411, Page 335, Wake County Registry).

3. There shall be a minimum thirty-foot (30') building setback from those properties with PINs 0785-87-2565 (Deed Book 12545, Page 2553, Wake County Registry) and 0785-87-1471 (Deed Book 10959, Page 1952, Wake County Registry).

4. Beginning at the pre-development northernmost point of frontage along Carriage Drive, thence S62° 44'02"W for a distance of 40.72' (the "Point of Beginning") and extending 130' along the shared boundary line (the "Buffer Area") with PIN 0785-87-4671 (Deed Book 16411, Page 335, Wake County Registry) (the "Adjacent Property"), property owner shall plant the following: (i) 5 shade trees; and (ii) 12 shrubs. At the time of planting, said shrubs shall be at least three feet (3') in height, with a minimum mature height of eight feet (8'). The Buffer Area width shall be a minimum 10' wide and a maximum of 20', measured from the Adjacent Property's shared boundary line. Any existing shade trees or shrubs within the Buffer Area that meet the above criteria shall be counted towards the planting schedule. All plantings required by this condition must be completed prior to the issuance of a certificate of occupancy for any dwelling unit within 50' of the shared boundary line with the Adjacent Property. A map of the Buffer Area is attached as Exhibit A.

RECEIVED
By Ira Mabel at 9:28 am, Feb 27, 2023

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: 3B2401064B38412...

Printed Name: Matt Kirkpatrick

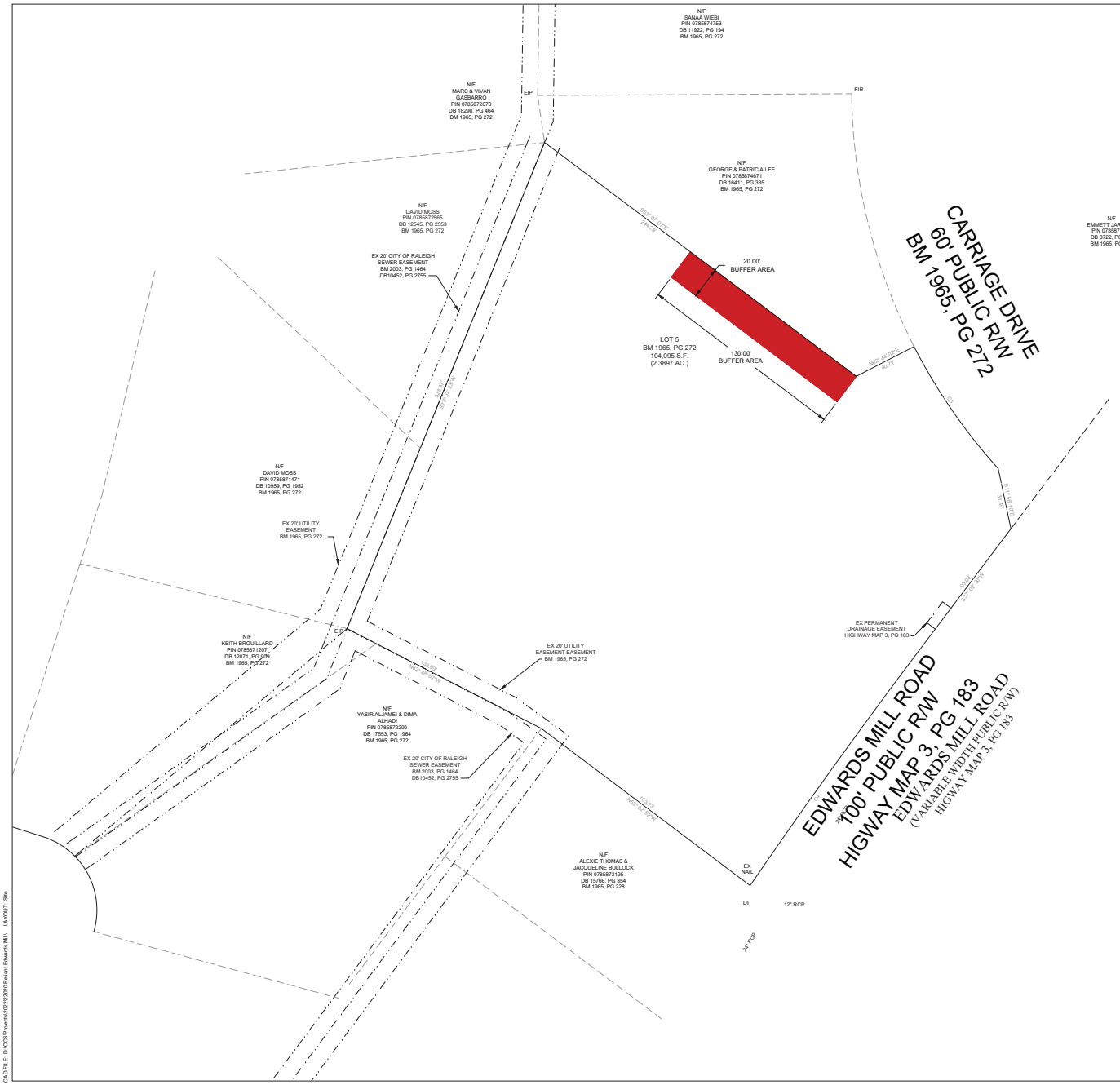


EXHIBIT A

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 6-6-22.
2. THIS DRAWING IS NOT FOR RECORDATION.

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road Raleigh, North Carolina 27612
Ph: 919-424-7704
P-1533

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

EXHIBIT PLAN

EDWARDS MILL REZONING

3717 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22020
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	07/19/22
SCALE:	1" = 30'

C-1

CAD FILE: D:\CCS\Projects\2022\22020 Rolan\Edwards Mill\ LAYOUT: Site

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13216

CASE INFORMATION: Z-75-22 EDWARDS MILL RD

Location	On the northwest side of Edwards Mill Road, approximately a quarter-mile from its intersection with Glen Eden Dr Address: 3717 Edwards Mills Road PINs: 0785874366 Link to iMaps
Current Zoning	R-4
Requested Zoning	R-6
Area of Request	2.39 acres
Corporate Limits	The subject property is within and wholly surrounded by Raleigh's corporate limits.
Property Owner	Matt H Kirkpatrick
Applicant	Michael Birch, Longleaf Law Partners
Council District	E
PC Recommendation Deadline	January 21, 2023

SUMMARY OF PROPOSED CONDITIONS

1. No conditions offered

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential	
Urban Form	n/a	
Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
	●	LU 5.1 Reinforcing the Urban Pattern
	●	LU 8.1 Housing Variety
		LU 8.5 Neighborhood-scale Housing
	●	LU 8.10 Infill Development
Inconsistent Policies ● *Key Policy* ☐ *Area Specific Guidance*		None identified

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
9/12/2022 27 attendees	n/a	11/22/22	12/6/2022

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
n/a	n/a	n/a	n/a
Summary of Comments: In the process of creating the summary of responses it was discovered that the engagement portal page for this rezoning was not published.			

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request would increase the number of potential units and building types allowed on the site which provides a wider range of housing options to meet the existing demand for housing.
Recommendation	Approval
Motion and Vote	Motion: Rains Second: Miller In favor: Bennett, Dautel, Fox, Miller, O'Haver, Otwell and Rains
Reason for Opposed Vote(s)	n/a

ATTACHMENTS

1. Staff report
2. Rezoning application

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.

Travis Crane Date: 11-22-22
Planning and Development Assistant Director

Staff Coordinator: JP Mansolf: (919) 996-2692; jp.mansolf@raleighnc.gov

REZONING STAFF REPORT – Z-75-22

General Use District

OVERVIEW

The request is to rezone a 2.39-acre parcel from Residential-4 (R-4) to Residential-6 (R-6). No conditions are included in the request.

The site is located on the west side of Edwards Mill Road approximately a quarter-mile south of its intersection with Glen Eden Drive. The site is a large lot included and directly adjacent to the Carriage Hills residential subdivision platted in 1965. Laurel Hills Park is located directly northeast of the site across Edwards Mill Road. The site is currently occupied by a large detached house. The site is heavily wooded and generally flat closer to Edwards Mill Road with a steeper slope downward to the rear of the site towards a non-blueline stream on adjacent undeveloped properties. Stormwater staff noted severe channel erosion downstream of the site at 3612 Carriage Drive.

The general surrounding area is residential in nature, with detached houses on half-acre lots or larger being the prevailing pattern of development, though there are several townhome subdivisions nearby that differ from this pattern. The intersection of Edwards Mill Road and Duraleigh Road approximately a half-mile south of the site includes a horizontal mix of commercial and office uses, and townhome and apartment building types, including the Olde Raleigh Village shopping center. Zoning reflects the existing pattern of development with R-4 zoning applied to the larger lot parcels, R-10 zoning to townhome developments to the north and mixed-use zoning around the intersection of Edwards Mill and Duraleigh roads.

The site is designated as Low Scale Residential on the Future Land Use Map as are all parcels directly adjacent to the site. Properties further north along Edwards Mill Road are designated as Moderate Scale Residential. Properties near the intersection of Edwards Mill and Duraleigh Roads are designated Neighborhood Mixed Use, Office and Residential Mixed Use, and Medium Scale Residential.

The request would increase the potential number of housing units allowed on the site. It would also allow the townhouse building type which previously was not allowed. If townhouses were built on the site, it would present a juxtaposition in built form that is similar to the existing nearby townhouses on Essex Garden Lane and Old Post Road adjacent to detached houses on Carriage Drive.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

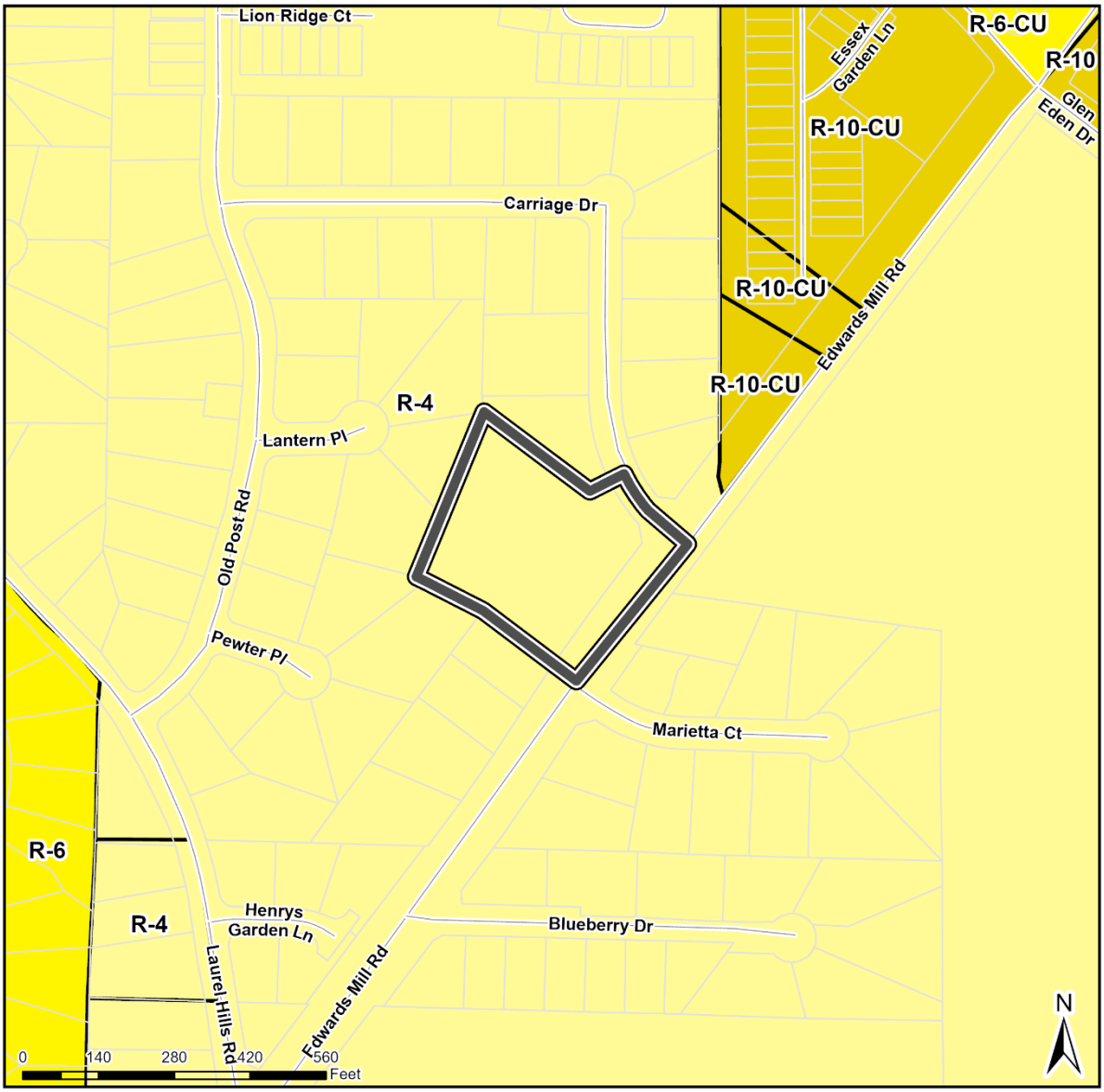
	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-6
Total Acreage	2.39	
Maximum Height	40'/3 Stories	40'/3 Stories
Setbacks:		
Front	20'	10'
Side Street	20'	10'
Side Lot Line	10'	5'
Rear	30'	20'
Max. # of Residential Units	16	27
Max. Gross Office SF	Not Permitted	Not Permitted
Max. Gross Retail SF	Not Permitted	Not Permitted
Max. Gross Industrial SF	Not Permitted	Not Permitted

**These are estimates presented to provide context for analysis.*

OUTSTANDING ISSUES

Outstanding Issues	1. None	**Suggested Mitigation**	1. N/A

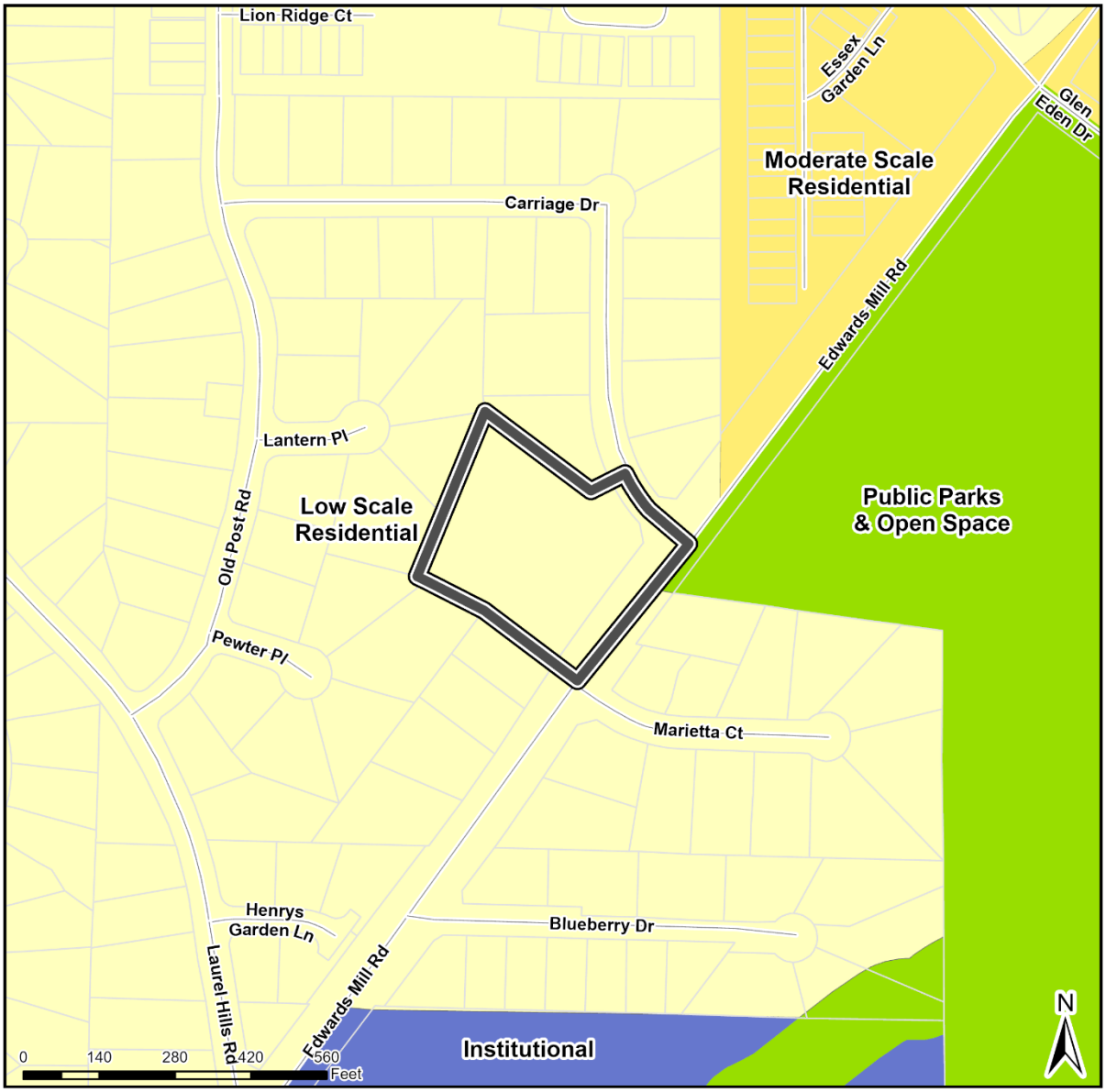
Existing Zoning Z-75-2022



Property	3717 Edwards Mill Rd
Size	2.39 acres
Existing Zoning	R-4
Requested Zoning	R-6

Map by Raleigh Department of Planning and Development (shaughnessys): 9/28/2022

Future Land Use Z-75-2022



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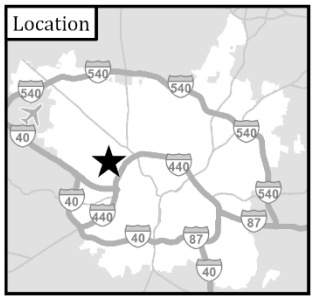
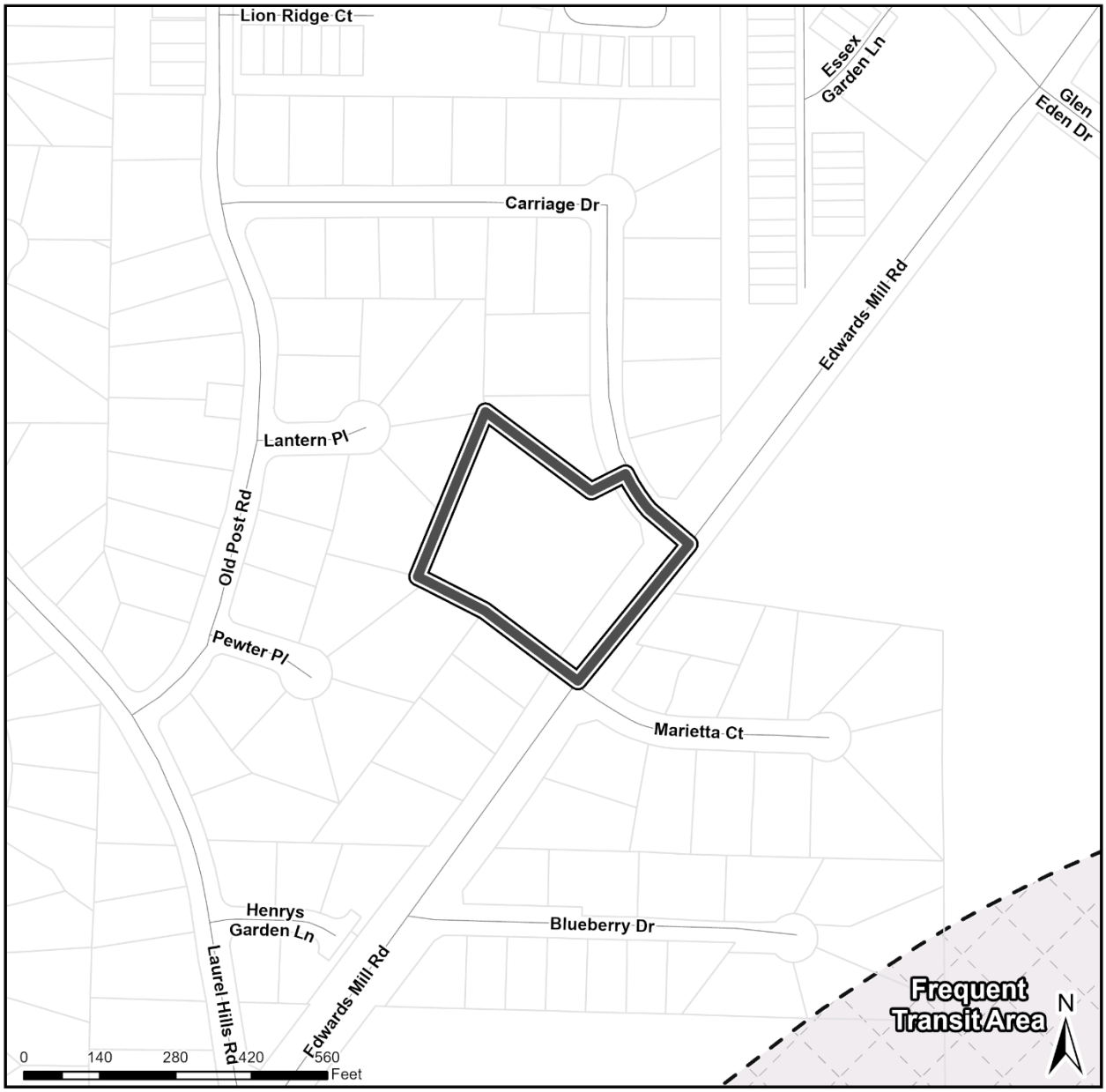


Map by Raleigh Department of Planning and Development (shaughnessys): 9/28/2022

Urban Form Z-75-2022



Property	3717 Edwards Mill Rd
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Existing Zoning	R-4
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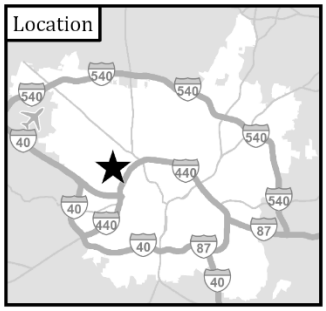

Map by Raleigh Department of Planning and Development (shaughnessys): 9/28/2022

COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

Comprehensive Plan Consistency

The request is: ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

The request would increase the potential housing units and building types allowed on the site while maintaining a scale that is compatible with surrounding development.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	The request would increase the potential number of housing units and housing types allowed on the site, allowing a wider variety of housing needs to be met. This is consistent with this Vision Theme that envisions an expanded supply of housing to meet the needs of diverse households and removing barriers created by exclusionary housing practices.
Consistent	Growing Successful Neighborhoods and Communities	This vision theme envisions improving access for families and individuals with varying levels of income by diversifying permitted building types which this request is consistent with.

Future Land Use

Future Land Use designation: Low Scale Residential

The request is: ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The request would allow housing at a scale that is consistent with the surrounding residential development.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property? ☒ **Yes** ☐ **No**

Community facilities appear to be sufficient to serve the proposed use.

Urban Form

Urban Form designation: None

The request is: ☐ **Consistent** ☐ **Inconsistent** with the Urban Form Map.

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

Public Benefits of the Proposed Rezoning

- The request would increase the number of potential units and building types allowed on the site which provides a wider range of housing options to meet the existing demand for housing.

Detriments of the Proposed Rezoning

- No public detriments associate with the request.

Policy Guidance

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

Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*		
	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
	●	LU 5.1 Reinforcing the Urban Pattern
	●	LU 8.1 Housing Variety
		LU 8.5 Neighborhood-scale Housing
	●	LU 8.10 Infill Development

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

No inconsistent policies identified

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	56	The site has a higher Walk Score than the city average.
Transit Score	30	39	The site has a slightly higher transit score than the city average.
Bike Score	41	51	The site has a slightly higher bike score than the city average.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	78	The site has average transportation costs
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	88	The site has higher-than-average job proximity.

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 would increase the number of units that could be built on the site.
Is naturally occurring affordable housing present on the site?	Unlikely	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The request would allow townhomes which are not allowed under the current zoning.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	(Additional notes)
Is it within walking distance of transit?	Yes	Route 26 is within walking distance and provides hourly transit service.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index (%)**	25	37
People of Color Population (%)	32	46
Low Income Population (%)	17	29
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	2	8
Population under Age 5 (%)	3	6
Population over Age 64 (%)	15	11
% change in median gross rent since 2015	13.2	26.9

**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 (yrs)	The site's census tract is higher than the city's average life expectancy.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	There is documented severe channel erosion downstream of the site at 3612 Carriage Drive.
Is this area considered a food desert by the USDA?	No	(Additional notes)

**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?*	No	The site was annexed into city limits in 2002, which is after the adoption of the Fair Housing Act.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	None found	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	The Carriage Hills subdivision has expired covenants that require single-family homes only, minimum square footage, minimum setbacks, minimum lot widths and lot area, and prohibit livestock or poultry.

**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 request would increase the potential number of housing units and building types that are allowed on the site. The site has job proximity that is higher than the city average so allowing additional housing options in this location would increase access to employment options.

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: Demographic information shows this site is in an area that is generally wealthier than the city average. The request would increase the potential housing units and residential building types allowed on the site, which would provide a greater range of more attainable housing options that could be more affordable to lower income households than a single-family home. This would allow for a greater diversity of households to live in this area. The site is within walking distance to transit service, though its frequency is unlikely to allow a resident to rely on transit for daily tasks which does not reduce carbon emissions.

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 has increase in this area, but at a slower rate than the city average.

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

   Response: No specific discrimination was found.

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

   Response: The health and environmental analysis shows this area as exposed to environmental hazards and toxins less than other parts of the city. Residents of this area have a higher average life expectancy than the average Raleigh resident. Increasing the number of housing units in this location would allow for more residents to live in an area that is free from environmental hazards with good access to health lifestyle choices.

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:

☒ Current Planning ☒ Raleigh Fire ☒ Raleigh Water ☒ Urban Forestry
☒ Historic Resources ☐ Raleigh Parks ☐ Stormwater

The following reviewers did identify potential negative impacts specific to this request:

Reviewer	Comments	
Raleigh Parks	Impact:	There is currently no pedestrian infrastructure (crosswalk, signalized crossing, etc.) facilitating pedestrian access directly to Laurel Hills Park. Whether or not this location is appropriate for enhanced pedestrian infrastructure is an issue that should be addressed through the Transportation review team.
	Mitigation:	Consult with Transportation to potentially add condition to facilitate a pedestrian connection to Laurel Hills Park
Stormwater	Floodzone	No
	Structural Flooding Downstream	No
	Other Drainage Complaints Downstream	Yes, Severe erosion- channel @ 3612 CARRIAGE DR approx. 650‘ down stream of subject property. Ex. channel steep channel slope at complaint parcel, elevation change of over 20’ V in 100’ H.
	Stormwater Conditions	None offered
	Neuse Buffers onsite	No
	Existing Impervious	Yes, house and driveway
	Changes to UDO Max Impervious Area (9.2.2.A)	Yes, If used for SFD/duplex: 38% to 51%, Other use: NA,

	Watershed Overlay	No
	Drainage Basin	Crabtree

Transportation & Transit Review

Site and Location Context

Location

The site is located on the west side of Edwards Mill Road at its intersection with Carriage Drive.

Area Plans

The site is not located within a Small Area Plan study area. It is between the Crabtree and Arena – Blue Ridge Small Area Plans.

Existing and Planned Infrastructure

Streets

Edwards Mill Road is currently an undivided 5-lane avenue and is designated as a proposed 6-lane divided avenue in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan). It is maintained by NCDOT. Carriage Drive is not designated in the Street Plan and is therefore a local street; it is maintained by the City.

Existing block perimeter for the site is a little more than 4,000 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for the R-4 and R-6 zoning districts is 6,000 feet based on the existing average block size of approximately 22,000 SF.

Pedestrian Facilities

There are complete sidewalks on Edwards Mill Road adjacent to the site. There are no existing sidewalks on Carriage Drive.

Bicycle Facilities

There are existing buffered bicycle lanes on Edwards Mill Road adjacent to the site.

Transit

The site is served by GoRaleigh Route 26 with 30-minute peak hour service to the transfer point at Crabtree Valley Mall. The nearest bus stop is approximately 300 feet from the site.

Access

The site has frontage on both Edwards Mill Road and Carriage Drive.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-75-22 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 is projected to generate 5 new trips in the AM peak hour

and 6 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-75-22 Existing Land Use	Daily	AM	PM
	9	1	1
Z-75-22 Current Zoning Entitlements	**Daily**	**AM**	**PM**
	117	7	9
Z-75-22 Proposed Zoning Maximums	**Daily**	**AM**	**PM**
	198	12	15
Z-75-22 Trip Volume Change (Proposed Maximums minus Current Entitlements)	**Daily**	**AM**	**PM**
	81	**5**	**6**

Impact Identified: None

Potential Mitigation: n/a

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Rezoning Application and Checklist

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

Raleigh

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	☐ 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: October 3, 2022	Date amended (1): December 14, 2022	Date amended (2):	
Property address: 3717 Edwards Mill Road			
Property PIN: 0785-87-4366			
Deed reference (book/page): 019082/00643			
Nearest intersection: Edwards Mill Road & Glen Eden Drive	Property size (acres): 2.39		
For planned development applications only:	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Matt H. Kirkpatrick			
Property owner email: mattk@reliant-partners.com			
Property owner phone: 919-235-8304			
Applicant name and address: Worth Mills, Longleaf Law Partners, 4509 Creedmoor Road, STE 302, Raleigh, NC 27612			
Applicant email: wmills@longleaflp.com			
Applicant phone: 919-645-4313			
Applicant signature(s): DocuSigned by: 3B2401064B38412...			
Additional email(s):			

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Rezoning Application Addendum #1

Comprehensive Plan Analysis	**OFFICE USE ONLY** Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	

Statement of Consistency

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

The property is designated as Low Scale Residential on the Future Land Use Map (FLUM), which envisions a range of housing types, including duplexes, triplexes, townhouses, and other small apartment buildings. The 2030 Comprehensive Plan provides that R-2, R-4, and R-6 zoning districts are consistent with this land use designation. The property is located in close proximity to the Blue Ridge Road Frequent Transit Area and sits just over a half mile from a City Growth Center. The proposed rezoning will encourage the development of missing middle housing types on the property consistent with the city's goals of promoting increased housing choice, addressing housing affordability, and increasing residential density near transit areas. Therefore, the rezoning request to the R-6 district is consistent with the Comprehensive Plan and the property's future land use designation.

The rezoning request is consistent with Comprehensive Plan policies:
LU 1.2 - Future Land Use Map and Zoning Consistency (the proposed rezoning is consistent with the Low Scale Residential FLUM designation); LU 2.2 – Compact Development (rezoning will promote more compact land use pattern); LU 8.1 - Housing Variety (rezoning will allow for a greater variety of missing middle housing types); EP 1.1 - Greenhouse Gas Reduction (rezoning will promote higher density residential and more energy efficient housing types); H 1.8 - Zoning for Housing (rezoning will allow for a greater variety of missing middle housing types).

Public Benefits

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

1. The rezoning request is reasonable and in the public interest because it provides for increased residential housing variety and supply on an underutilized parcel.

2. The request also furthers the goal of encouraging missing middle housing types that are substantially more energy-efficient than detached houses and provide greater density in proximity to employment, commercial options, and public amenities which will decrease overall carbon output in the city.

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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

Proposed Mitigation
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.
NA

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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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☑	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☑	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☑	☐	☐	☐
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.	☑	☐	☐	☐	☐
9. Trip generation study	☐	☑	☐	☐	☐
10. Traffic impact analysis	☐	☑	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☐	☑	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	☐	☑	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☑	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☑	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☑	☐	☐	☐

REZONING AND TEXT CHANGE TO ZONING CONDITIONS OF PROPERTY CONSISTING OF +/- 2.39 ACRES, LOCATED ALONG EDWARDS MILL ROAD BETWEEN LAUREL HILLS ROAD AND GLEN EDEN DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON SEPTEMBER 12, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, September 12, at 5:30 p.m. The property considered for this potential rezoning totals approximately 2.39 acres, and is located at along Edwards Mill Road between Laurel Hills Road and Glen Eden Drive, in the City of Raleigh, having Wake County Parcel Identification Number 0785-87-4366. This meeting was held in the Fellowship Hall at St. Paul's Christian Church located at 3331 Blue Ridge Road, Raleigh, North Carolina. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: September 2, 2022
Re: First Neighborhood Meeting for Rezoning of 3717 Edwards Mill Road

RESCHEDULED NEIGHBORHOOD MEETING

You are invited to attend an informational meeting to discuss the proposed rezoning of 3717 Edwards Mill Road (with Property Identification Number (PIN) 0785874366). The repeat meeting will be held on **MONDAY, SEPTEMBER 12, 2022, from 5:30 PM until 6:30 PM**, at the following location:

St. Paul's Christian Church
Fellowship Hall
3331 Blue Ridge Road
Raleigh, NC 27612

The property totals approximately 2.39 acres in size and is located along Edwards Mill Road between Laurel Hills Road and Glen Eden Drive. The property is currently zoned Residenital-4 (R-4). The proposed zoning is Residential-6 (R-6). The purpose of the rezoning is to allow for a broader range of residential development options.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Sarah Shaughnessy at 919.996.2234 or sarah.shaughnessy@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

EXHIBIT C – ITEMS DISCUSSED

1. Meeting agenda
2. Overview of rezoning process
3. Description of the property
4. Current zoning
5. Policy guidance
6. Proposed rezoning
7. Purpose of the rezoning and future vision for the property
8. Carriage Hills subdivision covenants
9. Missing middle text change
10. Potential residential density on property
11. Traffic and access to the property
12. Tree conservation requirements
13. Solid waste services
14. Future meetings and next steps

EXHIBIT D – MEETING ATTENDEES

1. Samuel Morris (Longleaf Law Partners)
2. Worth Mills (Longleaf Law Partners)
3. John Anagnost (City of Raleigh)
4. Matt Kirkpatrick
5. Barbara Bowman
6. Steve Thornton
7. George Lee
8. Pat Lee
9. Linda Bilderback
10. Vivian Gasbarro
11. Marc Gasbarro
12. Mike Panella
13. Allison Panella
14. Elizabeth Berngartt
15. David Moss
16. Cecil Neal
17. Elizabeth Neal
18. Adrienne Little
19. Kathy Osborne
20. David Osborne
21. Cindy Gibbs
22. Mike Ellis
23. Sophie Ellis
24. Amy Diamond
25. Chris Diamond
26. Mary Elizabeth Brake
27. Rick Wellington
28. Keith Brouillard
29. Alexie Thomas
30. Harry Nicholos
31. Guilford Smith