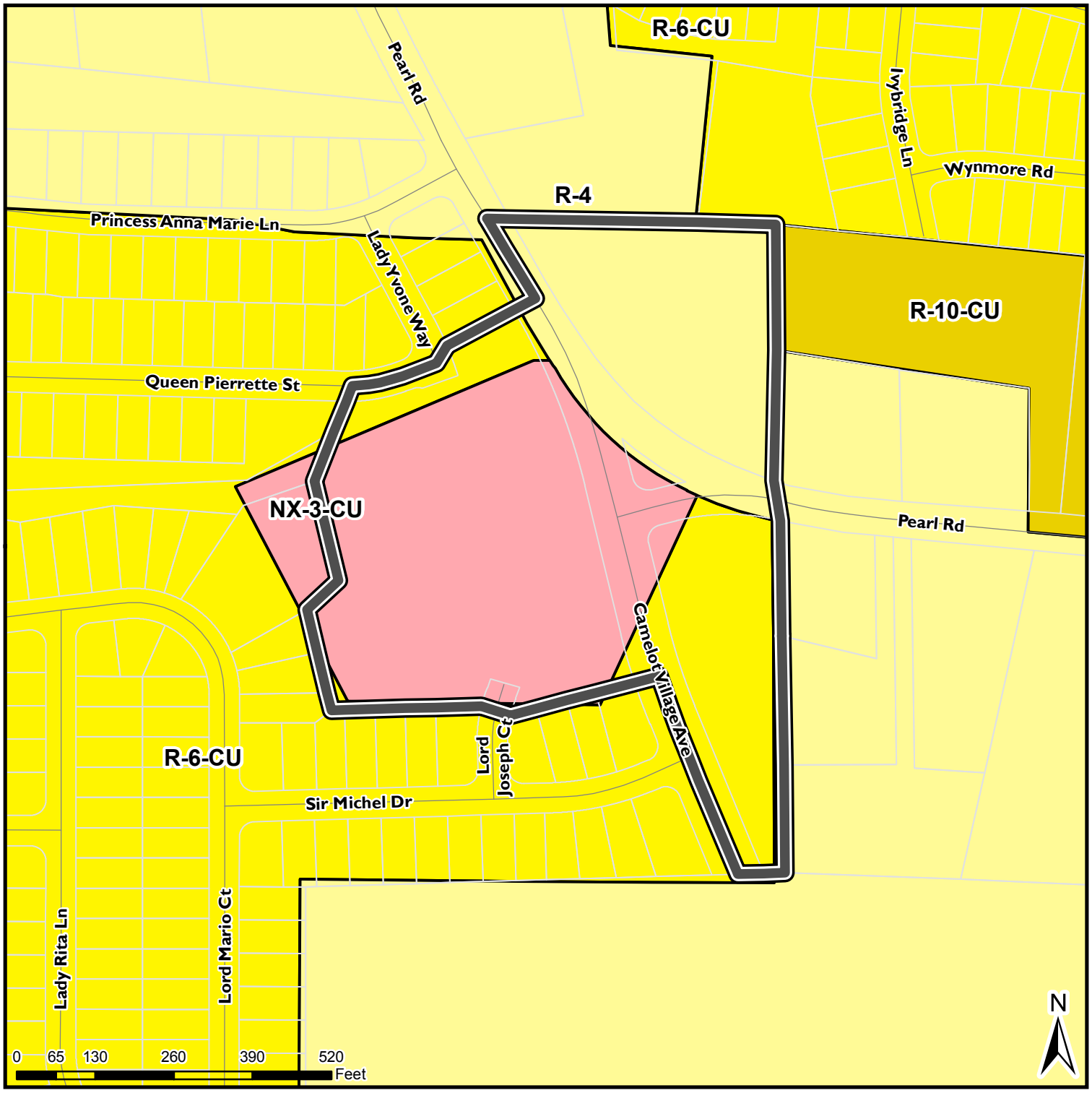
Existing Zoning Map Z-42-2016



Submittal Date

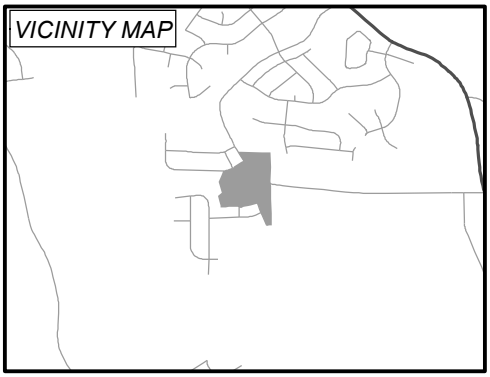
11/18/2016

Request:

10.48 acres from

NX-3-CU, R-6-CU, & R-4

to **R-10-CU**



Map Date: 11/18/2016

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information Z-42-16 Pearl Road

Location	East and west sides at its intersection with Camelot Village Avenue Address: 4328, 4327, 4313 Pearl Road, and 4772 Queen Pierrette Street. PIN: 1731077826, 1737082074, 1731085186, 1731086402
Request	Rezone property from Neighborhood Mixed Use-3 Stories-Conditional Use (NX-3-CU), Residential-6-Conditional Use (R-6-CU), Residential-4 (R-4) to Resitdiential-10-Conditional Use (R-10-CU)
Area of Request	10.48 acres
Property Owner	Camelot Development, LLC PO Box 20667 Raleigh, NC 27669-0667
Applicant	Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive, Suite 200 Durham, NC 27713
Citizens Advisory Council (CAC)	South Chairperson Norman Camp normancamp@bellsouth.net
PC Recommendation Deadline	April 24, 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

FUTURE LAND USE	Neighborhood Mixed Use (5.68 acres) Moderate Density Residential (2 acres) Low Density Residential (2.8 acres)
URBAN FORM	None
CONSISTENT Policies	Policy LU 2.6 Zoning and Infrastructure Impacts Policy LU 8.1 Housing Variety Policy T 2.4 Road Connectivity Policy UD 5.1 Contextual Design
INCONSISTENT Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency

Summary of Proposed Conditions

1. Apartment building type is prohibited.

Public Meetings

Neighborhood Meeting	*CAC*	*Planning Commission*	*City Council*
November 10, 2016	Case scheduled for February 13, 2017	January 24,2017	

Attachments
1. Staff report
2. Proposed Conditions
3. Current Zoning Conditions (Ordinance 2003 551 ZC 544)
4. Street Closing STC-08-2016
5. Traffic Worksheet

Planning Commission Recommendation

Recommendation	
Findings & Reasons	
Motion and Vote	

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 Date

Staff Coordinator: Sophie Huemer: (919) 996-2652; Sophie.Huemer@raleighnc.gov

Zoning Staff Report – Z-42-16

Conditional Use District

Case Summary

Overview

This site consists of 10.48 acres on the east and west sides of the intersection of Pearl Road and Camelot Village Road. The proposal seeks to rezone four properties to a single zoning classification, permitting the parcels to be more readily developed as a single development. The proposed zoning would allow solely the uses permitted in the proposed zoning district, Residential-10. Conditions prohibit the apartment building type.

The properties are currently undeveloped and are bordered by predominantly single family residential uses. The most recent development in the area is the subdivision of the Camelot Village neighborhood to the west of the proposed rezoning. Rock Quarry Road is approximately half a mile east of the site. Connectivity to the west is encumbered by the Big Branch stream and floodway located a quarter of a mile from the property.

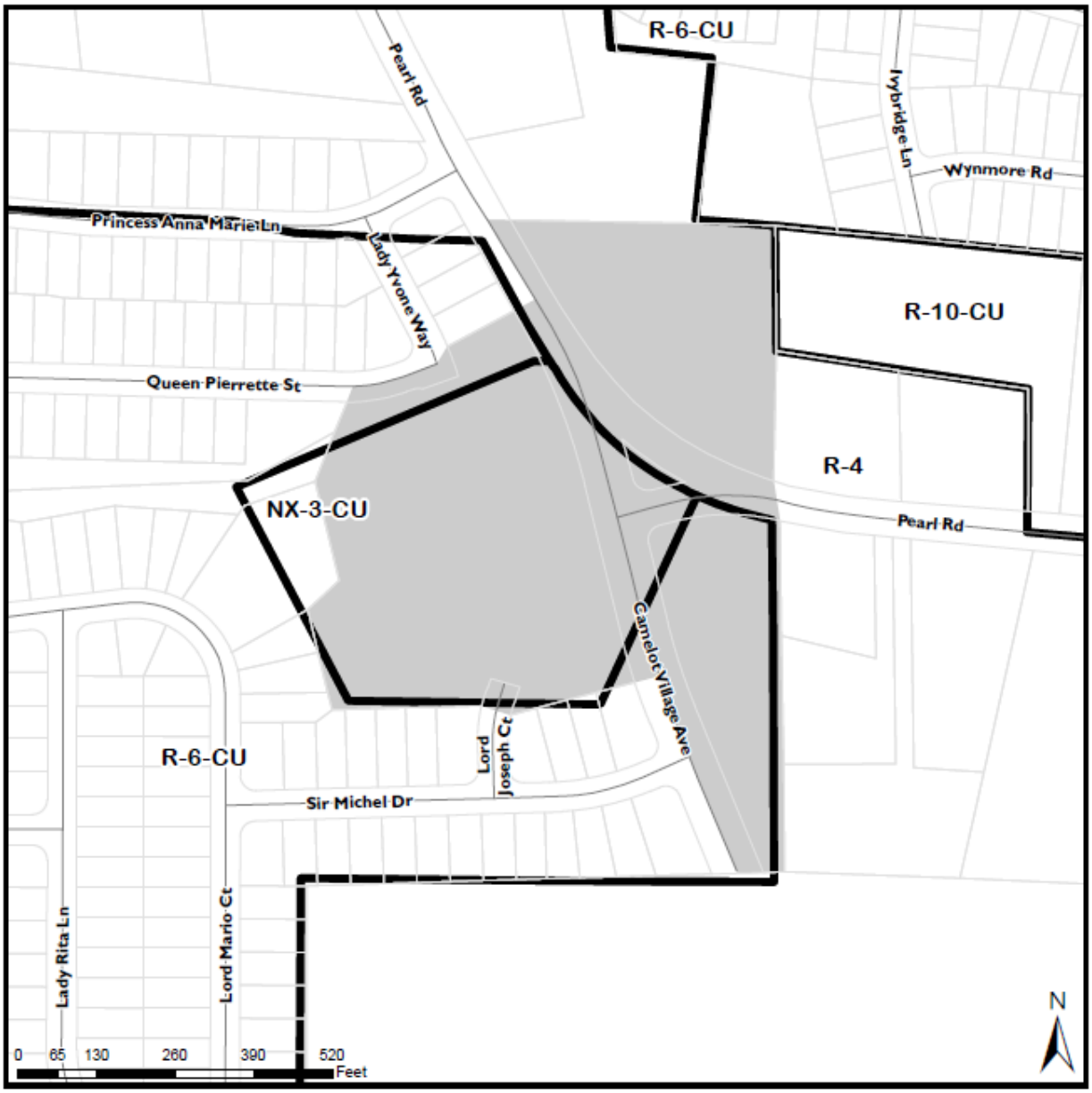
At present, three different zoning districts and future land use designations govern four of the properties. The property located west of Pearl Road (5.68 acres) is zoned NX-3-CU. The properties located at the southeast corner of Pearl Road and Camelot Village Road (2 acres) are zoned R-6-CU. The property located at 4313 Pearl Road (2.8 acres) is zoned R-4. The properties zoned NX-3-CU and R-6-CU were part of a larger, 46.4 acre rezoning in 2003, allowing for a mix of uses. 44.48 acres of that district has been subdivided according to the conditions of Ordinance 2003 551 ZC 544. The applicant is seeking to rezone the remaining 1.92 acres of R-6-CU as well as the 5.68 acres of NX-3-CU which would eliminate any commercial uses.

The proposed zoning, Residential -10, is inconsistent with the Neighborhood Mixed Use and Low Density Residential future land use designations but not with the Moderate Density Residential future land use designation. Neighborhood Mixed Use supports a mix of uses with residential and upper story housing. Low Density Residential supports development up to 6 dwelling units per acre. Moderate Density Residential supports 6 to 14 units an acre which is consistent with the R-10 density of 10 dwelling units per acre.

Outstanding Issues

Outstanding Issues	1) Transit Easement requested.	*Suggested Mitigation*	1) Transit easement can be granted through conditions of this case.

Existing Zoning Map Z-42-2016



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Neighborhood Mixed Use-3 Stories-Conditional Use; Residential-4; Residential-6-Conditional Use	Residential-6-Conditional Use; Residential-4	Residential-6-Conditional Use; Residential-4	Residential-10-Conditional Use; Residential-4	Residential-6-Conditional Use
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential; Moderate Density Residential; Neighborhood Mixed Use	Low Density Residential; Moderate Density Residential	Low Density Residential; Moderate Density Residential	Low Density Residential	Moderate Density Residential
Current Land Use	Undeveloped	Single Family Residential	Single Family Residential; Undeveloped	Single Family Residential	Single Family Residential; Undeveloped
Urban Form (if applicable)	None	None	None	None	None

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning			***Proposed Zoning***
Residential Density:	5.06 Du/ac			10 Du/ac
Setbacks:	**NX-3-CU**	**R-6-CU**	**R-4**	Townhome Building Type:
Front:	5’	10’	20’	10’
Side:	5’	10’	15’	0’ or 6’
Rear:	0’ or 6’	20’	30’	20’
Retail Intensity Permitted:	25,086 SF			Not Permitted
Office Intensity Permitted:	77,059 SF			Not Permitted

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	10.48	10.48
Zoning	NX-3-CU, R-6-CU, R-4	R-10-CU
Max. Gross Building SF *(if applicable)*	140,734	n/a
Max. # of Residential Units	53	104
Max. Gross Office SF	77,059	n/a
Max. Gross Retail SF	25,000	n/a
Max. Gross Industrial SF	n/a	n/a
Potential F.A.R	.31	n/a

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

1.4 Summary of Existing and Proposed Zoning Conditions

	Existing			**Proposed**
	NX-3-CU	**R-6-CU***	**R-4****	**R-10-CU**
Uses	**Permitted:** Offices, eating establishments, food store-retail, fuel sales, residential dwellings, day care, retail sales-convenience	**Permitted:** Single Family Residential	n/a	All uses permitted in R-10
Building Type	-	Detached Homes, Attached Homes, Townhomes permitted	-	Apartment Building Type is **prohibited**
Open Space	-	10% of site shall be open space	n/a	Per UDO standards
Density/Intensity	Dwelling Units limited to 211 Maximum		n/a	Per UDO standards
	Townhome Development should not exceed 20% of total dwelling units			
	Total Retail Space shall not exceed 25,000SF			

*R-6-CU district included 46.4 acres. 44.48 acres of that district has been subdivided according to the conditions of Ordinance 2003 551 ZC 544. The applicant is seeking to rezone the remaining 1.92 acres.
**R-4 parcel does not have any existing conditions.

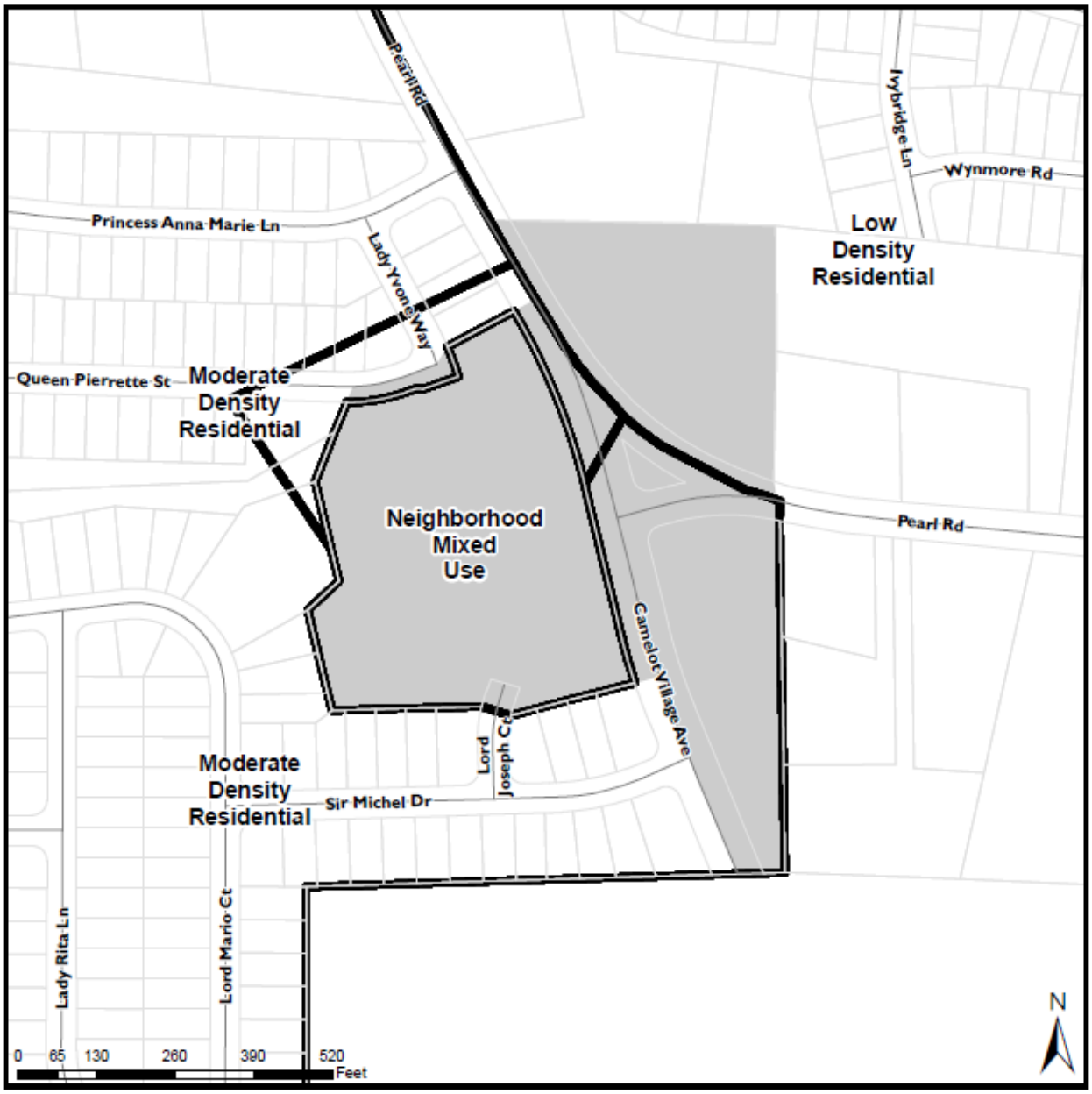
The proposed rezoning is:

☒ **Compatible** with the property and surrounding area.

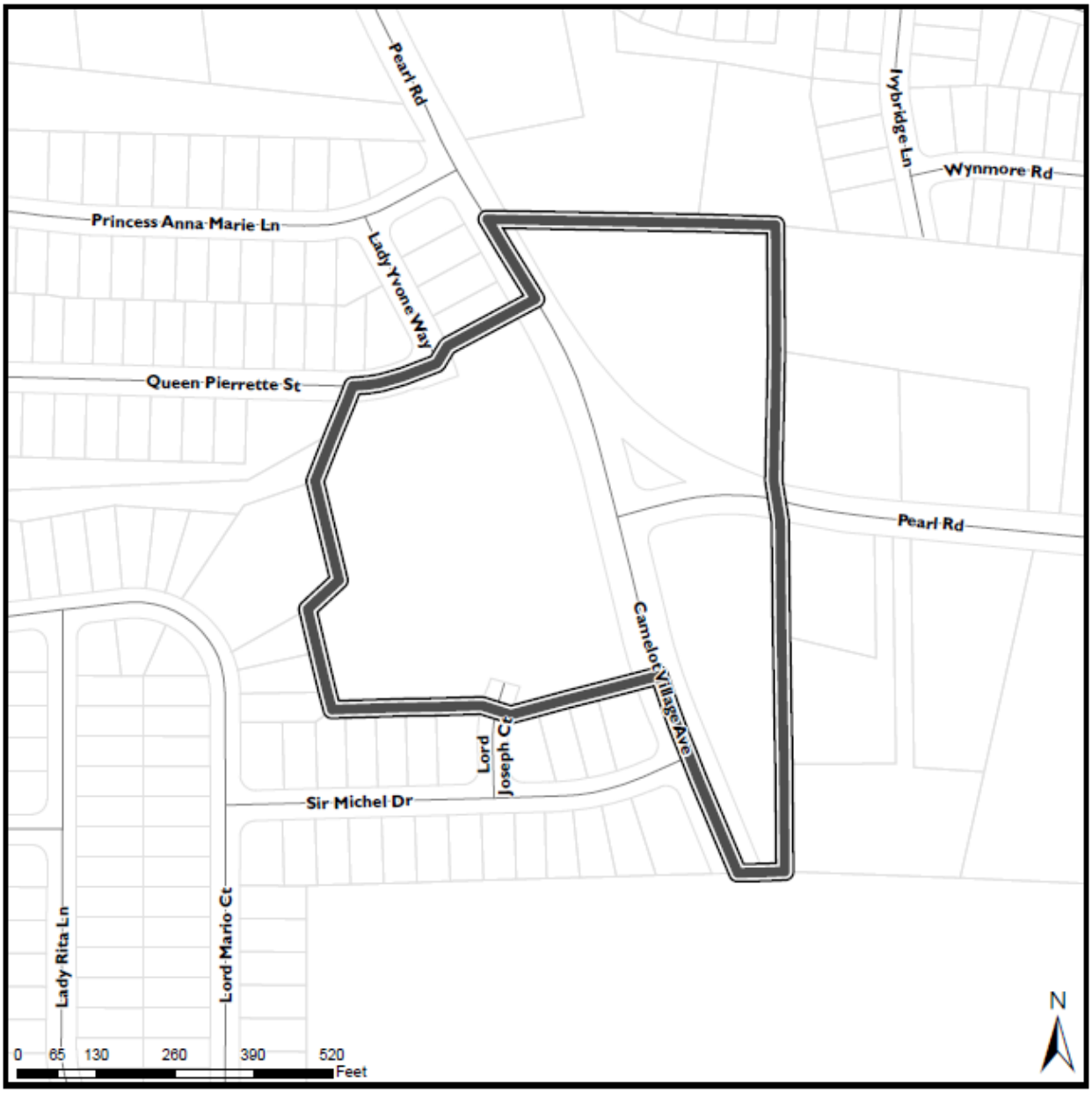
☐ **Incompatible.**

The Residential-10 zoning district is compatible with the surrounding area, which is predominantly zoned for residential use. R-10 does not permit the commercial uses that would have been allowed under the NX-3-CU designation. Conditions prohibit the apartment building type.

Future Land Use Map Z-42-2016



Urban Form Map Z-42-2016



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 consistent with the vision, themes, and policies of the Comprehensive Plan.
B. The Residential-10 zoning district is not consistent with the Neighborhood Mixed Use and the Low Density Residential future land use designations. However, the Moderate Density Residential designation does support 6 to 14 dwelling units per acre which is consistent with 10 dwelling units per acre in the R-10 zoning district.
C. The proposed district will eliminate any potential for a mix of uses on the property but will not adversely affect the character of the area as it is compatible with the surrounding uses. The zoning has been conditioned to prohibit the apartment building type. Townhome building type is an appropriate transition from the street to the established single family neighborhood.
D. City infrastructure and services appear sufficient to accommodate the development possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**
Analysis of Inconsistency:

The Residential-10 zoning district is not consistent with the Neighborhood Mixed Use and the Low Density Residential future land use designations. Neighborhood Mixed use supports a mix of uses where residential and upper story housing would be supported in the NX zoning district. Low Density Residential supports density up to 6 dwelling units per acre. However, the Moderate Density Residential designation does support 6 to 14 dwelling units per acre which is consistent with 10 dwelling units per acre in the R-10 zoning district.

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:

Not applicable.

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.

Neighborhood Mixed Use supports a mix of uses where residential and upper story housing would be supported in the NX zoning district. Low Density Residential supports density up to 6 dwelling units per acre. Residential-10 zoning does not support a mix of uses and exceeds the density consistent with the Low Density Residential designation.

2.5 Area Plan Policy Guidance

The proposed rezoning is not subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Improved opportunity for development under single zoning district rather than three.
- Increased potential for a variety of housing types close to public services.

3.2 Detriments of the Proposed Rezoning

- Density on one part of the development is beyond that supported by the Comprehensive Plan.

4. Impact Analysis

[Assess impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.]

4.1 Transportation

The site is located at the intersection of Pearl Road and Camelot Village Avenue. Pearl Road (SR 2550) is maintained by the NCDOT. This segment of Pearl Road currently has a two-lane cross section with curbs and sidewalks on both sides, except for a short segment that lacks a sidewalk. To date, public right of way has been dedicated for Camelot Village Avenue but the street has not been constructed. Both Pearl Road and Camelot Village Avenue are classified as mixed-use streets in the UDO Street Plan Map (Avenue, 2-Lane, Undivided).

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-42-2016 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There is a public street stub (Lord Joseph Court) abutting the southern boundary of parcel 1731-08-2074. Public right of way for Lord Joseph Court has been dedicated but the street has not been constructed.

Site access will be provided via Pearl Road. Additional access may be provided via Camelot Village Avenue and Lord Joseph Court at some future date.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. Due to ongoing patterns of development, the street system for this area of the City is incomplete. There are many planned street connections that will only be constructed as vacant parcels are developed. The block perimeter for Z-42-2016 cannot be computed.

The existing land is vacant and generates no traffic. Conditions have been submitted that effectively limit development to less than the maximum intensity allowed under current zoning. Approval of case Z-42-2016 would not increase average peak hour trip volumes or the average daily trip volume. A traffic impact analysis report is not required for rezoning case Z-42-2016.

Impact Identified: Block perimeter cannot be computed

4.2 Transit

This area is not currently served by transit however the Wake County Transit Plan proposes future routes traveling along Rock Quarry Rd and Barwell Rd to meet on Pearl Rd. A transit easement is already in place from previous rezoning. To advance policies LU6.4, T4.1, T4.8 and T4.15, if transit has been instituted or is planned within 180 days of when permits are pulled please improve the transit easement with a 15x20’ cement pad, 30’ cement landing zone between the back-of-curb and sidewalk, sleeve for a 2” square post, litter container and ADA compliant shelter.

Impact Identified: Development will increase demand for transit in the area. The offer of a transit easement and associated amenities will mitigate this impact.

4.3 Hydrology

Floodplain	No FEMA Floodplain present.
Drainage Basin	Big Branch

Stormwater Management	Subject to Part 10, Chapter 9
Overlay District	None.

Impact Identified: Alluvial soils are located on the property.
No major impacts identified, development will have to comply with all stormwater management regulations.

Any changes to density and/or impervious area when the development is permitted will have to demonstrate compliance if utilizing a shared device associated with Camelot Village Subdivision.

4.4 Public Utilities

	Maximum Demand (current use)	***Maximum Demand (current zoning)***	***Maximum Demand (proposed zoning)***
Water	0 gpd	33,125 gpd	65,000 gpd
Waste Water	0 gpd	33,125 gpd	65,000 gpd

Impact Identified:

1. The proposed rezoning would add approximately 65,000 gallons per day 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, though some portions may require a public main extension by the developer.
2. 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.
3. 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

1. There are no proposed or existing greenway trails, corridors, or easements located on this site. Nearest trail access is 3.0 miles, Neuse River Trail.
2. Recreation services are provided by Barwell Road Community Center, 1.0 miles distance. The process for updating the master plan of Barwell Road Community Center is underway. It is expected to be completed by Fall 2017.
3. The Streets Plan shows Camelot Village Ave proposed to continue as an undivided 2-lane avenue through the PRCR Pearl Rd. property, and then south all the way to Auburn Church Rd. At the pre-application conference, there was discussion about cutting off Camelot Village Ave at Sir Michel Drive. This would limit access to the park. There is no master plan for this site so the current access points are not determined. Vehicular and pedestrian access to the park should be considered.

Impact Identified: None

4.6 Urban Forestry

1. Two the four subject parcels are larger than two acres in size and are subject to UDO Article 9.1. Tree Conservation.
2. When all four parcel are developed, establishment of tree conservation area will be required.
3. The proposed rezoning and conditions will have no impact on UDO Article 9.1. tree conservation area requirements.

Impact Identified: None

4.7 Designated Historic Resources

Impact Identified: None, No historic resources

4.8 Community Development

Impact Identified: None

4.9 Impacts Summary

1) Development will increase demand for transit in the area. The offer of a transit easement and associated amenities will mitigate this impact.

2) Downstream sewer capacity study may be requested.

3) Water verification for fire flow will be needed.

4.10 Mitigation of Impacts

1) Transit easement should be granted as part of the conditions.

2) Sewer study at site plan.

3) Verification of water at building permit.

5. Conclusions

The proposal seeks to rezone four properties to a single zoning classification, permitting the parcels to be more readily developed as a single development. The proposed zoning would allow solely the uses permitted in the proposed zoning district, Residential-10. Conditions prohibit the apartment building type. The Residential-10 zoning district is compatible with the surrounding area, which is predominantly zoned for residential use. R-10 does not permit the commercial uses that would have been allowed under the NX-3-CU designation.

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

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

REZONING REQUEST

☐ General Use ■ Conditional Use ☐ Master Plan

Existing Zoning Classification NX-3-CU, R-6-CU, R-4

Proposed Zoning Classification Base District R-10-CU Height _____ Frontage _____

OFFICE USE ONLY

Transaction #

If the property has been previously rezoned, provide the rezoning case number: Z-35-03

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

488754			

GENERAL INFORMATION

Property Address Pearl Road and Camelot Village Avenue		Date 11-02-16
Property PIN 1731-07-7826,1731-08-2074,5186,6402	Deed Reference (book/page) DB16448 PG 689	
Nearest Intersection Pearl Road		Property Size (acres) 10.48
Property Owner/Address Camelot Development, LLC PO Box 20667 Raleigh, NC 27669-0667	Phone 919-880-1320	Fax
	Email dsmarlowe@aol.com	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA 5011 Southpark Drive, Suite 200 Durham, NC 27713	Phone 919-484-8880	Fax 919-484-8881
	Email tony@tmtla.com	
Owner/Agent Signature	Email tony@tmtla.com	

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

REZONING APPLICATION ADDENDUM	
Comprehensive Plan Analysis	**OFFICE USE ONLY** **Transaction #** **Rezoning Case #**
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.	

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.
1. The property has no urban form designation as designated by the CIty of Raleigh.
2. The property is not located within an Urban Growth Center.
3. The property is consistent with the following 2030 Raleigh Comprehensive Plan Policies; LU 4.5 Connectivity, LU 6.4 Bus Stop Dedication, LU 8.1 Housing Variety
4. The rezoning request is only inconsistent with the Plan in the aspect regarding non-residential use restriction. The proposed use will yield residential densities within the Low to Medium Density Residential range.

PUBLIC BENEFITS
Provide brief statements regarding the public benefits derived as a result of the rezoning request.
1. The rezoning will provide for a diversity of residential housing options within an area of increasingly similar houosing types and price points.
2. The rezoning will provide a development option that will decrease traffic generation as opposed to the existing retail and commercial options available under the existing NX Zoning designation.
3.
4.

Conditional Use District Zoning Conditions	
Zoning Case Number	OFFICE USE ONLY Transaction #
Date Submitted	
Existing Zoning Proposed Zoning	

NARRATIVE OF ZONING CONDITIONS OFFERED
1. The rezoning tracts will restrict the use of apartment buildings as allowed in R-10, UDO Section 6.1.4 Allowed Principal Use Table
2.
3.
4.
5.
6.
7.
8.
9.
10.

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 D. Stewart Marlow Print Name 11/16/16

Camelot Village
Raleigh 2030 Comprehensive Plan Consistencies

This rezoning request for the undeveloped tracts of the Camelot Village neighborhood is consistent with the following Land Use Policies of the 2030 Comprehensive Plan.

1. LU 4.5 Connectivity- The project is currently bisected by a stream buffer and this rezoning and development will provide a connection via streets and sidewalks that will allow neighbors to get to the other side of the neighborhood without getting on to Camelot Village avenue.
2. LU 6.4-This projects has platted into the largest of the rezoning tracts bordering Camelot Village Avenue a transit stop easement as required by the previous zoning approval. This easement will stay in place and provide for future transit needs.
3. LU 8.1-This rezoning request will allow for a housing type and price point that is needed in the area. The immediate area around Pearl Road is all single family homes of the same sizes.

Tony M. Tate Landscape Architecture, P.A.

Date: October 24, 2016

Re: 4772 Queen Pierrette Street, Raleigh, NC
4313 Pearl Road, Raleigh, NC
4327 Pearl Road, Raleigh, NC
4328 Pearl Road, Raleigh, NC

Neighboring Property Owners:

You are invited to attend a neighborhood meeting 7:00 - 8:00 PM, November 10, 2016 . The meeting will be held at the Barwell Road Community Center, 5857 Barwell Park Drive, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 4772 Queen Pierrette Street, Raleigh, NC, 4313 Pearl Road, Raleigh, NC, 4327 Pearl Road, Raleigh, NC, and 4328 Pearl Road, Raleigh, NC. These properties are currently zoned NX-3-CU, R-6-CU, and R-4. The site is located on the east and west sides of Pearl Road, between intersections with Pearl Road and Camelot Village Avenue. The proposed zone for all four properties is R-10-CU.

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 be held. More information is available at www.raleighnc.gov and City Planning Department. Also, City Planning can be reached at 919-996-2626 or by email at rezoning@raleighnc.gov.

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

919-484-8880

Thank you,

Tony M. Tate

5011 Southpark Dr., Suite 200 • Durham, North Carolina 27713
Telephone: (919) 484-8880 • Fax: (919) 484-8881 • Email: tony@tmtla.com

SUMMARY OF ISSUES

A neighborhood meeting was held on November 10, 2016 (date) to discuss a potential rezoning located at 5857 Barwell Park Road, Raleigh (property address). The neighborhood meeting was held at Barwell Community Center (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

No members of the neighborhood attended so no items were discussed.

ATTENDANCE ROSTER	
NAME	ADDRESS