



Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-32-09/ETJ-3-09 General Use; Falls of Neuse Rd and Raven Ridge Rd

General Location: This site is located on the west side of Falls of Neuse Road, SW of its intersection with Raven Ridge Road.

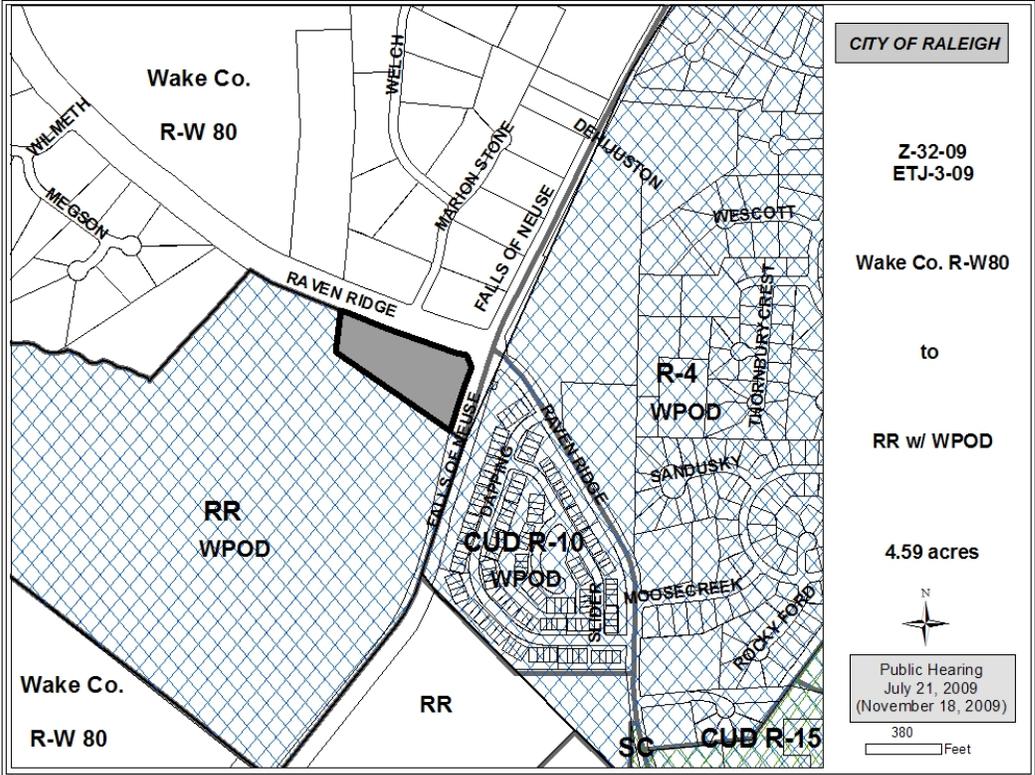
Planning District / CAC: North / North

Request: Petition for Rezoning from Wake County R-80W to Rural Residential with Watershed Protection Overlay.

Consistency with Comprehensive Plan and Other Adopted Plans: This request is consistent with the Comprehensive Plan.

Valid Protest Petition (VSP): NO

Recommendation: The Commission finds that this case is consistent with the Comprehensive Plan and recommends that this case be approved.





Zoning Staff Report: Z-32-09 General Use

LOCATION: This site is located on the west side of Falls of Neuse Road, SW of its intersection with Raven Ridge Road.

AREA OF REQUEST: 4.59 acres

PROPERTY OWNER: City of Raleigh

CONTACT PERSON: Kenneth Waldroup 831-6161

PLANNING COMMISSION RECOMMENDATION DEADLINE: *November 18, 2009*

ZONING:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	R-80	Rural Residential
	<u>Current Overlay District</u>	<u>Proposed Overlay District</u>
	Watershed	WPOD

ALLOWABLE DWELLING UNITS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	2 dwelling units	4 dwelling units

ALLOWABLE OFFICE SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Office uses not permitted.	Office uses not permitted.

ALLOWABLE RETAIL SQUARE FOOTAGE:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Retail uses not permitted.	Retail uses not permitted.

ALLOWABLE GROUND SIGNS:	<u>Current Zoning</u>	<u>Proposed Zoning</u>
	Tract ID	Tract ID

ZONING HISTORY: This property is currently in Wake County's jurisdiction and zoned R-80W. An annexation petition has been submitted and approved by City Council. The annexation becomes effective on August 31, 2009, after which the City has 60 days to place zoning on the property.

SURROUNDING

ZONING: NORTH: R-W80
SOUTH: RR w/WPOD
EAST: R-10 CUD w/WPOD
WEST: RR w/WPOD

LAND USE: Undeveloped wooded land

SURROUNDING LAND USE: NORTH: Single family homes
SOUTH: City of Raleigh Water Treatment Plant
EAST: Single family homes
WEST: Single family homes

DESIGNATED HISTORIC RESOURCES: This site is not located within a designated historic district and does not include any historic landmarks.

EXHIBIT C AND D ANALYSIS:

COMPREHENSIVE PLAN SUMMARY TABLE:

In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City’s adopted Comprehensive Plan the following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	North
Urban Form	Falls Lake Watershed Plan
Specific Area Plan	N/A
Guidelines	N/A

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).

This site is currently located within Wake County’s jurisdiction. Surrounding guidelines recommend low density residential uses within a watershed protection area. The proposal to rezone the property to Rural Residential with Watershed Protection Overlay District is consistent with adjacent Comprehensive Plan guidelines.

2. Compatibility of the proposed rezoning with the property and surrounding area.

Applicant states that the proposed rezoning is in keeping with the character of the surrounding area and is identical to the zoning classification of other City owned properties contiguous to the properties in question. The site is directly adjacent to the E.M. Johnson Water Treatment Plant. All other surrounding uses are single family residential developments.

Staff agrees with the assessment provided by the applicant. The proposal to annex and rezone the property to Rural Residential with Watershed Protection Overlay would be consistent and compatible with surrounding zoning and land uses.

3. Public benefits of the proposed rezoning

Applicant states that the E.M. Johnson Water Treatment facility provides potable water to approximately 430,000 customers within the City of Raleigh and several neighboring jurisdictions. The rezoning will allow the City to implement projects improve potable water quality, quantity and system reliability via improvements to the water treatment plant. The proposal is in the public interest as the provision of potable water is a fundamental service of the City.

Staff agrees with this assessment. There is a significant public benefit associated with this request. The annexation and rezoning of this property will allow for expansion of the treatment facility and help in the implementation of projects to improve water quality and quantity. The applicant requests Rural Residential zoning with the Watershed Protection Overlay District. It should be noted that the RR zone district allows for a range of low intensity uses. This petition is not seeking a conditional use rezoning, and all allowed uses and development standards associated with the RR district would be applicable.

4. Detriments of the proposed rezoning

There are no known detriments in association with this case.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

TRANSPORTATION: Falls of Neuse Road is classified as a secondary arterial thoroughfare (2007 ADT 27,000 vpd) and exists as a 5-lane roadway with a curb and gutter section and multi-use path on one side within a 130-foot right-of-way. City standards call for Falls of Neuse Road to be constructed as a 6-lane median divided road with sidewalk or multi-use paths on both sides within the existing right-of-way. Raven Ridge Road is classified as a minor thoroughfare and exists as a two-lane ribbon paved roadway within a varying 130 -150 feet of right-of-way. City standards call for Raven Ridge Road to be constructed as a multi-lane facility with a 53-foot back-to-back curb and gutter section with sidewalks on both sides with the existing right of way. The City of Raleigh has a Capital Improvement Project to widened Falls of Neuse Road in the vicinity of the subject property. This project calls for Falls of Neuse Road to be widened to a multi-lane roadway beginning south of Raven Ridge Road and continuing on existing alignment to approximately at Lowery Farms Road then traversing on new location across the Neuse River to connect to New Falls of Neuse Road in Wakefield. The widening of Falls of Neuse Road is scheduled to being in the Fall of 2011.

TRANSIT: Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

HYDROLOGY: FLOODPLAIN: No FEMA
DRAINAGE BASIN: Neuse
STORMWATER MANAGEMENT: Site is subject to Part 10, Chapter 9, Stormwater Control and Watercourse Buffer Regulations. Some Neuse River Buffer on site. The site is in the Falls Lake Watershed Protection overlay District.

PUBLIC UTILITIES:

**Maximum Demand
on Current Zoning** **Maximum Demand
on Proposed Zoning**

Water	Approx. <u>6,189</u> gpd	Approx. <u>3,681</u> gpd
Waste Water	Approx. <u>6,189</u> gpd	Approx. <u>3,681</u> gpd

The proposed rezoning request would become part of the City of Raleigh's E. M Johnson Water Treatment Plant. There would be no additional impact on the City's wastewater or water treatment systems as a result of this rezoning request.

PARKS AND RECREATION:

This property is not adjacent to any greenway corridors. The proposed rezoning has not impact upon park level of service.

WAKE COUNTY PUBLIC SCHOOLS:

Proposed rezoning would increase residential density by no more than 2 dwelling units. This would have very little additional impact to area public schools.

IMPACTS SUMMARY:

There would be very little impact to the infrastructure in this area associated with this rezoning request.

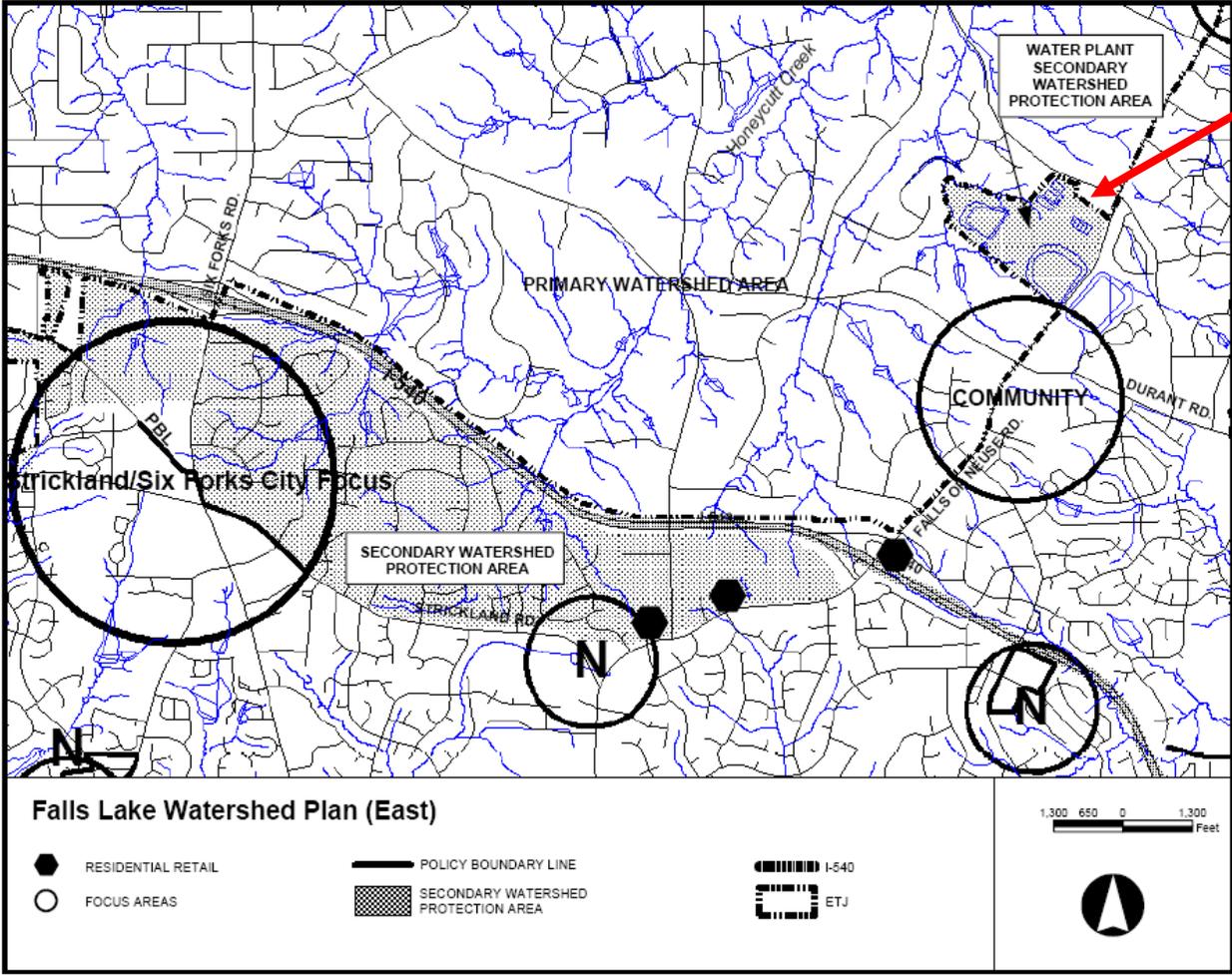
APPEARANCE COMMISSION:

This request is not subject to Appearance Commission review.

CITIZENS' ADVISORY COUNCIL:

DISTRICT: North
CAC CONTACT PERSON: Ann Weathersbee 876-1807





Falls of Neuse Corridor Plan

