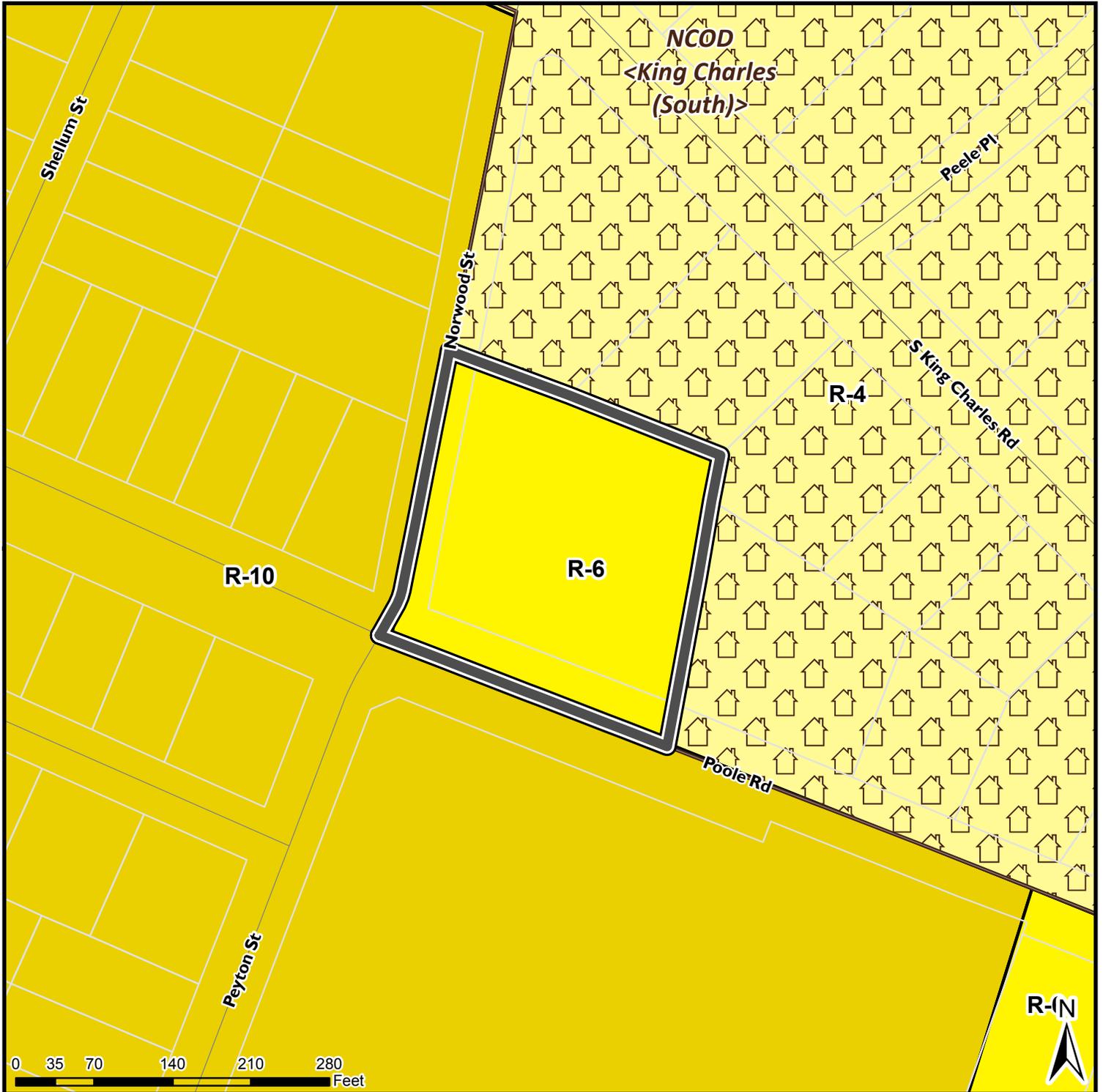


Existing Zoning

Z-23-2016

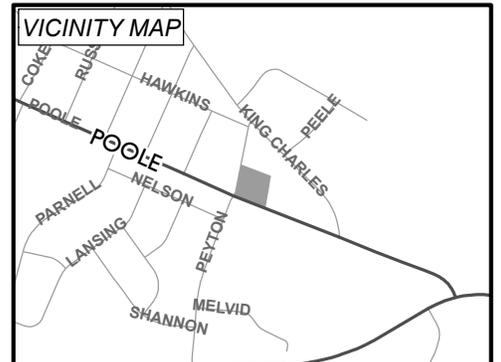


Submittal Date

8/3/2016

Request:

**1.2 acres from
R-6
to CX-3-CU**



Map Date: 8/3/2016



Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-23-16 – Poole Road

<i>Location</i>	Poole Road, at its intersection with Norwood Street Address: 2405 Poole Road PIN: 1713770253
<i>Request</i>	Rezone property from Residential-6 (R-6) to Commercial Mixed Use-3 stories-Conditional Use (CX-3-CU)
<i>Area of Request</i>	1.2 acres
<i>Property Owner</i>	Longview Acre, LLC 2405 Poole Road Raleigh, NC 27610-2748
<i>Applicant</i>	Daniel Coleman Building Contractors 517 Rock Quarry Road Raleigh, NC 27610-3353 dancoleman@hotmail.com
<i>Citizens Advisory Council (CAC)</i>	East—Chairperson: Deborah Ford: 919-835-3566, dialmeupford@ymail.com
<i>PC Recommendation Deadline</i>	January 7, 2017

Comprehensive Plan Consistency

The rezoning case is Consistent Inconsistent with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is Consistent Inconsistent with the Future Land Use Map.

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	Center: <i>(n/a)</i> Corridor: <i>(n/a)</i> Within ½-Mile Transit Buffer: <i>No</i>
<i>CONSISTENT Policies</i>	Policy LU 2.6 – Zoning and Infrastructure Impacts 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 6.4 – Bus Stop Dedication Policy LU 7.6 – Pedestrian Friendly Development Policy T 4.15 – Enhanced Rider Amenities Policy UD 2.3 – Activating the Street Policy UD 2.4 – Transitions in Building Intensity Policy UD 5.1 – Contextual Design



Zoning Staff Report – Z-23-16

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to allow non-residential uses. Current zoning would only permit redevelopment as low-density detached or attached housing.

The property has been zoned Residential-6 since the mid-1950s (annexed 10/17/55). At that time, the west section of the present site (former address: 2401 Poole Road) was the location of a free-standing residence, but with a free-standing store located on the east section (2405 Poole Road). Between 1988 and 1999, the residence was removed; however, the store has remained in continuous operation as a non-conforming permitted use.

While the requested CX zoning would acknowledge that long-time retail presence, it runs counter to the Future Land Use Map, which foresees Low Density Residential development prevailing over time both on the subject site and elsewhere nearby. All properties within one-eighth mile are currently zoned residential. The subject site is abutted on two sides by the King Charles Neighborhood Conservation Overlay District, which has a base zoning of Residential-4. An institutional use, the Poe Montessori Magnet Elementary School, occupies the 12.75-acre tract across Poole Road from the site, but the majority of nearby properties are built out with single-family residences, all under Residential-10 zoning.

Zoning supportive of retail is concentrated to the north, at the Longview Shopping Center on New Bern Avenue, and some 840 feet to the west, on Poole Road. (The Future Land Use Map supports the eventual redevelopment of the closest parcels in the latter area into single-family housing, further strengthening area residential uses.)

The site's present R-6 zoning sets a minimum setback of 10 feet from the adjoining streets, and a maximum building height of 3 stories/ 40 feet. The adjoining King Charles Neighborhood Conservation Overlay District provides that buildings within the district be set back a minimum of 76 feet from the street right-of-way, and be limited to two stories in height. The proposed rezoning could allow a Mixed Use building to be 5 feet from the street, and at that setback, 2 stories/35 feet tall, further conditioned to have pitched roof. Transition Zones will require a minimum 50-foot setback from adjoining residential property lines, within which the proposal conditions a 20-foot average width Type Protective Yard, and minimum 6.5-foot fence. Any second-floor space is conditioned only to residential uses; however, there is no condition requiring a second floor. Redevelopment is capped at 10,800 square feet, the same estimated possible under the existing zoning; current zoning, though, only allows residential uses. Conditions also cap density at 6 dwelling units per acre, the same as is currently allowed.

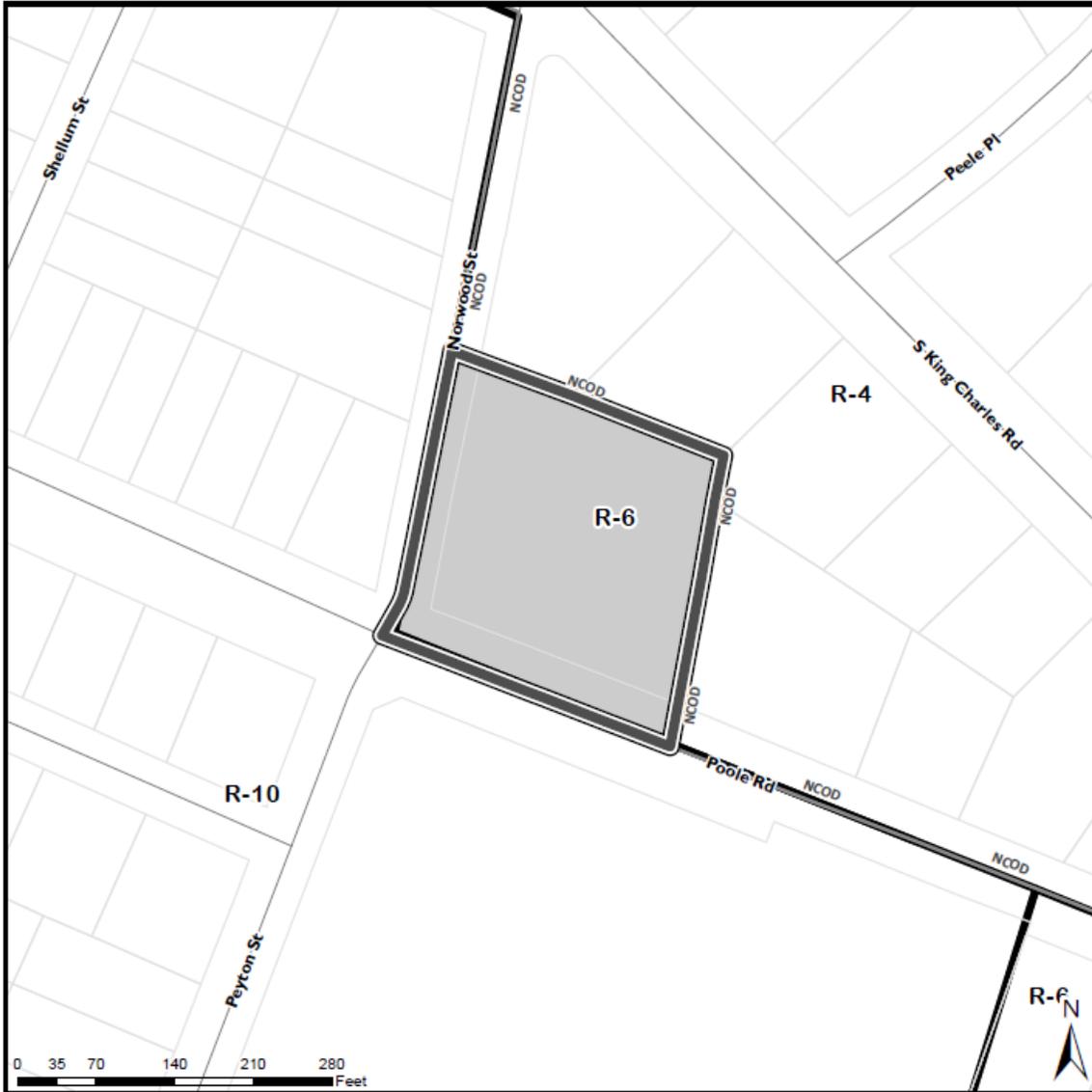
The site has been the subject of two previous rezoning proposals in recent years, both seeking to expand commercial use of the site : [Z-24-10](#), which requested Neighborhood Business Conditional Use (under the old Chapter 10 Code) and [Z-18-09](#), which requested Shopping Center Conditional Use (also under the previous Code). Both requests were denied.

Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none">1. The site is located opposite an elementary school campus.2. Sewer and fire flow matters may need to be addressed upon development.	<i>Suggested Mitigation</i>	<ol style="list-style-type: none">1. Address any traffic matters related to school proximity at the site plan stage.2. Address sewer and fire flow capacities at the site plan stage.
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Existing Zoning

Z-23-2016



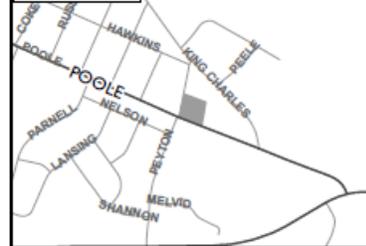
Submittal Date

8/3/2016

Request:

1.2 acres from
R-6
to **CX-3-CU**

VICINITY MAP



Map Date: 8/3/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-6	Residential-4	Residential-10	Residential-4	Residential-10
<i>Additional Overlay</i>	(n/a)	Neighborhood Conservation	(n/a)	Neighborhood Conservation	(n/a)
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Public Facilities	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Convenience Retail	Single Unit Living	Elementary School	Single Unit Living	Single Unit Living
<i>Urban Form (if applicable)</i>	(n/a)	(n/a)	(n/a)	(n/a)	(n/a)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning**
<i>Residential Density:</i>	6 DUs/ acre	6 DUs/ acre
<i>Setbacks:</i>		<i>Per Mixed Use Building:</i>
<i>Front:</i>	10'	5'
<i>Side:</i>	10' (street)/ 5' (lot line)	5' (street); 50' (lot line)**
<i>Rear:</i>	20'	50'+**
<i>Retail Intensity Permitted:</i>	(not permitted)	10,800
<i>Office Intensity Permitted:</i>	(not permitted)	10,800

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning**
<i>Total Acreage</i>	1.2	1.2
<i>Zoning</i>	R-6	CX-3-CU
<i>Max. Gross Building SF</i>	10,800*	10,800*
<i>Max. # of Residential Units</i>	6	6
<i>Max. Gross Office SF</i>	(not permitted)	10,800
<i>Max. Gross Retail SF</i>	(not permitted)	10,800
<i>Max. Gross Industrial SF</i>	(not permitted)	0
<i>Potential F.A.R.</i>	0.21*	0.21*

*Development intensities estimated using an impact analysis tool; as a guide for analysis.

**Per zoning conditions.

++Per Transition Zone A & B standards.

The proposed rezoning is:

Compatible with the property and surrounding area.

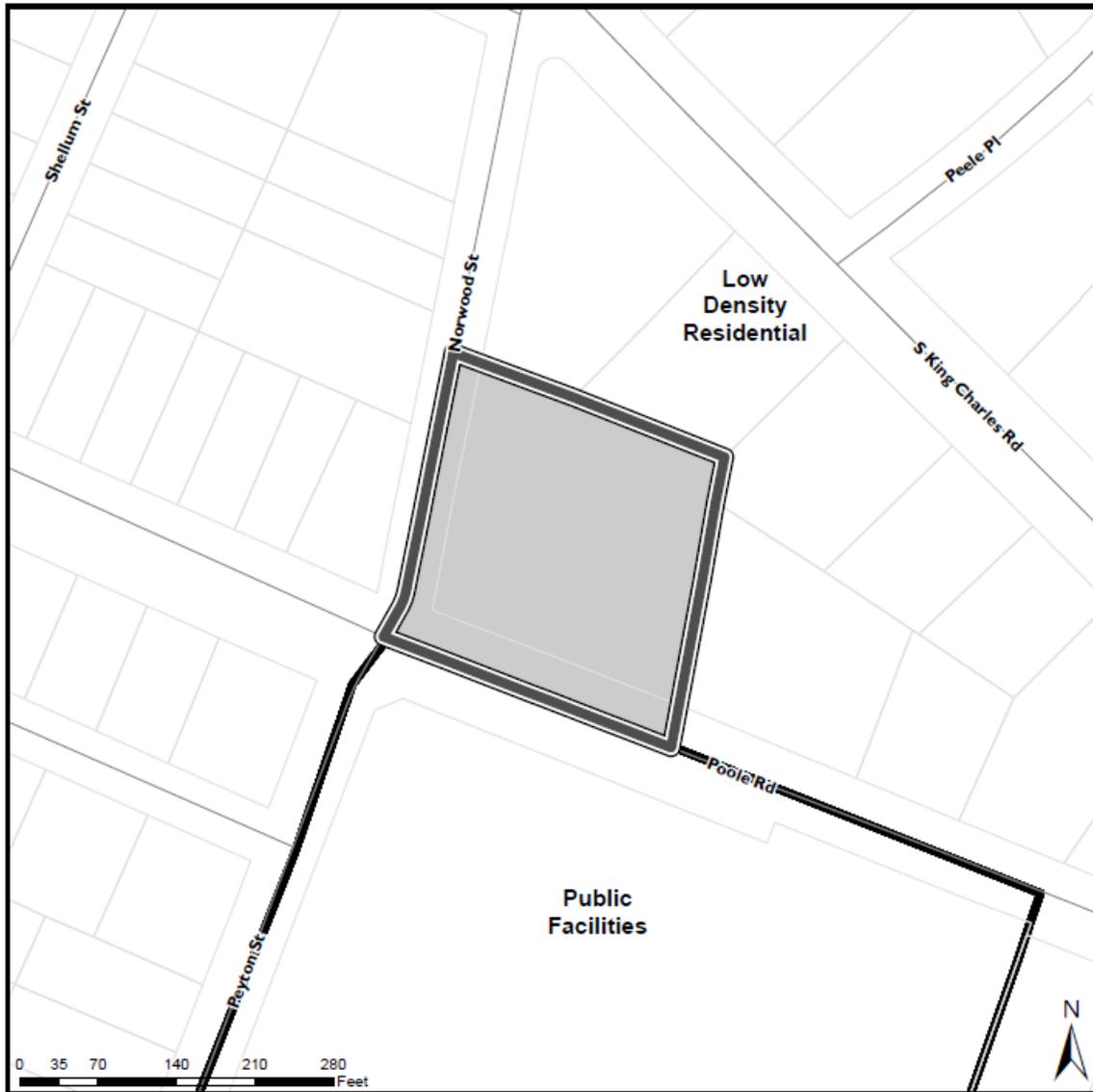
Incompatible.

Analysis of Incompatibility:

While the requested rezoning, as tempered by case conditions, could support building form and height compatible with nearby properties, while mitigating potential use-related impacts, it would also permit uses and design which could adversely impact existing residences (e.g., fuel sales, vehicle sales; parking lot lighting height).

Future Land Use Map

Z-23-2016



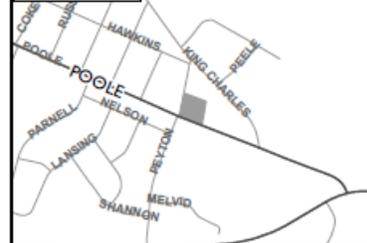
Submittal
Date

8/3/2016

Request:

1.2 acres from
R-6
to CX-3-CU

VICINITY MAP



Map Date: 8/3/2016

Urban Form

Z-23-2016

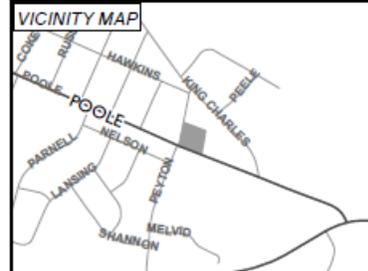


**Submittal
Date**

8/3/2016

Request:

1.2 acres from
R-6
to **CX-3-CU**



Map Date: 8/3/2016

2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is inconsistent with the Comprehensive Plan, in regard to Future Land Use designation and impacts associated with several potential site uses. Under the rezoning, non-residential square footage could be more than triple that of the existing, grandfathered store (10,800 vs. current 3,000); the Future Land use Map envisions only low-density redevelopment of the site. Site uses could include Convenience Sales, Fuel Sales, and Vehicle Sales/ Rental. Additionally, the Southeast Raleigh Streetscape Master Plan calls for specific improvements at the street corner of the property, provision of which is not addressed in the proposal.
Proposed conditions could serve to mitigate some issues of land use (prohibiting many non-residential uses otherwise permitted in CX districts) and form (limiting building height, roof design, and maximum square footage, and specifying a buffer and fence along residential lot lines), while encouraging transit and pedestrian access. Such measures could be seen as supporting in part Vision Theme "Growing Successful Neighborhoods and Communities," and, in encouraging alternative transportation modes, "Managing Our Growth."
- B. The proposal is inconsistent with the Future Land Use Map in permitting non-residential uses. The Map designates the site for Low-Density Residential redevelopment. However, the request is conditioned to limit density to 6 dwelling units per acre, the maximum considered consistent with Low-Density Residential designation.
- C. With two existing retail areas located within 1,000 feet of the site (and a third area supported by the Future Land Use Map for future retail), the area can be considered well served by non-residential uses. Proposed zoning conditions could mitigate some potential redevelopment impacts, but increased traffic, light, and noise could also result.
- D. City infrastructure appears to be sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

The Future Land Use Map designates the site for Low Density Residential development (up to 6 dwellings per acre). The proposed zoning would permit retail and office uses. Conditions do cap density at 6 units per acre, and restrict any site building's second floor to residential uses, but do not require a building to have a second floor. Site redevelopment could solely be one-story retail or office.

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation).

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent.

Analysis of Inconsistency:

(N/A)

2.4 Policy Guidance

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

Policy LU 1.2 - Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

Policy LU 1.3 - Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan

The proposal is inconsistent in permitting non-residential uses on the site, among them Fuel Sales and Vehicle Sales/ Rental. While residential development is conditioned for any second floor spaces, a second floor is not required; as currently conditioned, the property could be redeveloped as a single-story convenience store/ gas station.

Policy LU 10.6 – Retail Nodes

Retail uses should concentrate in mixed-use centers and should not spread along thoroughfares in a linear “strip” pattern unless ancillary to office or high-density residential use.

While there has been a retail establishment on site for more than half a century, it has been grandfathered since the time at which the house that had shared the lot was removed. The existing store measures 3,000 square feet. The case is conditioned to allow up site redevelopment of up to 10,800 square feet (although any second story areas would be limited to residential uses). The Future Land Use Map foresees area retail redevelopment concentrated to the north of the site, at the Longview Shopping Center on New Bern Avenue, and to the south,

east of the intersection of Peyton Street and Martin Luther King, Jr. Boulevard. The subject property is not contiguous to either, instead situated approximately halfway between.

Policy EP 8.1 - Light Pollution

Reduce light pollution and promote dark skies by limiting the brightness of exterior fixtures and shielding adjacent uses from light sources, provided safety is not compromised. Minimize flood lighting and maximize low level illumination. Promote the use of efficient, full cut-off lighting fixtures wherever practical. Full cut-off fixtures emit no light above the horizontal plane.

Policy EP 8.4 - Noise and Light Impacts

Mitigate potential noise and light pollution impacts from new development on adjoining residential properties.

The proposal does not address potential lighting impacts. While the UDO limits height of parking lot lighting to 15 feet within 50 feet of neighboring residential properties (Sec. 7.4.5), poles could be up to 30 feet tall elsewhere on the site, including portions closest to Norwood Street, facing existing residences. The UDO also requires parking lot fixtures to be of full cutoff design, but flood lighting could also be installed. Reduction of light pole height outside the 50-foot buffer and requiring all site light fixtures to be full cut-off could provide consistency with these policies.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan (although it is contiguous to the King Charles Plan area).

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Provision of additional goods or services in the area.
- Opportunity for mixed use development.

3.2 Detriments of the Proposed Rezoning

- Permitted site uses include gas station or convenience store, potentially with elevated levels of lighting and noise.

4. Impact Analysis

4.1 Transportation

The site is located in the northeast quadrant of Poole Road and Norwood Street. It is directly across from Poe Magnet Elementary School. Both Poole Road and Norwood Street are maintained by the City of Raleigh. Norwood Street and Poole Road currently have curbs and sidewalks. The intersection of Poole and Norwood is signalized and equipped with pedestrian signal and pedestrian push buttons on all four corners. Poole Road is classified as a mixed-use street in the UDO Street Plan Map (Avenue, 2-Lane, Divided). Norwood

Street is a local street (Neighborhood Street). There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-23-16 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO Sec. 8.3.5.D. There are no public street stubs abutting the boundary of the Z-23-16 parcel. Site access will be provided in accordance with Sec. 6.5.3 of the Raleigh Street Design Manual.

The block perimeter for Z-23-16, as defined by public rights-of-way for Poole, King Charles Road and Norwood Street is 2,400 feet. The maximum block perimeter for CX-3-CU zoning is 3,000 feet (Raleigh UDO Sec. 8.3.2).

The existing land use is a gas station/convenience store. Approval of case Z-23-16 would increase average peak hour trip volumes by 58 veh/hr in the AM peak and by 89 veh/hr in the PM peak; daily trip volume will increase by approximately 900 veh/day compared to the existing land use.

There were a total of 13 crashes at the intersection of Poole and Norwood in the 5½ years from January 1, 2011 to June 30, 2016. This equates to an average crash frequency of slightly over two crashes per year. Two crashes resulted in major injuries. However, the injury crash rate for Poole/Norwood (35 crashes per 100M entering vehicles) is approximately half of the average rate for Wake County overall. There is no clear, recognizable pattern to the crashes at Poole/Norwood. Therefore, Transportation Planning staff waives any additional traffic study for case Z-23-16.

Impact Identified: Adjacent to an Elementary school campus.

4.2 Transit

This area is currently served by GoRaleigh Route 18 Worthdale seven days a week and serves an unimproved bus stop on Poole Rd at Norwood St. Both the City of Raleigh Short Range Transit Plan and the Recommended Wake County Transit Plan call for continued service along Poole Road.

The offer of a 15'x20' transit easement along Poole Road will advance Policy LU 6.4 and the offer of an appropriate pad, landing zone, ADA-compliant shelter and associated amenities on the transit easement will advance Policy T 4.15.

In lieu of deeding an easement, with the consent of the Transportation Department, a transit shelter may be constructed in the public right-of-way at the sole expense of the owner of the re-zoned property in satisfaction of this condition.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None.

Impact Identified: No major impacts identified.

4.4 Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
<i>Water</i>	1,860 gpd	1,500 gpd	11,060 gpd
<i>Waste Water</i>	1,860 gpd	1,500 gpd	11,060 gpd

The proposed rezoning would add approximately 9,200 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

Impact Identified: At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy

Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

4.5 Parks and Recreation

No existing or proposed greenway trails, connectors, or corridors are located within the site. Nearest greenway access is 0.9 miles, Walnut Creek Trail. Recreation services are provided by Roberts Park, 1.4 miles.

Impact Identified: None.

4.6 Urban Forestry

There are no existing or proposed Tree Conservation Areas for this site; site plans and subdivision less than 2 acres are not subject to UDO Article 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

The site is within 1,000 feet of the Longview Gardens National Register Historic District

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.10 Impacts Summary

1. The site is located opposite an elementary school campus.
2. Sewer and fire flow matters may need to be addressed upon development.

4.11 Mitigation of Impacts

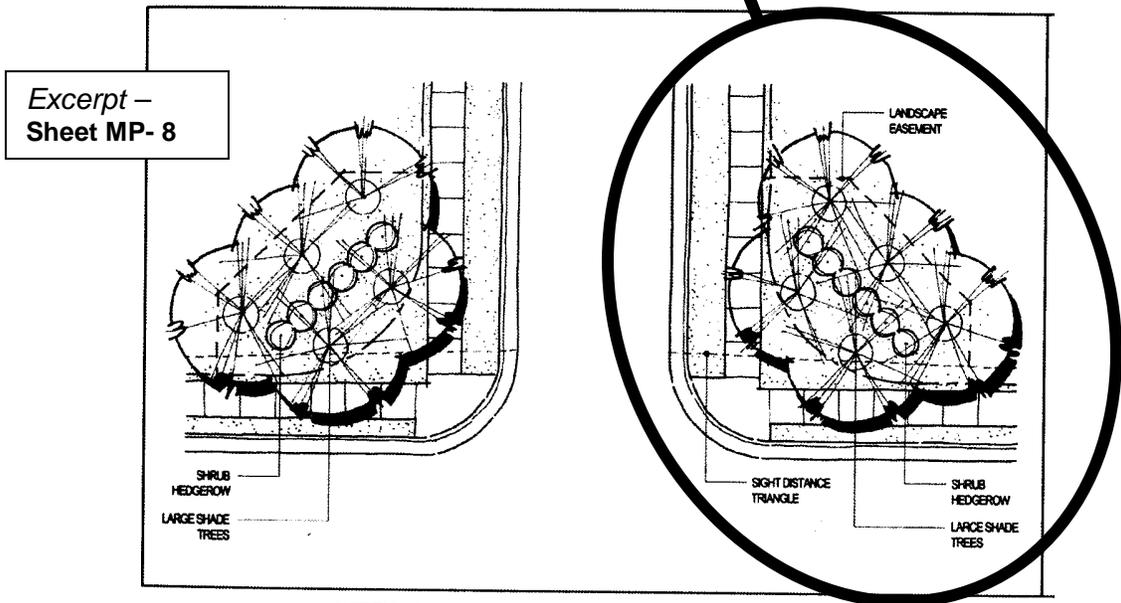
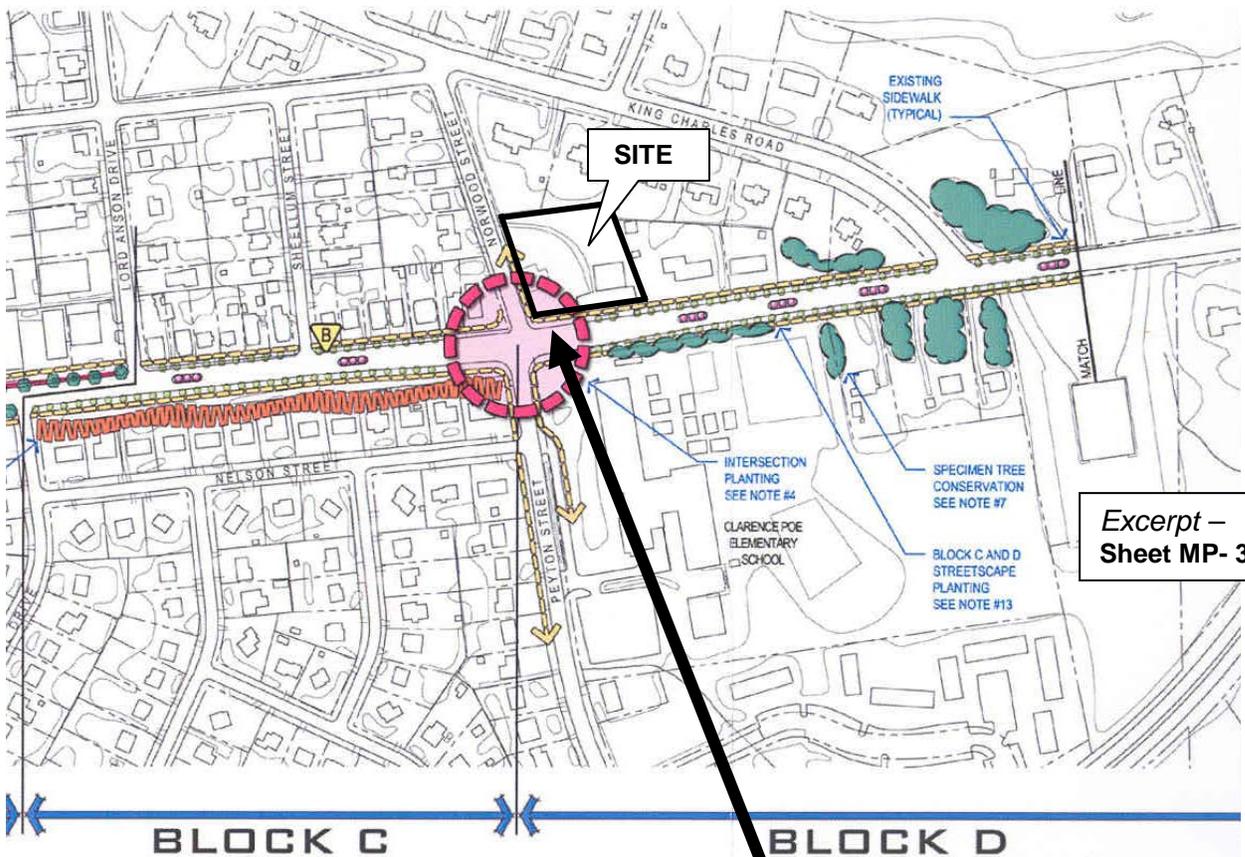
1. Address any traffic matters related to school proximity at the site plan stage.
2. Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed land use is inconsistent with the Comprehensive Plan. The Future Land Use Map designates the site for Low Density Residential development, defined as up to 6 dwellings per

acre. While the proposal caps density at that figure, it also would allow solely retail or office uses. Case conditions do propose multiple measures toward mitigating development impacts, ranging from square footage and height caps, to roof form and transition yard/ fence requirements. However, streetscape improvements called for by the Southeast Raleigh Streetscape Master Plan remain to be addressed.

Excerpts— Southeast Raleigh Streetscape Master Plan



INTERSECTION STREETSCAPE PATTERN

Southeast Raleigh Streetscape Master Plan

Note #4 -- Intersection Planting:

#4 LANDSCAPE EASEMENT TO BE ACQUIRED AT EACH QUADRANT OF THE INTERSECTION FOR A PLANTING CONSISTING OF MEDIUM SHADE TREES AND A HEDGEROW OF SHRUBS. A SUGGESTED INTERSECTION STREETScape PATTERN IS SHOWN ON SHEET MP-8. NOTE THAT SHRUBS SHALL BE PLACED OUTSIDE OF A TRIANGULAR SIGHT DISTANCE AREA MEASURED 20 FEET ALONG EACH RIGHT-OF-WAY LINE FROM THE INTERSECTION. THE PROPOSED PLANTING PATTERN MAY BE UNFEASIBLE AT SOME QUADRANTS OF THE INTERSECTION DUE TO EXTREME NATURAL FEATURES, EXISTING UTILITIES, AND/OR OTHER IMPROVMENTS.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Classification <u>Residential 6</u>			Transaction #
Proposed Zoning Classification Base District <u>CX-3-CUD</u>	Height <u>25'</u>	Frontage _____	<u>465549</u>
If the property has been previously rezoned, provide the rezoning case number:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
			465549

GENERAL INFORMATION			
Property Address 2405 Poole Road		Date 8/5/2016	
Property PIN 1713770253	Deed Reference (book/page) 13290 / 1686		
Nearest Intersection Norwood St		Property Size (acres) +/-1.2 acres	
Property Owner/Address Longview Acre, LLC 2405 Poole Road Raleigh, NC 27610-2748	Phone 919-333-1802	Fax	
	Email		
Project Contact Person/Address Daniel Coleman Building Contractors 517 Rock Quarry Road Raleigh, NC 27610-3353	Phone 919-524-1655	Fax	
	Email dancoleman1@hotmail.com		
Owner/Agent Signature <i>Dan Coleman</i>	Email dancoleman1@hotmail.com		

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

AUG 5 2016 PM 3:57

AUG 5 2016 PM 3:57

REZONING APPLICATION ADDENDUM	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction # 465549 Rezoning Case # Z-23-16
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.	
<p>The most important point to make certain is that this site is not in the King Charles NCOD per the boundary map found on page 425 in the current Comprehensive Plan. Furthermore it complies with the following intent published in the Comprehensive Plan, page 30 "...since this Comprehensive Plan is based on the desire for a more compact and walkable development pattern with residential, retail, services, and jobs located more closely together, the land available for development should last longer than 22 years." . And this application meets the intent set out in the definition Neighborhood Mixed Use Comp Plan page 33.</p>	
<p>This application finds support in the following Comprehensive Plan Policy Statements LU 2.1, 2.2, 2.5, 7.1, 7.4, 8.2, 8.3, 8.10, 8.11 & 8.12 with a narrative attached hereto.</p>	
3.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
<p>Approval of this request will allow the current old country store structure to be demolished and the site developed as defined in Neighborhood Mixed Use guidelines with both retail on and residential, not unlike the development at 1000 Brookside Drive.</p>	
<p>Approval of this request will bring about a ripple effect throughout the neighborhood with the jobs that will be provided, the pleasant appeal of the structures constructed and the landscaping that will make this corner more consistent with the school and the beautiful homes and businesses to the east of the site.</p>	
<p>Approval of this request will also allow the developer to add much needed affordable housing in the community, on a dedicated transit line that will permit the residents to not be vehicular dependent, off which is consistent with the goals outlined in the Comprehensive Plan.</p>	
4.	

Conditional Use District Zoning Conditions

Zoning Case Number	Z-23-16	OFFICE USE ONLY Transaction #
Date Submitted	September 26, 2016	
Existing Zoning	Residential 6	

NARRATIVE OF ZONING CONDITIONS OFFERED

1. The following land uses will be prohibited:

- Multi-unit supportive housing residence
- Supportive housing residence
- Boardinghouse
- Congregate care
- Dormitory, fraternity, sorority
- Life care community
- Rest home
- Emergency shelter type A
- Emergency shelter type B
- Special care facility
- Cemetery
- Telecommunication tower (<250 ft)
- Telecommunication tower (>250 ft)
- Adult establishment
- Golf course
- Outdoor sports or entertainment facility (<250 seats)
- Outdoor sports or entertainment facility (>250 seats)
- Commercial parking lot
- Remote parking lot
- Heliport, all others
- Bar, nightclub, tavern, lounge
- Food truck
- Pawnshop
- Detention center, jail, prison
- Light manufacturing
- Research & Development
- Self-Service Storage
- Car wash
- Vehicle repair (minor)
- Vehicle repair (major)
- Urban farm

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name _____

Conditional Use District Zoning Conditions

Zoning Case Number **Z-23-16**

OFFICE USE ONLY

Date Submitted **September 26, 2016**

Transaction #

Existing Zoning **Residential 6** Proposed Zoning **CX-3-CUD**

NARRATIVE OF ZONING CONDITIONS OFFERED

2. Residential density shall not exceed 6 dwellings per acre.
3. Building height shall not exceed 2 stories, 35'.
4. Building max gross square footage shall be 10,800
5. Building 2nd floor shall be residential
6. Roof construction shall be restricted to either hip or gable, minimum pitch of 3:12, maximum pitch of 5:12.
7. Type 2 Protective Yard shall be provided adjacent to all residential properties with a 6.5' fence height and average width of 20'
8. Prohibit all retail drive- thru activity
8. At a minimum of one primary street facing entrance per building shall be provided toward Poole Road, with direct pedestrian provided access between entrance and public sidewalk
9. Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15' in depth and 20' in width) and location of the easement along Poole Road shall be approved by the Public Works Department and the easement document approved by the City attorney's Office. If, Prior to issuance of the building permit, the Public Works Department requests installation of a shelter, and ADA accessible shelter shall be constructed o a 15' x 20' cement pad on the easement, and a 30' long cement landing zone installed between the sidewalk and curb, paralleling the street, with all construction plans to be approved by the Public Works Department.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name _____

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Betty Parker
c/o Wake County Public Schools
1551 Rock Quarry Road
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Parker:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Jennifer Leigh Bumgarner
318 South King Charles Road
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Bumgarner:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Mr. Russell W. Dement, Jr.
PO Box 58161
Raleigh, North Carolina 27658

April 30, 2016

Re: 2405 Poole Road

Mr. Dement:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
buildcon@bellsouth.net

Ms. Emma Jean Fort
2413 Poole Road
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Fort:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Vilma Suyapa Romero.
2313 Nelson St.
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Romero:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Lisa K. Hodge & Marcellin D. Hodge
1804 Cynthia Place
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Hodge:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Lisa K. Hodge
1804 Cynthia Place
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Hodge:

You are cordially invited to a meeting on

May 16th
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Raleigh
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to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Mr. Sherron Andrew McGilberry
322 South King Charles Road
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Mr. McGilberry:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Mr. Anthony Integlia.
c/o Potenza Investments
3824 #2 New Bern Ave
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Mr. Integlia:

You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Veda Nicole Price
316 South King Charles Road
Raleigh, North Carolina 27610

April 30, 2016

Re: 2405 Poole Road

Ms. Price:

Long time no see my friend. You are cordially invited to a meeting on

May 16th
Worthdale Community Center,
1001 Cooper Road
Raleigh
6:00 pm

to discuss this rezoning of 2405 Poole Road from Residential 6 to CX2- CU, or Commercial Use, not to exceed 2 stories with Conditional Uses. Those uses can be found in the City of Raleigh Unified Development Ordinance (UDO) pages 145 through 172. We will be offering to exclude uses that would be offensive to you, a transitional yard that would protect the surrounding residential development, attention to lighting and any other issues that you may feel important.

I look forward to your attendance and participation.

Sincerely,

Dan Coleman

Building Contractors
517 Rock Quarry Road
Raleigh, North Carolina 27610
dancoleman1@hotmail.com

Ms. Robin W. Westbrook
3906 Carnegie Lane
Raleigh, North Carolina 27612

April 30, 2016

Re: 2405 Poole Road

Mr. Dement:

You are cordially invited to a meeting on

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Raleigh
6:00 pm

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I look forward to your attendance and participation.

Sincerely,

Dan Coleman

SUMMARY OF ISSUES

A neighborhood meeting was held on May 16th, 2016 (date) to discuss a potential rezoning located at 2405 Poole Road (property address).

The neighborhood meeting was held at Worthdale Community Center (location).

There were approximately Zero (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

No issues were discussed

