

CITY OF RALEIGH

Existing Zoning Map

Z-11-11

SC CUD

to

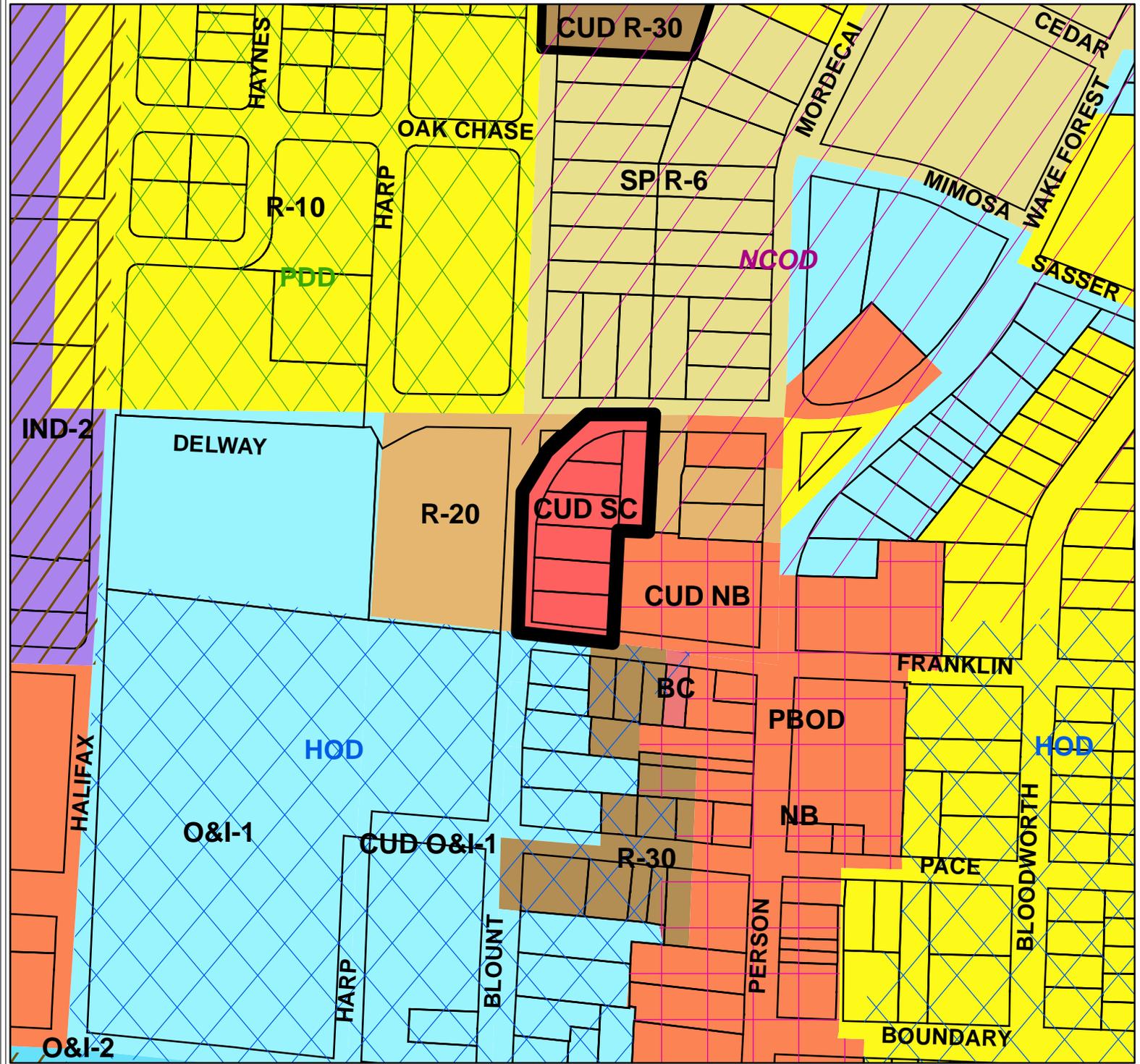
SC CUD (Amended Conditions)

1.34 acres

Public Hearing
July 19, 2011
(October 17, 2011)

350

Feet



Issues and Impacts

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Proposal is inconsistent with Policy LU 4.5 - Connectivity. 2. City Attorney has issues with the wording of several zoning conditions. 	<i>Suggested Conditions</i>	<ol style="list-style-type: none"> 1. Provide offers of cross access to adjacent commercial property. 2. Revise as suggested by City Attorney.
<i>Impacts Identified</i>	No impacts identified	<i>Proposed Mitigation</i>	Potential impacts mitigated through conditions.

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
4/28/2011	7/19/2011	Date: N/A	Date: 8/09/11: Approval

Valid Statutory Protest Petition

Attachments

1. Staff report
2. Existing Zoning/Location Map
3. Future Land Use

Planning Commission Recommendation

<i>Recommendation</i>	The Commission finds that this case is consistent with the Comprehensive Plan and recommends that this case be approved in accordance with zoning conditions dated August 3, 2011.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The request is consistent with guidelines set forth in the Comprehensive Plan. The Future Land Use Map designates this area as being appropriate for Office and Residential Mixed Use. The proposed zoning is consistent with this designation. 2. The request is reasonable and in the public interest. The proposed zoning conditions will have no additional impact on this site, and will enable the applicant to develop the site as an Urban Farm. The allowance of agriculturally related uses will help to encourage a temporary use for the property as it is currently vacant. Previous conditions would remain, and would limit the development to Office or Residential Uses. 3. The proposal is consistent and compatible with the surrounding area. The site is located in an area with a diverse mix of zoning and uses. The allowable uses associated with this zoning request would serve as a transition from the Central Business District to the surrounding neighborhoods.

<i>Motion and Vote</i>	Motion: Haq Seconded: Anderson In Favor Butler, Mr. Anderson, Mr. Fleming, Ms. Harris Edmisten, Mr. Haq, Mr. Lyle, Ms. Mattox, Mr. Schuster, Ms. Sterling Lewis
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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.

_____ Planning Director	_____ Date	_____ Planning Commission Chairperson	<u>8/9/11</u> Date
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Staff Coordinator: Stan Wingo stan.wingo@raleighnc.gov



Zoning Staff Report – Z-11-11

Conditional Use District

Request

<i>Location</i>	North side of Franklin Street, east of its intersection with North Blount Street.
<i>Request</i>	Amend Conditions with property zoned SC CUD
<i>Area of Request</i>	1.34 acres
<i>Property Owner</i>	JT Hobby & Son, Inc
<i>PC Recommendation Deadline</i>	October 17 th , 2011

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	Shopping Center Conditional Use	Shopping Center Conditional Use
<i>Additional Overlay</i>	N/A	N/A
<i>Land Use</i>	Vacant	Office/Residential/Agriculture
<i>Residential Density</i>	26 dwelling units (per conditions)	26 dwelling units (per conditions)

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	SP R-6, R-20, NCOD	O&I-1, R-30	NB CUD, R-20	R-20
<i>Future Land Use</i>	ORMU, LDR	ORMU	NRMU, ORMU	ORMU, CBD
<i>Current Land Use</i>	Single Family Residential	Office, Residential	Vacant Commercial	Peace College

Comprehensive Plan Guidance

<i>Future Land Use</i>	Office/Residential Mixed Use
<i>Area Plan</i>	N/A
<i>Applicable Policies</i>	Policy LU 1.3 – Conditional Use District Consistency Policy LU 4.5 – Connectivity Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 8.9 – Open Space in New Development Policy UD 2.4 – Transitions in Building Intensity Policy UD 2.6 – Parking Location and Design Policy UD 2.7 – Public Open Space

	Policy UD 5.1 – Contextual Design Policy UD 5.6 – Protection of Neighborhood Open Space Policy DT 1.11 – Downtown Edges Policy EP 9.5 – Promoting Local Products Policy EP 9.6 – Local Produce and Farmers Markets
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Contact Information

<i>Staff</i>	Stan Wingo – (919)516-2663 stan.wingo@raleighnc.gov
<i>Applicant</i>	Andy Petesch – (919)345-0442
<i>Citizens Advisory Council</i>	Mordecai – Reid Serozi

Case Overview

This site is located on the north side of Franklin Street, east of its intersection with North Blount and south of Delway Street. The surrounding area is a mix of low density residential, office and commercial, with Peace College to the west of the site. The subject property was rezoned in 2005 from being Residential zoning, to Shopping Center with the intention of office and/or residential being developed. However the property has remained vacant since the zoning amendment in 2005.

The proposal would retain all current zoning conditions, with the exception of the prohibition on agriculturally related uses. The request would introduce the potential to develop the site as an urban agricultural use. The potential uses proposed could include agriculture, fish hatchery or farm, research farm, Christmas tree stands, plant nursery or vegetable stand. The site would also retain its ability to be developed as office and/or residential.

Exhibit C & D Analysis

Staff examines consistency with the Comprehensive Plan, compatibility with the surrounding area, public benefits and detriments of the proposal, and summarizes any associated impacts of the proposal.

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

1.1 Future Land Use

This site is located within an area designated as Office & Residential Mixed Use on the Future Land Use Map. The proposed zoning conditions prohibit retail therefore the request would be considered consistent with the Future Land Use Map.

1.2 Policy Guidance

The following policy guidance is applicable with this request:

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
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Proposal is consistent with this policy. As currently proposed, all zoning conditions are consistent with the Comprehensive Plan.

Policy LU 4.5 - Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

Proposal is inconsistent with this policy. While the zoning conditions provide for cross access to parcels internal to the site, applicant should consider a condition that would offer cross access to the adjacent commercial parcel.

Policy LU 5.1 – Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with 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.

Proposal is consistent with this policy. Proposed conditions will help to ensure that future development is uniform in design and compatible with the surrounding area.

Policy LU 5.4 – Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with higher intensity,

Proposal is consistent with this policy. Conditions limit development to residential and/or office development, which would serve as a transitional use from the Central Business District designation to the west, and the lower intensity uses surrounding the property.

Policy LU 5.6 – Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

Proposal is consistent with this policy. Conditions include increased landscaping to screen structured parking and restrictions on site lighting. Also requires all parking and loading to be located at the side or rear of buildings.

Policy LU 8.9 – Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape.

Proposal is consistent with this policy. Conditions include provisions for a publicly accessible plaza of at least 300sq ft that includes pedestrian and bicycle improvements as well as tree plantings.

Policy UD 2.4 – Transitions in Building Intensity

Establish gradual transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger

buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the adjacent properties planned for lower density.

Proposal is consistent with this policy. The site is adjacent to the Central Business District, making it an ideal location for a transitional use. Applicant has conditioned building height and placement to ensure an appropriate transition to surrounding uses from the more intense Central Business District designation to the west.

Policy UD 2.6 – Parking Location and Design

New surface parking lots should be avoided within mixed-use centers. Instead, shared parking garages with active ground floor uses and architectural treatments for all facades visible from a public right-of-way should be used.

Proposal is consistent with this policy. Conditions require parking be located in the side or rear of buildings, with screening provisions for any structured parking.

Policy UD 2.7 – Public Open Space

Usable and well appointed urban public open space should be provided within mixed-use centers to serve as focal points and community gathering spots.

Proposal is consistent with this policy. Conditions include provisions for a publicly accessible plaza of at least 300 square feet that includes pedestrian and bicycle improvements and tree plantings.

Policy UD 5.1 – Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Proposal is consistent with this policy. Proposed conditions will help to ensure that future development is uniform in design and compatible with the surrounding area.

Policy UD 5.6 – Protection of Neighborhood Open Space

Infill development should respect and improve the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas.

Proposal is consistent with this policy. While the request does currently contain usable open space to protect or retain, it does create new open space in the way of a publically accessible plaza.

Policy DT 1.11 – Downtown Edges

Appropriate transitions in height, scale and design should be provided between Central Business District land uses and adjacent residential districts.

Proposal is consistent with this policy. The sites location adjacent to the Central Business District makes it an ideal location for a transitional use. Applicant has conditioned building height and placement to ensure an appropriate transition to surrounding uses from the more intense Central Business District designation to the west.

Policy EP 9.5 – Promoting Local Products

Promote the public health and environmental benefits of supporting locally-produced foods, goods, and services.

Proposal is consistent with this policy. The requested rezoning would remove conditions that currently prohibit agricultural uses on this site.

Policy EP 9.6 –Local Produce and Farmers Markets
Encourage the creation and maintenance of produce markets throughout Raleigh to provide outlets for healthful and locally-grown produce for residents.

Proposal is consistent with this policy. The requested rezoning would remove conditions that currently prohibit agricultural uses on this site.

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

The site is located in an area that contains a diverse mix of uses and zoning. To the north, the area is zoned residential with a Neighborhood Conservation Overlay and developed as single family residential. To the west, the property is owned by Peace College and is part of the adjacent campus. South of the subject property, the land is zoned for a mix of office and residential, and the pattern of development reflects this. A vacant retail space sits directly adjacent to the east, with single family homes and the Person Street Business District one block east.

The proposed rezoning would retain all zoning conditions currently on the property, with the exception of introducing agriculturally related uses. These potential uses include general and limited agriculture, fish farms and hatcheries, vegetable stands, tree lots or camp;. all of which are very low impact uses that would not be considered retail in nature. The current allowance of office and residential would remain. The additional uses proposed would not create any incompatibilities with the surrounding area, and would help to encourage a temporary use for the property as it is currently vacant. The request to amend the current zoning conditions on the property would be consistent and compatible with surrounding land uses and zoning.

3. Public benefits of the proposed rezoning

The proposal to amend current zoning conditions on this property would allow for the introduction of agriculturally related uses. Doing so could help encourage a temporary use on this site, as it has remained vacant for several years. The potential to develop the site as a community garden or urban farm would benefit the surrounding public as they would have access to locally grown produce within walking distance of their homes and offices. The other potential uses that could be developed on this site would also serve as a transition from the Central Business District to the surrounding neighborhoods.

In addition to being consistent with the Future Land Use designation, this request meets several policies applicable in the Comprehensive Plan. The proposal would also help to further Action Item EP 9.4 Community Gardening. As referenced from the Environmental Protection Chapter of the Comprehensive Plan: *Action EP 9.4 - Community Gardening (excerpt) Explore opportunities to develop and expand community garden programs that provide opportunities for residents to grow their own produce as well as learn and use organic gardening techniques.*

The request to introduce agriculturally related uses would be considered a benefit to the surrounding community based on its location, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

4. Detriments of the proposed rezoning

There are no known detriments associated with this request.

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

5.1 Transportation

Primary Streets	Classification	2009 NCDOT Traffic Volume (ADT)				
Blount Street (one-way)	Major Thoroughfare	6,600				
Delway Street (one way)	Major Thoroughfare	6,600				
Franklin Street	Commercial	N/A				
Street Conditions						
<u>Blount Street</u>	<u>Lanes in each direction</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	36'	Back-to-back curb and gutter section	55'	minimum 5' sidewalks on both sides	None
City Standard	2	26'	Back-to-back curb and gutter section	90'	5' sidewalks on both sides	Striped bicycle lane on one side
Meets City Standard?	YES	YES	YES	NO	YES	NO
<u>Delway Street</u>	<u>Lanes in each direction</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	26'	Back-to-back curb and gutter section	60'	minimum 5' sidewalks on both sides	None
City Standard	2	26'	Back-to-back curb and gutter section	90'	5' sidewalks on both sides	None
Meets City Standard?	YES	YES	YES	NO	YES	N/A
<u>Franklin Street</u>	<u>Lanes in each direction</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	1	31'	Back-to-back curb and gutter section	50'	minimum 5' sidewalks on both sides	None
City Standard	1	41'	Back-to-back curb and gutter section	60'	5' sidewalks on both sides	None
Meets City Standard?	YES	YES	NO	NO	YES	YES
Expected Traffic Generation [vph]	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	52	52	0			
PM PEAK	123	123	0			
Suggested Conditions/ Impact Mitigation:			Staff has reviewed the proposed change in conditional use for this case. Staff's determination is that the proposed rezoning would most likely result in either no increase in site trips or a decrease in site trips; a traffic impact analysis study is not recommended.			

Additional Information:	City of Raleigh has a planned major streetscape project along Blount Street and Person Street in the vicinity of this case.
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Impact Identified:

5.2 Transit

This area is currently served by transit routes operating on Person St outbound and Delway St inbound. Transit is available 7 days a week.

Impact Identified: A new use could generate additional passenger trips. The easy access to transit makes this site especially attractive for those who wish to reduce their carbon footprint.

5.3 Hydrology

<i>Floodplain</i>	No
<i>Drainage Basin</i>	Pigeon House
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	No

Impact Identified: None.

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	6,030 GPD	6,030 GPD
<i>Waste Water</i>	6,030 GPD	6,030 GPD

The proposed rezoning would not impact the wastewater collection or water distribution systems of the City

5.5 Parks and Recreation

The Subject Tract are neither adjacent to a greenway corridor or located within a park search area. The proposal will not alter the existing levels of recreation services.

Impact Identified: None

5.6 Urban Forestry

The tree conservation ordinance would not apply to this site.

5.7 Wake County Public Schools

School name	Current Enrollment	Current Capacity	Future Enrollment	Future Capacity
Conn	629	117.4%	629	117.4%
Daniels	1,162	101.5%	1,162	101.5%
Broughton	2,174	106.3%	2,174	106.3%

Impact Identified: None, the proposal would not increase potential residential density.

5.8 Designated Historic Resources

This site is not located within a historic district and does not contain any historic landmarks.

Impact Identified: None

5.9 Impacts Summary

There have been no additional impacts identified for this proposal.

5.10 Mitigation of Impacts

Potential impacts have been mitigated through zoning conditions.

6. Appearance Commission

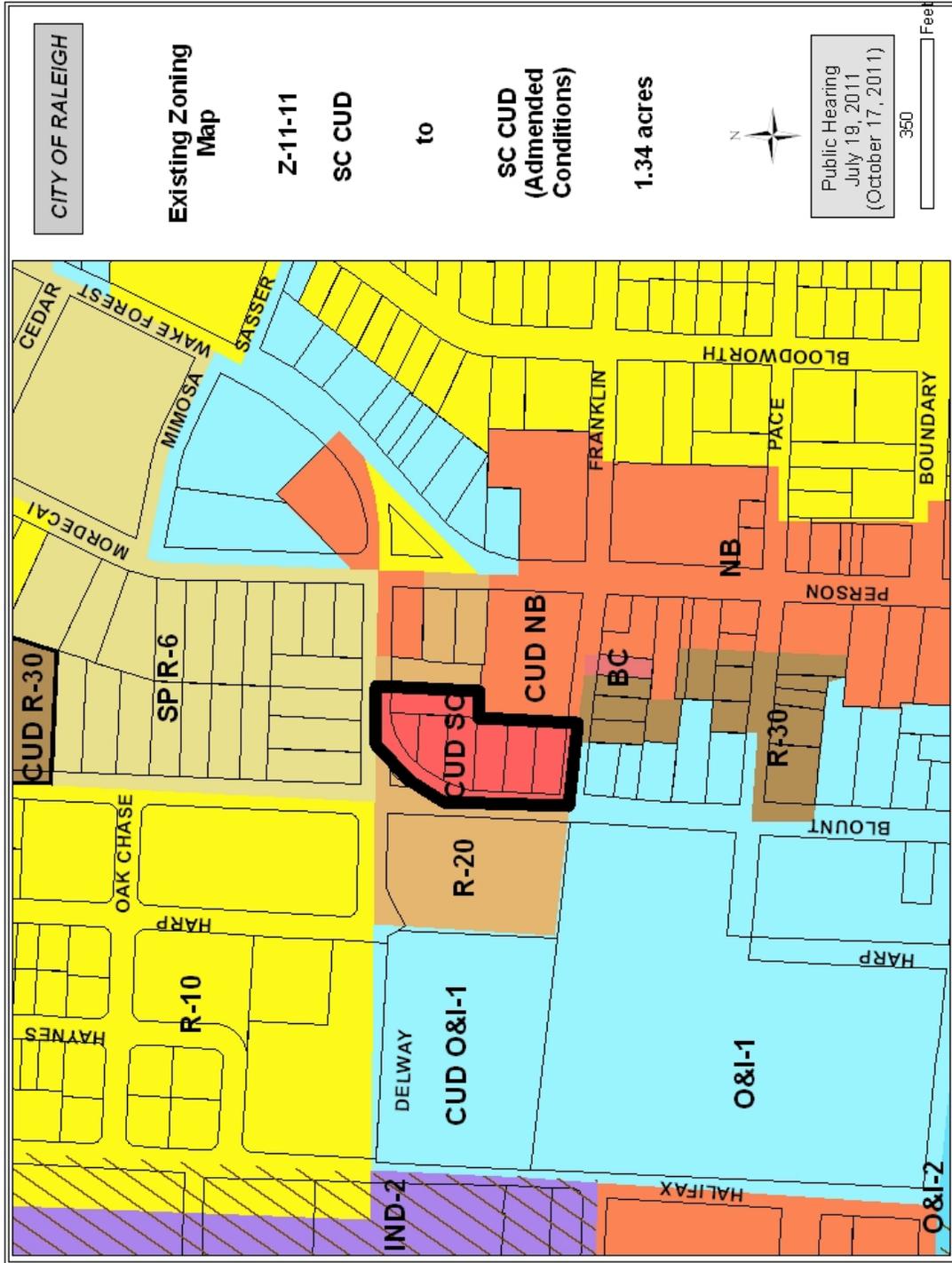
This proposal is not subject to review by the Appearance Commission.

7. Conclusions

As proposed, this request is consistent with the Comprehensive Plan. This site is designated as being appropriate for Office/Residential Mixed Use development. The zoning conditions offered by the applicant would limit potential uses to those that are suggested by the Future Land Use designation. The request also meets all applicable Comprehensive Plan policies, with the exception of one. *Policy LU 4.5 – Connectivity* suggests that adjacent parcels should offer cross access to help increase connectivity between individual development sites. As proposed, the zoning conditions provide for cross access to the internal parcels, but not to adjacent properties. Applicant should consider amending the condition to include the adjacent commercial property.

The proposal would also be compatible with surrounding land uses and zoning. The limited uses that would be allowed on this site would help to provide a transition from the Central Business District to the surrounding neighborhoods. The potential development of an urban farm would also be a compatible and convenient use for the surrounding area. The proposal to amend conditions on this site would have very little impact to current infrastructure or the surround area.

Existing Zoning Map





Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

Rezoning Application Submittal Package Checklist

■ Completed Rezoning Application which includes the following sections:

- Signatory Page
- Exhibit B
- Exhibit C (only for Conditional Use filing)
- Exhibit D
- Map showing adjacent property owner names with PIN's

■ Application Fee

- \$532 for General Use Cases
- \$1064 for Conditional Use Cases
- \$2659 for PDD Master Plans

■ Neighborhood Meeting Report (only for Conditional Use filing)

■ Receipt/ Verification for Meeting Notification Mail out

■ Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division

(General Use ONLY) if applicant is not the petitioner must provide proof of notification to the adjacent property owners per G.S. 160A-384

CITY OF RALEIGH
CITY PLANNING DEPT
2011 MAY -3 AM 11:11

Z-11-11
pd 1064.
EK#605



Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - a. to lessen congestion in the streets;
 - b. to provide adequate light and air;
 - c. to prevent the overcrowding of land;
 - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. to regulate in accordance with a comprehensive plan;
 - f. to avoid spot zoning; and
 - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
	John F. Holmes, Jr.	03-17-2011
<hr/>		
	President, J.T. Hobby & Son, Inc.	

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Contact Information

	Name(s)	Address	Telephone/Email
Petitioner(s)	J.T. Hobby & Son, Inc.	4312 Lead Mine Rd Raleigh, NC 27612	(919) 679-6713 johnh@hobbyproperties.com
(for conditional use requests, petitioners must own petitioned property)	John F. Holmes, Jr. President		
Property Owner(s)	J.T. Hobby & Son, Inc. John F. Holmes, Jr. President	4312 Lead Mine Rd Raleigh, NC 27612	(919) 679-6713 johnh@hobbyproperties.com
Contact Person(s)	Andy Petesch Petesch Law	916 N. Blount St. Raleigh, NC 27604	(919) 345-0442 andy@peteschlaw.com
	Laura Fieselman Raleigh City Farm		(919) 760-8899 laura@raleighcityfarm.org

Property information

Property Description (Wake County PIN)	1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-83-1928, 1704-83-1043, 1704-82-2908
Nearest Major Intersection	W. Franklin St. and N. Blount St.
Area of Subject Property (in acres)	Total assemblage 1.34 acres
Current Zoning Districts (include all overlay districts)	Shopping Center – Conditional Use District
Requested Zoning Districts (include all overlay districts)	Shopping Center – Conditional Use District

EXHIBIT B. Request for Zoning ChangePlease use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	Wake Co. PIN
Peace College of Raleigh, INC	15 E Peace St	Raleigh, NC 27604-1176	1704728951
Halifax Senior Housing LLC	PO Box 28005 (911 N. Blount St)	Raleigh, NC 26711-8005 (Raleigh, NC 27604)	1704738376
John W. Schrader	5862 Faringdon Pl, Ste 1 (201 Delway St)	Raleigh, NC 27609-4582 (Raleigh, NC 27604)	1704830273
Kenneith & Valerie Galluppi	203 Delway St	Raleigh, NC 27604-1131	1704831232
Michael J. Stealey	205 Delway St	Raleigh, NC 27604-1131	1704832202
Pamela H. & Seawell R. Turner III	209 Delway St	Raleigh, NC 27604-1131	1704832271
Q. Cameron & John Williams Karchner	208 Delway St	Raleigh, NC 27604-1132	1704822957
309 Properties LLC	811 Mordecai Dr	Raleigh, NC 27604-1254	1704833063
William & Madison Massey, Jeri Powell	809 Mordecai Dr	Raleigh, NC 27604-1254	1704823966
G. Ballentrae Hume	807 Mordecai Dr	Raleigh, NC 27604-1254	1704823960
Catherine A. Zimmerman	901 Mordecai Dr	Raleigh, NC 27604-1204	1704833175
Jennifer Claire Capps, Christopher Cook	730 N Blount St	Raleigh, NC 27604-1125	1704820663
Duane E. & Lois A. Beck	728 N Blount St	Raleigh, NC 27604-1124	1704820568
Fred B. & Helen N. Johnson	204 E Franklin St	Raleigh, NC 27604-1202	1704821640
John W. & Lina H. Sibert	206 E Franklin St	Raleigh, NC 27604-1202	1704821690
Haywood Investments LP	1643 Sutton Dr (208 E Franklin St)	Raleigh, NC 27605-1142 (Raleigh, NC 27604)	1704822539
Mitchell J. Hazouri	2714 Vanderbilt Ave (210 E Franklin St)	Raleigh, NC 27607-7112 (Raleigh, NC 27604)	1704822579
Michael & Margaret O'Sullivan	903 Mordecai Dr	Raleigh, NC 27604-1204	1704833271
Leslie & Carla J. Linsmier	702 Bloomfield St. Apt. 2 (905 Mordecai Dr)	Hoboken, NJ 07030-5017 (Raleigh, NC 27604)	1704833278
Lewis Farm Holdings LLC	2602 Lewis Farm Rd (726 N. Blount)	Raleigh, NC 27608-1914 (Raleigh, NC 27604)	1704820562
John E. Treadwell	140 Honey Locust (713 N Person St)	Richmond, VA 23238-6165 (Raleigh, NC 27604)	1704823545
David K. Bubacz	719 N Person St	Raleigh, NC 27604-1215	1704823680
EVW Investments LLC	213 Wiley Oaks Dr (711 N Person St)	Wendell, NC 27591-9782 (Raleigh, NC 27604)	1704823550
Paul Alexander and Mary S. Lee	PO Box 24 (904 Mordecai Dr)	Garner, NC 27529-0024 (Raleigh, NC 27604)	1704835378
Ronald H. and Pamela S. Calliari	821 Wake Forest Rd	Raleigh, NC 27604-1219	1704835199
City of Raleigh Housing Authority	900 Haynes St	Raleigh, NC 27604-1462	1704734231

Z-11-11
pg 1 of 3

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: Shopping Center – Conditional Use District

Narrative of conditions being requested:

A. The following uses shall be prohibited:

- Forestry
- Wildlife Sanctuary
- Commercial Indoor Recreation Use
- Riding Stable
- Outdoor Stadium, Theater, Amphitheater, or Racetrack
- Fraternity House
- Guest House
- Rest Home
- Sorority House
- Emergency Shelters
- Art Gallery
- Cemetery
- Church, Synagogue, or Religious Education Building
- Civic Club
- Correctional or Penal Facility
- Crematory
- Day Care Facility
- Fire Station
- Funeral Home
- Government Building
- Hospital
- Library or Museum
- Monastery or Convent
- Orphanage
- Schools
- Veterinary Hospital
- Adult Establishment
- Bank
- Bar, Nightclub, Tavern, Lounge
- Beauty, Nail and Manicure, Cosmetic Art, Barber Shop
- Radio and Television Studio
- Dish Antenna
- Telecommunications Tower
- Telegraph Office
- Dance, Recording, Music Studio
- Eating Establishments – All Kinds

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

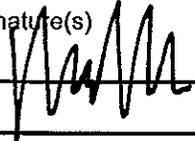
Signature(s)	Print Name	Date
	John F. Holmes, Jr.	09-17-2011
<hr/>		
President, J.T. Hobby & Son, Inc.		

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

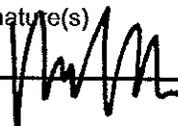
- Exterminating Service
- Hotel and Motel
- Kennel and Cattery
- Movie Theater
- Post Office
- Retail Sales – All Kinds
- Shopping Area and Shopping Center
- Manufacturing
- Mini Warehouse Storage Facility
- Reservoir and Water Control Structures
- Landfill
- Airfield, Landing Strip, and Heliport
- Transit Station
- Taxicab Stand and Dispatch Stand
- Power Plant
- Utility Services
- Automotive Service
- Automotive Repair Facilities
- Car Washes

B. The following conditions shall be applicable to all permitted uses and development, except for (i) General Agriculture, (ii) Restricted Agriculture, (iii) Fish Hatchery and Fish Farm, (iv) Research Farm, (v) Camp, (vi) Christmas Tree, Greens, Ornamental Outdoor Display Area Sales, (vii) Retail Food Store, and (viii) Plant Nursery, Fruit and Vegetable Stand:

1. All future development of the site shall require preliminary site plan approval from the City of Raleigh Planning Commission and/or City Council in accordance with City Code section 10-2132.2.
2. Prior to final site plan approval or recording of a subdivision plat, whichever occurs first, a Unity of Development Plan approved by the City of Raleigh will be submitted to assure complementary signage, architectural style, and construction materials.
3. Number of Residential Units shall not exceed 26.
4. Buildings will be limited to a maximum height of 50 feet.
5. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures.
6. Buildings shall be located within twenty-five (25) feet of the back-of-curb.
7. All surface parking and loading for the site shall be located to the side or rear of the buildings.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
	John F. Holmes, Jr.	03.17.2011
<hr/>		
President, J.T. Hobby & Son, Inc.		

Z-11-11
pg 3 of 3

EXHIBIT C. Request for Zoning Change

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8. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.
9. Sidewalks along Franklin St. shall be the same width as the remainder of Franklin St. sidewalks at a minimum of 5 feet, installed prior to issuance of Certificate of Occupancy.
10. Development shall include a publicly accessible plaza of at least 300 square feet.
11. Public Plaza shall include a minimum of one bike rack, one bench, one trash receptacle, and two 2.5-inch caliper trees.
12. Public Plaza shall be located within 10 feet of buildings and connected to adjacent sidewalks.
13. Public Plazas shall be wrapped on at least 2 sides by a building facade.
14. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy.
15. Reimbursement for any required right-of-way dedication shall be at the current R-20 value.
16. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

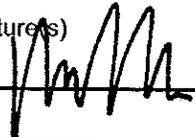
Signature(s)	Print Name	Date
	John F. Holmes, Jr.	09.17.2011
<hr/>		
President, J.T. Hobby & Son, Inc.		

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:

RESPONSE: The recommended land use on the Future Land Use Map ("FLUM") for the subject tract is Office & Residential Mixed-Use ("O&R Mixed"). Generally, Office and Institution zones provide the closest match with the proposed use pattern, although retail ancillary to employment and/or residential uses is not discouraged. Research Farms and Not-for-Profit Camps are permitted uses in O&I zones. Thus the proposed land uses are largely consistent with the FLUM, which would allow, for example, the development of the emerging land use of urban farming to operate there. Urban farms enhance local food systems, provide fresh fruits and vegetables to the surrounding residential community, educate citizens about sustainable and small growing techniques, and connect neighborhoods consistent with mixed use concepts.

B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

RESPONSE: No, the properties are not located within any Area Plans or other adopted plans or policies.

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").

RESPONSE: The proposed amendment does not change the current zoning designation; rather it removes several uses from those prohibited as part of the CUD, but otherwise allowed in the underlying Shopping Center designation. Removing these prohibited uses from the CUD allows for the development of urban agriculture, which is consistent with the Comprehensive Plan as follows:

1. Policy ED 3.8, "Home-Based Business and Cottage Industries," and Section D.7, "Creative Industries," allow for low-impact creative "cottage industry" in a mixed use district that will not negatively impact the residential neighborhood and will improve the streetscape (Policy UD 4.5 "Improving Street Environment").
2. Potential to develop urban agriculture on site embodies Raleigh's Vision Statement for 2030. Allowing such a use would contribute to Raleigh as a city that values and fosters environmental conservation, sustainable development, and attractive neighborhoods and green spaces. Connected to the Vision theme "Greenprint Raleigh," the proposed amendment is one way in which Raleigh will become nationally recognized as a model green city that prioritizes environmental sustainability and stewardship. Lifting the conditions that restrict agriculture on site will support a collaborative effort by local groups to promote and conserve the long-term health of Raleigh's human and ecological systems, as called for in Section L.6 "Environmental Sustainability" of the Comprehensive Plan.
3. The proposed amendment is supportive of Policy LU 8.3, "Conserving, Enhancing, and Revitalizing Neighborhoods," as urban agriculture should foster neighborhood commerce while protecting neighborhood character and restoring the environment. Gardening on site supports Policy EP 6.4, "Biodiversity and City Park Lands," as organic farming techniques and planting varieties promote beneficial insect habitat and biodiversity. Urban agriculture, by its nature, requires environmentally responsible gardening practices that reduce water use and pesticide use (Policy EP 9.8, "Landscaping and Gardening") and provides a unique opportunity for conversation and learning around local ecology, supporting Policy PR 5.3 "Interpretive Conservation Activities."
4. Given the educational nature of urban agriculture, the proposed amendment supports section C.9 "Environmental Education, Awareness and Coordination" as residents observe and interact with the process of growing food. This immediate connection to the natural world fosters a population that is "aware of and concerned about the environment and its associated problems" (quotation from the North American Association for Environmental Education, page 137 of the 2030 Comprehensive Plan for

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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the City of Raleigh) as called for in Policy EP 9.3, "Environmental Stewardship."

5. Urban farming gives access to nutritious food and unique recreation opportunities as called for by Policy EP 9.2, "Environmental Justice Education," and promotes locally-produced foods as called for by Policy EP 9.5, "Promoting Local Products," and the farm itself can be an innovative recreation facility that encourages health diets and lifestyles, supporting Policy PR 4.3 "Recreational Facility Adequacy" and Policy PR 4.4, "Park Visibility," by bringing diversity and innovation to a highly visible area with recreational opportunity in the City.

6. The proposed amendment would allow urban farming-based social entrepreneurship ventures on site, fulfilling Policy ED 3.2, "Green Industry Preference," call for organizations that are environmentally-conscious, promote sustainable practices and reduce negative environmental impacts.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

RESPONSE: The properties, which total 1.34 acres, border the east side of the N. Blount Street thoroughfare between Delway and Franklin Streets. All of the lots are currently vacant except for a three-unit house at 206 Delway (Wake County PIN 1704-82-2908). The adjacent 1.14 acres to the east of the properties on the corner of Person and Franklin Streets currently house a vacant boarded-up commercial center and parking lot (Person Street Plaza). To the north and across Delway Street are residences; to the east, across North Person Street and Mordecai Drive, and to the south, across Franklin Street, are offices and residences. Retail lines North Person Street, which is part of the Pedestrian Business Overlay District. Peace College is to the west and southwest of the properties, across Blount Street. Peace College's softball field is directly across from the properties. Seaboard Station commercial center is just west of Peace College. Mordecai Historical Park is one block to the northeast.

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

RESPONSE: Properties adjacent to the subject tract are currently zoned SP R-6, R-20, R-30, CUD NB, and CUD O&I-1. Other nearby zoning districts include R-10, NB, O&I-1, and a small parcel zoned BC. There is a Historic Overlay District to the south, a Neighborhood Conservation Overlay District to the north and east, a Pedestrian Business Overlay District to the southeast, and a Planned Development Overlay to the northwest (none of which overlay the subject tract).

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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Urban agriculture on site would increase the foot and vehicular traffic more than the present site use (total vacancy), though increased traffic would be much less than the long-term proposal for mixed residential and retail on site.

With the proposed map amendment, the site would be occupied. This presence will bring safety and more eyes watching out for the community. It also means more people on site, with some noise (educational tours, for example) during the day.

Because agriculture in our climate is seasonal, the site will have different aesthetics at different times of the year. Winter-time site aesthetics will be mitigated by growing seasonally appropriate vegetables alongside cover crops, in addition to a vegetative site border.

C. For the surrounding community:

RESPONSE: The proposed map amendment would allow Raleigh's first urban agriculture site, which will be a wonderful resource for the surrounding community and city alike. Urban agriculture on this site will be highly visible, serving educational purposes as the process of growing food is demonstrated. The site will also be productive, offering the surrounding community access to locally-grown food, an important community asset. The community may benefit if businesses are attracted to the currently vacant commercial shopping center, bringing vibrancy to the neighborhood. An urban farm is consistent with other neighborhood businesses, such as Market Restaurant on N. Blount Street which promotes its use of locally grown and raised ingredients, and will increase the economic activity and visibility of these surrounding businesses.

IV. Does the rezoning of this property provide a significant benefit, which is not available to the surrounding properties? Explain:

RESPONSE: Urban agriculture and the development of local food systems is an emerging land use nationally and would place Raleigh at the forefront of the movement. There is no comparable use in Raleigh, much less the surrounding properties. As such, rezoning the subject tract to allow this use provides significant benefits to the neighboring community and City in general. The benefits include access to locally grown fresh fruit and vegetables, education of sustainable farming techniques on small plots, use and reuse of materials, revitalization of vacant properties, strengthening connections in the community among both residents and businesses, and serving as a model for other cities around the United States.

EXHIBIT D. Petitioner’s Statement on Behalf of Zoning Change

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Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

RESPONSE: The subject tract is located in an ideal location for allowing urban agriculture for the following reasons: (1) currently underutilized due to economic conditions which are not expected to improve rapidly, (2) proximity to primary, secondary, and higher educational institutions, (3) proximity to a community that features integration of office, retail, residential and other civic organizations that can all contribute to and benefit from urban agriculture.

V. Recommended items of discussion (where applicable).

- a. **An error by the City Council in establishing the current zoning classification of the property.**

RESPONSE: The City Council did not err, however the number of prohibited uses listed in the CUD restricts the flexibility of the subject tract to be developed under current economic conditions.

- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

RESPONSE: The property was rezoned in 2005 to allow for a residential/office/retail development. Due to a change in the national and local economic climate, the proposed development is on hold. During that rezoning process, a number of restrictive conditions were voluntarily attached to the site. The current underlying zoning classification, Shopping Center, does allow agriculture, though the conditions attached specifically prohibit agriculture. This proposed amendment simply lifts these conditions. In addition, the interest in locally grown food has proliferated in the last six years.

- c. **The public need for additional land to be zoned to the classification requested.**

RESPONSE: Urban agriculture and community gardens are an emerging and important land use trend across cities in the United States as we look for national solutions to combat the many issues of our current system of food production. Raleigh has seen a concurrent demand for our City to support and encourage growing food inside our city limits. This emerging trend does not yet have a specific zoning classification in Raleigh like it does in some U.S. cities. The public need is evidenced by Raleigh’s current work on a Comprehensive Plan Amendment that encourages and supports local food systems.

EXHIBIT D. Petitioner’s Statement on Behalf of Zoning Change

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The existing built environment is primarily comprised of 1 and 2 story single family homes. There is also a 1 story vacant shopping center adjacent to the subject tract. The surrounding area also includes on single family home converted into an office, Peace College’s buildings and softball field, some 3 story multi-family apartment buildings both on Person and Blount Streets, and nearby retail on Person Street. Setbacks in this area are generally very limited with minimal use of buffer yards. Trees cover is intermittent throughout the area.

C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:

RESPONSE: Lifting the current conditions that prohibit urban agriculture would continue to enhance the vibrancy of the neighborhood and community. The proposed map amendment would allow the development of a new type of greenspace for Raleigh—urban agriculture in the city—on the currently vacant and unused property. These changes would enable the beautification of the lot, and bring a new type of amenity to the neighborhood and community, serving as an engine to revitalize nearby residential, office and retail zoning districts.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

RESPONSE: Given the changes in the national and local economic situation, the proposed map amendments would allow the landowner to begin using the properties for a currently relevant application, urban agriculture, while future development is on hold. It would also allow the landowner to beautify the land and improve aesthetic value. Changes to the property resulting from the proposed amendment have the potential to attract new businesses to the adjacent commercial space on the corner of Franklin and Person Streets, which is also owned by J.T. Hobby & Son, Inc. and could bring in new revenue for the landowner. There are no known detriments to the landowner.

B. For the immediate neighbors:

RESPONSE: The proposed map amendment allows the currently unused properties, which are slated to rest unoccupied for at least ten years, to realize some of their current potential value as productive spaces. The immediate neighbors could see a more beautiful, productive piece of land that is thriving and vibrant. The site would be an educational resource for neighbors and offer premium access to locally grown food. (Imagine a market garden right across the street from your house!).

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- d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

RESPONSE: The impact of public services, facilities and infrastructure will be negligible.

- e. How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.

RESPONSE: N.C.G.S. § 160A-381 states that, "for the purpose of promoting health, safety, morals, or the general welfare of the community, any city may adopt zoning and development regulation ordinances." The proposed rezoning to allow urban agriculture and its related uses and activities, as discussed in the next section, directly benefits the welfare of the community on multiple levels, including the provision of open space, the stabilization if not enhancement of property values, and the addition of amenities not otherwise available to the neighboring community.

VI. Other arguments on behalf of the map amendment requested.

RESPONSE: By lifting the conditions that currently restrict urban agriculture on the subject tract, Raleigh will become a leader in the Southeastern United States for supporting local food systems inside the City limits. As discussed, urban gardening is an emerging trend and has been quickly adopted by some cities (e.g. Portland, Oregon and Detroit, Michigan) to support public demand and encourage vibrancy on abandoned lots across the city.

No other cities in North Carolina and few in the Southeast have thriving urban farms. This amendment would allow the City to develop a model both for other spaces in the City and for other cities in the state and region.

Been and Voicu found in their 2006 publication, "The Effect of Community Gardens on Neighboring Property Values," that gardens have a "statistically significant positive impact on residential properties within 1000 feet of the garden . . . and [can] be catalysts for economic redevelopment of the community" (2006 New York University Law and Economics Working Papers, Paper 46). Parallel to the growing trend of urban agriculture is an emerging trend for communities and neighborhoods to be developed around farms. North Carolina has seen several of these proposed developments, though none have been built yet.

This proposed amendment supports The City of Raleigh's commitment to sustainability. As stated by the Sustainable Raleigh mission statement reaffirmed by the City Council in December 2009, Raleigh "conserves and protects our environmental resources through best practices and cutting edge conservation and stewardship [and] land use We welcome growth . . . that will protect, preserve and enhance Raleigh's existing neighborhoods, natural amenities [and] rich history." (*What is Sustainable Raleigh?* <http://www.raleighnc.gov/home/content/AdminServSustain/Articles/WhatRaleighIsDoing.html>, accessed March 14, 2011).

TIA 2-11-11

Friday, March 18, 2011 10:19:35 AM ET

Subject: RE: traffic report waiver
Date: Wednesday, March 9, 2011 4:02:08 PM ET
From: Lamb, Eric
To: 'Laura Fieselman'
CC: Andrew Petesch, El-Amin, Fleming, Kelly, Bowman

Laura:

Thanks for explaining your plan to me yesterday. Since no change in the base zoning is being requested, we concur with your request to waive a trip generation comparison at this time.

Thanks,

Eric

Eric J. Lamb, PE
Manager, City of Raleigh Office of Transportation Planning
One Exchange Plaza, Suite 727
PO Box 590, Raleigh, North Carolina 27602
Office: (919) 516-2161 | Fax: (919) 516-2681
eric.lamb@raleighnc.gov
<http://www.raleighnc.gov>

-----Original Message-----

From: Laura Fieselman [<mailto:laura@raleighcityfarm.org>]
Sent: Wednesday, March 09, 2011 11:24 AM
To: Lamb, Eric
Cc: Andrew Petesch
Subject: traffic report waiver

Eric,

Good to talk with you yesterday. Per our conversation, I'm writing to request a trip generation waiver as we delve into the rezoning process for the plots on the corner of Franklin and Blount Streets owned by Hobby Properties. As we discussed, we are not applying to change the current zoning (CUD-SC) but just to lift the conditions that prohibit urban agriculture on site.

Thank you for your help, feel free to give me a call if need be, 704-305-2077.

Best, Laura

--
Laura Fieselman
Raleigh City Farm
www.raleighcityfarm.org

2011 MAR 18 AM 11:44
CITY OF RALEIGH
CITY PLANNING DEPT

2011 MAY -3 AM 11:11
CITY OF RALEIGH
CITY PLANNING DEPT

Neighborhood Meeting Report Summary of Issues

Three neighborhood meetings have been held to discuss the petition for a change in the conditional uses for the zoning of the seven (7) parcels owned by Hobby Properties, Inc. at the corner of West Franklin and Blount Streets, Raleigh, North Carolina.

- Wake County PINs 1704-82-0794, 800 N Blount St
- 1704-82-1800, 802 N Blount St
- 1704-82-1806, 804 N Blount St
- 1704-82-1902, 806 N Blount St
- 1704-82-1928, 808 N Blount St
- 1704-83-1043, 820 N Blount St
- 1704-82-2908, 206 Delway St

CITY OF RALEIGH
CITY PLANNING DEPT
2011 MAY -3 AM 11:11

The meetings included

- Thursday, March 17th, 2011 from 7:00-8:00pm at Hope Elementary School Auditorium, 1116 North Blount Street, Raleigh, NC 27604.
- Friday, March 18th, 2011 from 7:00-9:00am (drop-in) in the Youth Room of Hope Elementary School, 1116 North Blount Street, Raleigh, NC 27604.
- Thursday, April 28th, 2011 at 7:00pm at the home of Duane and Lois Beck, 728 North Blount Street, Raleigh, NC 27604.

In total, thirty-one neighbors discussed the rezoning with the petitioners both during and before the meetings.

Raleigh City Farm (RCF) began by introducing the team members and why they are interested in this project. RCF continued by providing an overview of what the property might look like.

RCF explained the rezoning process to lift voluntarily excluded restrictions.

General discussion ensued.

Issues discussed included:

House at 206 Delway Street: Neighbors expressed that the house is an eyesore and provides habitat for rodents. The triplex at 206 Delway Street is owned by Hobby Properties; the proposed amendment to lift conditions that restrict urban agriculture on site would not affect the house.

Site access and parking: Questions were raised about how the site would be accessed and where visitors might park. Farm vehicles could access the site via the existing curb cut on Blount Street. Site visitors could park on the street or in the adjacent parking lot at the vacant commercial center on the corner of Franklin Street and North Person Street.

Activities included in urban agriculture: Preparing the soil, growing vegetables, composting vegetative wastes. Farms in the city often have education as a central goal; tours, workshops, and classes could take place on site. A good model is Will Allen's Growing Power in Milwaukee, WI.

Quality of soil on site: Soil tests should be performed prior to any farming on site. Raised beds with imported soil can be used to avoid contaminated soil.

Composting on site: One adjacent neighbor expressed concern with possible odors from composting. The North Carolina Department of Environment and Natural Resources (NCDENR) closely regulates composting operations. A farm on site could compost yard and garden waste and/or materials grown on site and use on the land; this sort of composting (generally classified as Type 1 and Type 2) is relatively benign and, due to the nature of the materials being composted, does not produce offensive odors. If a farm on site were to compost pre-consumer food waste (also Type 2), which is relatively low in pathogens and physical contaminants, a permit would be required. The permitting process requires minimum buffers to property lines and to residences and dwellings. The monitoring and standards set for permitted operations require sufficient aeration and elevated temperatures, which inherently requires the compost process to be well-managed, thereby minimizing odors.

Produce sales from farming on site: Neighbors were curious about how produce grown on site might be marketed. Market models include, but are not limited to, direct sales to customers through the community supported agriculture (CSA) model or a produce stand, either at a local farmers market or on site. Direct sale to local restaurants and stores are also possibilities.

Long term site plans: At present, urban farming is intended to be an interim use on the land owned by Hobby Properties, Inc. Further development may follow.

Status of the RCF non-profit: RCF explained that they are incorporated, have an EIN number and are currently working on Federal non-profit status.

Vacancy of lot: One neighbor commented on failed plans in the past to convert the vacant lot into mixed-use condos. Neighbors were frustrated that the lot is still vacant. Neighbors are worried that property owner has not secured the property well. With occupation of the site, these security issues should diminish.

Impervious surfaces: Neighbors were interested in the concrete pads that are on the property. RCF commented that urban agriculture would not necessarily change the impervious surfaces on the property.

Aesthetic of the farm: Neighbors were interested in creating beautiful gardens as a farm. RCF commented that they are working with an architect and planner to create a beautiful area. RCF commented that aesthetic is at the forefront of the design process and that, as a demonstration farm, design is paramount. RCF provided information about Will Allen and Growing Power, an urban agriculture operation in Milwaukee, Wisconsin.

Purpose & vision: RCF envisions a beautiful, engaging educational farm that serves as a model for urban gardening.

Community garden vs. farm: Some were confused about the nature of the project, asking, "is it a community garden or a farm?" RCF explained the difference between the two and the non-profit

Suggestions provided by community members

Neighbors provided the names of other neighbors that may wish to get involved in the design process.

One neighbor suggested meeting with the Raleigh Housing Authority.

Neighbors mentioned that they have ideas for the mixed-use plan for the future building onsite.

Suggested a community design charette. A neighbor requested community participation in the design process. The farm poses a visual impact on the neighbors so they will be interested in giving their opinions.

General discussion ensued about a potential grocery store occupying the space next door. The neighbors would be interested in seeing a store coupled with the farm somehow.

One neighbor suggested that RCF should get in touch with Logan's Trading Co. to see if they wanted some space to help grow their products.

Neighbors expressed disapproval of the white house at 206 Delway. They are trying to get it removed.

Community ties to the Raleigh Police department, interested in increased security.

This property is a gateway into downtown, needs to be developed properly.

This project gets people's wheels turning and gets people engaged in their community.

Existing property issues that may need to be addressed by property owner:

- Pooling water on the roof on the vacant commercial center, may want to get fixed to thwart mosquitoes.

- Graffiti problem (not gang related, just taggers).

- Neighbors prefer a landscaped parking lot.

Excited about the prospect of urban agriculture.

One neighbor is a teacher at Exploris Middle School and is working with with InterFaith Food Shuttle. Her kids have read the kids version of Michael Pollan's The Omnivore's Dilemma. She would like to see a focus on the kids taking the lead and having initiative, showing kids how to start something & how can they do it themselves.

Reach out to other CACs in the area, including the historic Oakwood CAC.

Look at the resources in the area: the church nearby, Piebird, schools in the area require community service.

Attendance Roster

Neighbors within 100 feet

Brian McCrodden (contact by telephone and email 3/16/11)	811 Mordecai Drive
John Siebert (3/17/11 meeting)	206 E Franklin Street
John Williams (3/17/11 meeting)	208 Delway Street
Lois Beck (3/17/11 and 4/28/11 meeting)	728 N Blount Street
Duane Beck (3/17/11, 3/18/11, and 4/28/11 meetings)	728 N Blount Street
Chris Cook (3/18/11 meeting)	730 N Blount Street
Freddy Johnson (3/18/11 meeting)	204 E Franklin Street
Laura Willer, Lewis Farming Holdings LLC (3/18/11 meeting)	726 Blount Street
Michael Stealey (4/28/11 meeting)	205 Delway Street
John Cranham, Peace College Director of Facilities (4/28/11)	15 E Peace Street

Neighbors beyond 100 feet (all in attendance 3/18/11)

Candi Wines	632 Franklin Street
Lisa Finaldi	702 N Bloodworth St
Merilee Jacobson	1212 Courtland Drive
Anya Spisak	1123 Marshall Street
Dave Nicolah	312 Mulberry Street
Meredith Cheetham	10 N Blount Street, Apt 10
Bennet Emory	335 Mulberry St
Stacy Hodges	607 E Franklin St
Julie Snee	516 N Blount St
Donald Stankus	1215 Wake Forest Road
Anya Helfnd	1123 Marshall Street
Campbell Meritt	607 E Franklin Street
Phillip Bernard	221 Glascock St
Kristin Curtis	500 Harding Street
Zinith Barbee	506 Glascock Street
Amber Raley	1017 ½ Mordecai Dr
Marlowe Earl	1103 Mordecai Drive
Becky Hayes	218 Glascock St
Reid Serozi	503 Holden Street
Kara Curtis	1209 Norris Street
Julie Rosier	618 Elm Street