

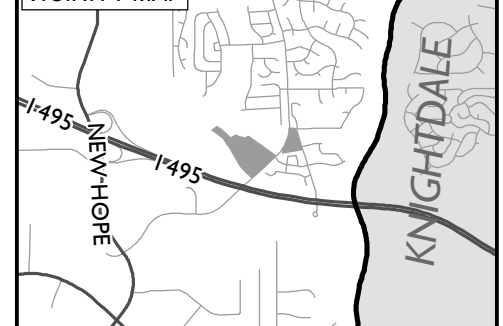
## Request:

18.21 acres from  
PD (MP-1-97: Anderson Point)  
to RX-4-CU

Submittal  
Date

4/22/2016

## VICINITY MAP



# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

APR 22 2016 PM 3:04

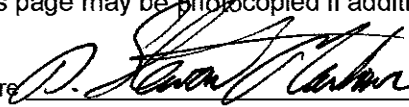
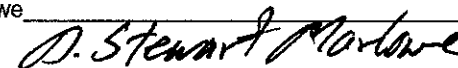
REZONING REQUEST	
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification _____ PD _____ Proposed Zoning Classification Base District _____ Rx _____ Height _____ 4 _____ Frontage _____	<b>OFFICE USE ONLY</b> Z-11-16 Transaction # 461650
If the property has been previously rezoned, provide the rezoning case number: MP-1-1997	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:	
<div></div>	

GENERAL INFORMATION		
Property Address 300 North Rogers Lane, Raleigh NC (1.32 ac.); 290 North Rogers Lane (1.88 ac.); 115 North Rogers Lane (7.81 ac.); 113 North Rogers Lane (7.2 ac)		Date 4/22/16
Property PIN 1733-58-0147 (1.32 ac.) 1733-47-9878 (1.88 ac.) 1733-37-9981 (7.81 ac.) 1733-47-1479 (7.2 ac.)	Deed Reference (book/page)	
Nearest Intersection North Rogers Lane and Neuse View	Property Size (acres) 1.32 ac 1.88 ac 7.81 ac 7.2 ac.	
Property Owner/Address 1. Stewart Marlowe, Andrew Peatross 314 W. Millbrook Rd STE 13 Raleigh, NC 27609-4380 2. Dep Property Investments LLC 4601 Six Forks Road STE 528 Raleigh, NC 27609-5285	Phone 919-844-7888  Email Dsmarlowe@aol.com	Fax 919-844-6690
Project Contact Person/Address Tony Tate Tony M. Tate Landscape Architecture, LEED AP 5011 Southpark Drive, STE 200 Durham, NC 27713	Phone 919-484-8880  Email; Tony@tmtla.com	Fax 919-484-8881
Owner/Agent Signature <i>[Signature]</i>	Email dsmarlowe@aol.com	

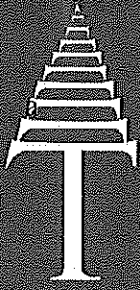
A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Conditional Use District Zoning Conditions		
Zoning Case Number	<b>OFFICE USE ONLY</b>  <b>Transaction #</b> Z-11-16 464650	
Date Submitted 4/22/16		
Existing Zoning      PR                      Proposed Zoning RX-4		
<b>NARRATIVE OF ZONING CONDITIONS OFFERED</b>		
1. The properties shall be restricted to residential uses only, as defined by chapter 6 of the Raleigh UDO		

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 D. Stewart  
Marlowe 

REZONING APPLICATION ADDENDUM	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p>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.</p>	
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>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>	
<p>1. The rezoning request is consistent with the Future Land Uses Map designation of Community Mixed Use. The request of Residential Mixed Use is consistent with the approved current PD Zoning District allowing multifamily units of an appropriate height and scale as it relates to adjacent uses built and under construction.</p>	
<p>2. The property has no Urban Form Designation designated by the City of Raleigh</p>	
<p>3. The property is consistent with the following 2030 Comprehensive Plan Policies; LU-2 Recommended Height Designations, LU-2.2 Compact Development, and LU-8.1 Housing Variety</p>	
<p>4. The property is not located within an Urban Growth Center</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The request for Residential Mixed Use without retail and commercial uses will reduce the potential traffic concerns associated with the future school site next door.</p>	
<p>2. The request provides for a variety of residential options as approved in the current PD Zoning District and also socioeconomic diversity in housing close to public schools.</p>	
<p>3.</p>	
<p>4.</p>	



*Tony M. Tate Landscape Architecture, P.A.*

Z-11-16  
464650

Date: March 28, 2016

Re: 113 N Rogers Lane, Raleigh NC  
115 N Rogers Lane, Raleigh NC  
290 N Rogers Lane, Raleigh NC  
300 N Rogers Lane, Raleigh NC

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on April 13th, 2016. The meeting will be held at the East Regional Library, Conference Room, 946 Steeple Square Court, Knightdale, NC 27545 and will begin at 6:30 pm.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 113, 115, 290 & 300 N Rogers Lane, Raleigh. These properties are currently zoned PD, a portion of the Anderson Pointe Planned Development, and are proposed to be rezoned to Residential Mixed Use, Conditional Use (RX-3-CU). The site is located the on the north and south sides of Roger Road, between intersections with Robbins Road and Highway 495. The sites are approximately 18.21 acres.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:

919-484-8880

Thank you,

Tony M. Tate

**At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts**

5011 Southpark Dr., Suite 200 • Durham, North Carolina 27713  
Telephone: (919) 484-8880 • Fax: (919) 484-8881 • Email: [tmt.la@verizon.net](mailto:tmt.la@verizon.net)

## SUMMARY OF ISSUES

A neighborhood meeting was held on April 13, 2016 (date) to discuss a potential rezoning located at 115 North Rogers Lane, Raleigh NC (property address).

The neighborhood meeting was held at East Regional Library, Conference Room, 946 Steeple Square Court, Knightdale, NC 27545 (location).

There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Maximum impervious surface areas. Storm drainage issues of Anderson Pointe Drive from medical clinic.
Not in favor of apartments.
How many units on 3-acre tract.
No to four stories.
Access point to parcel – looking at parking lot.
CAC application form, submit to residents.

## Guest Sign-In

67journoy@nc.rr.com