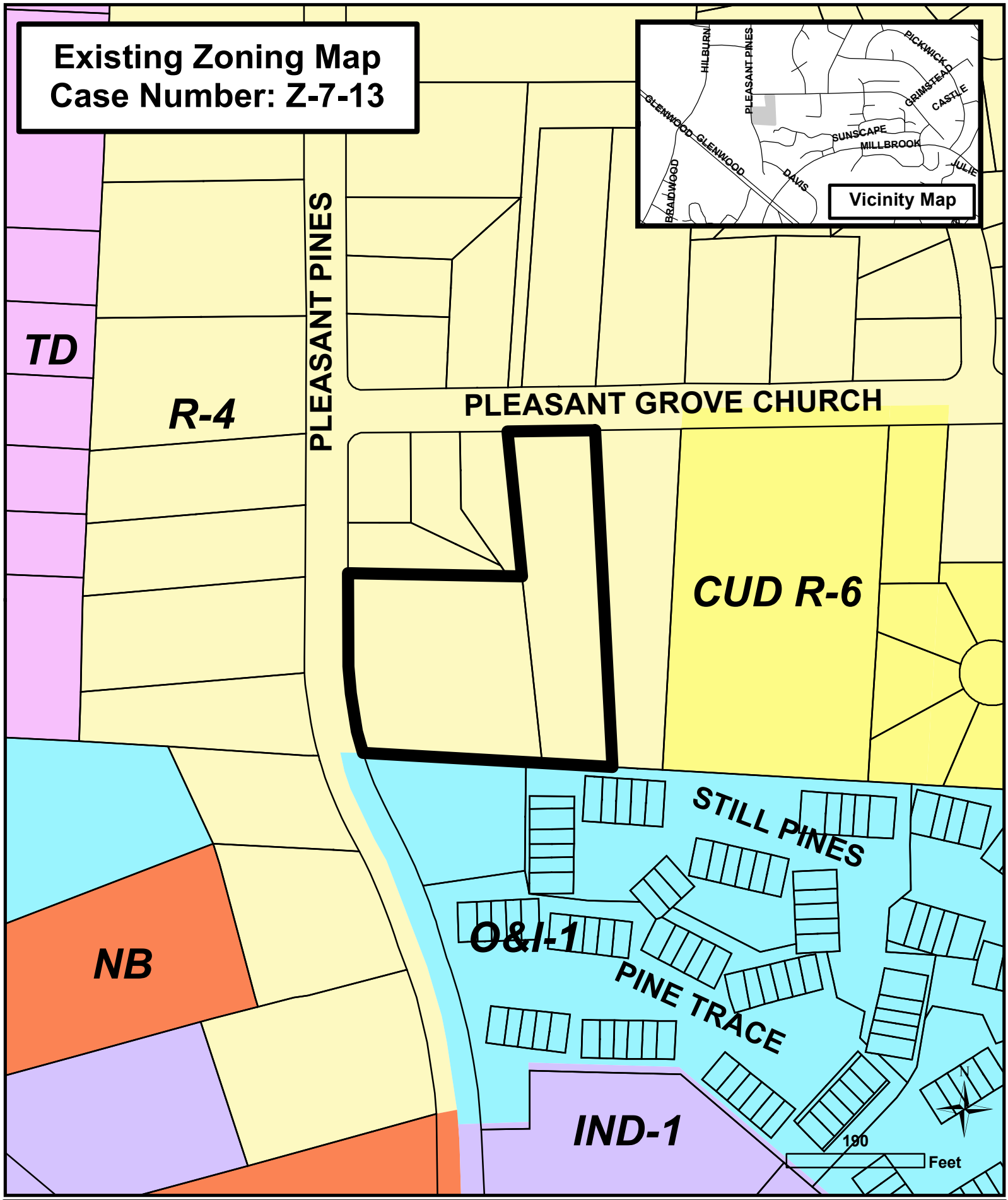
Existing Zoning Map
Case Number: Z-7-13



Request:

2.62 ac from R-4 to R-6 CUD

City of Raleigh Public Hearing
January 15, 2013
(April 15, 2013)

Certified Recommendation

Raleigh Planning Commission

CR# 11510

Case Information Z-7-13 Pleasant Grove Church Road

Location	The property is located on the south side of Pleasant Grove Church Road just east of Pleasant Pines Drive.
Request	Rezone property from R-4 to R-6 CUD
Area of Request	2.62 acres
Property Owner	Carol K. Bartholomew, Norman T. Kelley, Chris C. Choi, Susan R. Choi
Applicant	Gene Stallings
Citizens Advisory Council	Northwest CAC, Jay M. Gudeman, 919-789-9884 jay@kilpatrickgudeman.com
PC Recommendation Deadline	April 15, 2013

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	Low density residential
CONSISTENT Policies	Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 8.12 – Infill Compatibility
INCONSISTENT Policies	None

Summary of Proposed Conditions

1. Dwellings shall be limited to single family detached units
2. The number of dwelling units constructed on the property shall be limited to a maximum of fifteen.

Public Meetings

Neighborhood Meeting	***Public Hearing***	***Committee***	***Planning Commission***
9/20/12		Date:	Date: 1/22/13

☐ ***Valid Statutory Protest Petition***

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

Planning Commission Recommendation

Recommendation	The Planning Commission finds that this case is consistent with the Comprehensive Plan and recommends that this case be approved.
Findings & Reasons	1. The proposed rezoning is consistent with the Future Land Use Map, and is also consistent with applicable Comprehensive Plan policies. 2. The request is reasonable and in the public interest. Rezoning to Thoroughfare District will have little additional impact on surrounding infrastructure, and will provide the applicant a broader range of options for development. 3. The proposal is compatible with the surrounding area; environmental constraints adjacent to the subject property provide a natural buffer and transition to adjacent residential zoning.
Motion and Vote	Motion: Haq Second: Fleming In Favor: Butler, Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Sterling-Lewis, Schuster and Terando

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.

_____	1/22/13	_____	1/22/13
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: James Brantley james.brantley@raleighnc.gov

Zoning Staff Report – Case Z-7-13

Conditional/General Use District

Z-7-13 Pleasant Grove Church Road

Case Summary

Overview

The proposal seeks to rezone two contiguous properties, currently approved for all of the uses allowed in the R-4 zoning district, to R-6 Conditional Use. Currently allowed are single family detached residences on individual lots (density of four dwellings per acre = 10 dwellings), residential institutions (places of worship, schools, day care centers, fire stations) and civic clubs.

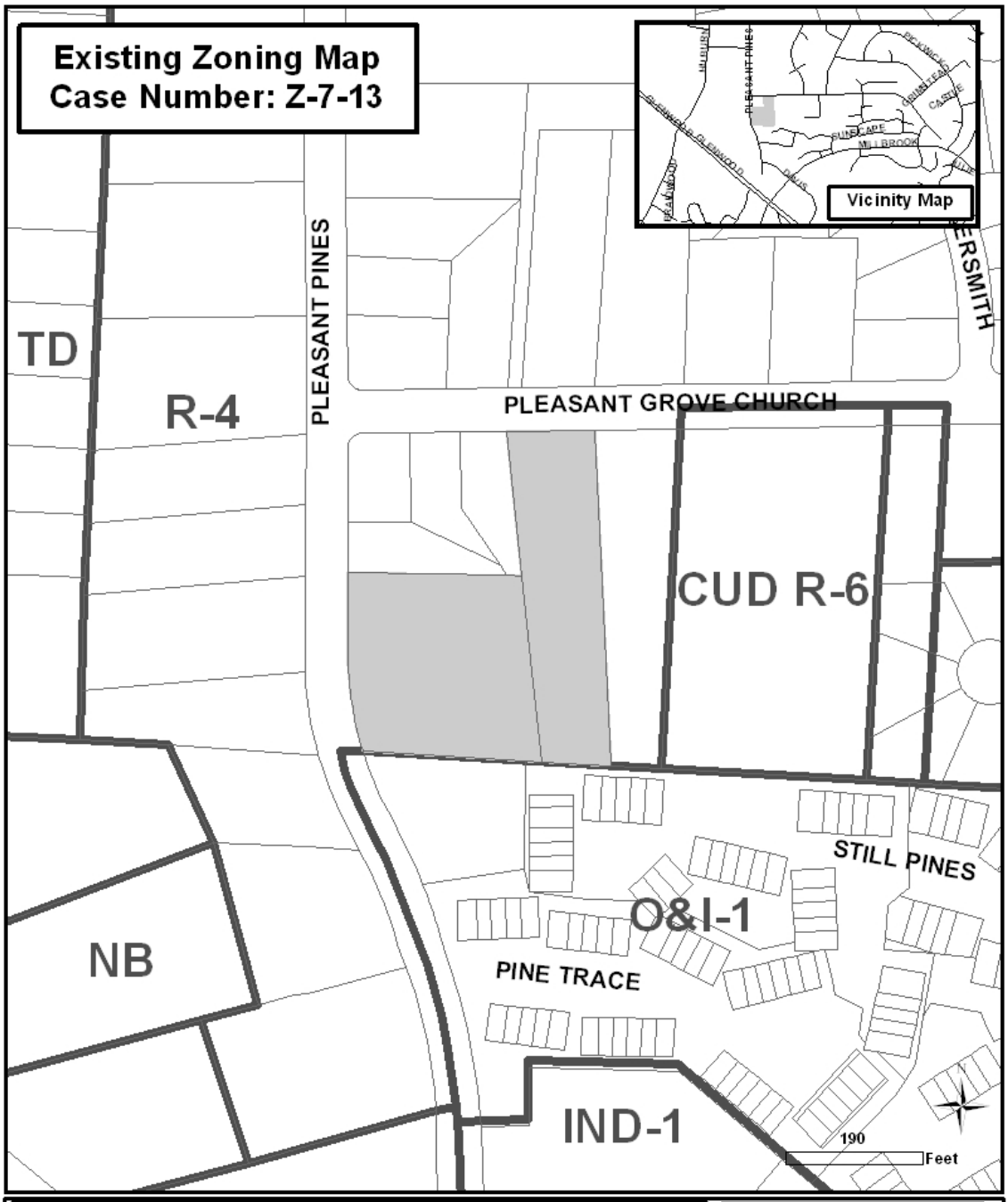
The proposed R-6 Conditional Use would allow single family detached residences on individual lots (maximum number of dwellings: 15), Uses other than single family detached houses would be prohibited. R-6 allows smaller front and side yard setbacks than those for R-4.

The area of the proposed rezoning is transitioning from a semi-rural residential area with lots of varying size and configuration to a more typical residential suburb. The current site build-out consists of a one story house, driveway, parking, and mature landscaping, with an adjacent vacant parcel. Buildings to the east, north and west are dwellings of one or two stories in height. To the south is an extensive townhouse development with two story dwellings.

Outstanding Issues

Outstanding Issues	1. No outstanding issues have been identified	*Suggested Mitigation*	1. None suggested

ZONING REQUEST



Request:

2.62 ac from R-4 to R-6 CUD

City of Raleigh Public Hearing
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Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	R-4	R-4	O&I – 1	R-4	R-4
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Low density residential	Low density residential	Moderate density residential	Low density residential	Low density residential
Current Land Use	Single family dwelling, vacant	Single family dwellings	Townhouse development	Single family houses	Single family dwellings

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	4 dwelling per acre	Six dwellings per acre
Setbacks: *Front:* *Side:* *Rear:*	 30’ 10’ 30’	 10’ 5’ 30’
Retail Intensity Permitted:	N/A	N/A
Office Intensity Permitted:	N/A	N/A

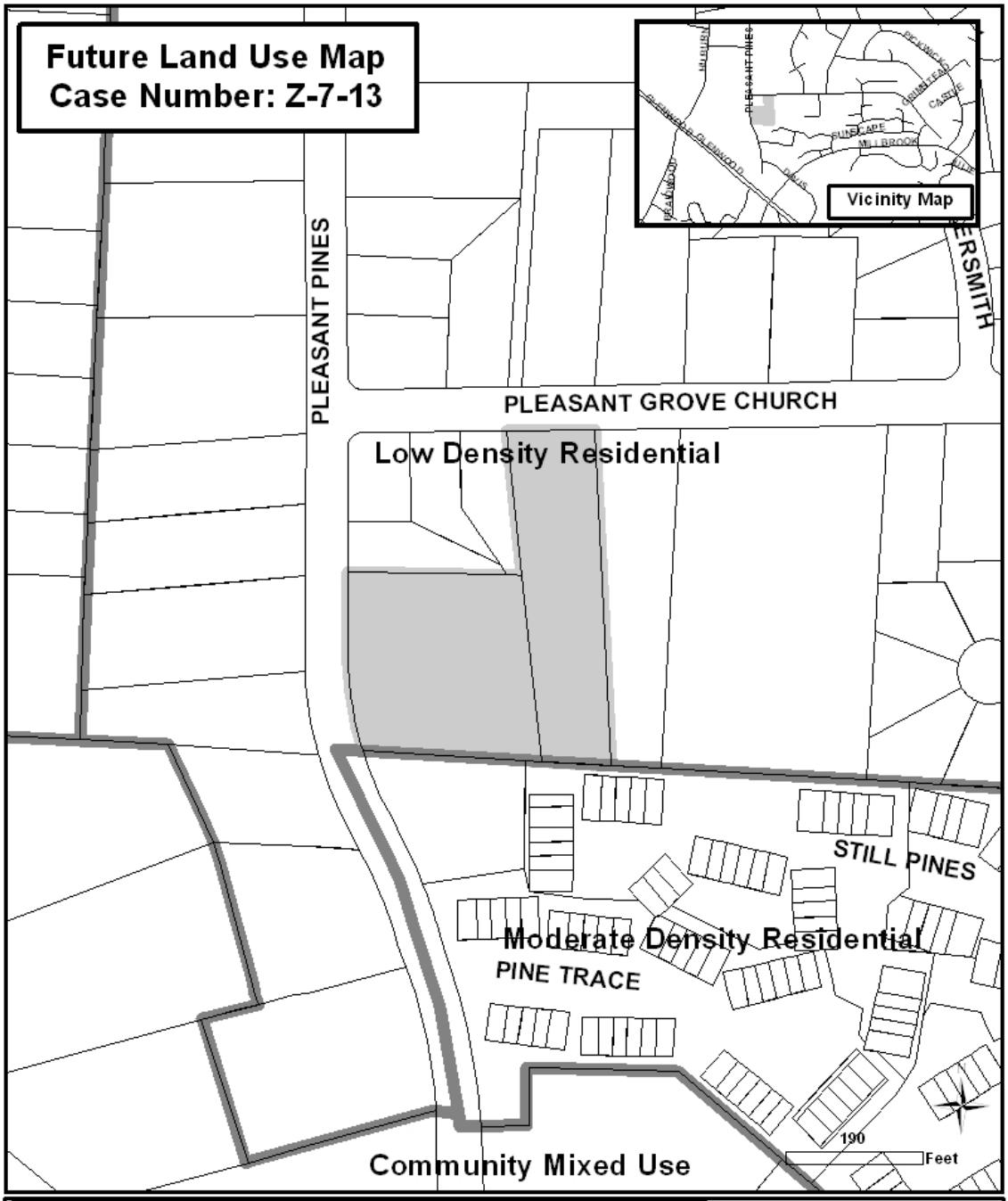
The proposed rezoning is:

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

☐ **Incompatible.**

The proposed density and single family dwelling use is compatible with the surrounding properties, which are similarly developed.

FUTURE LAND USE MAP



Request:

2.62 ac from R-4 to R-6 CUD

City of Raleigh Public Hearing
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2. Comprehensive Plan Consistency Analysis

2.1 Future Land Use

Future Land Use designation:
Low density residential

The rezoning request is:

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

☐ **Inconsistent**

2.2 Policy Guidance

There are no significant inconsistencies with the Comprehensive Plan.

2.3 Area Plan Policy Guidance

N/A

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposed rezoning would allow a modest increase in residential density in an area with well-developed infrastructure, that is, road capacity and public utilities. The site is also on the edge of a Mixed Use Community Center as designated on the Comprehensive Plan Growth Framework map. Generally the Comprehensive Plan supports increased density in such locations.

3.2 Detriments of the Proposed Rezoning

None identified.

4. Impact Analysis

4.1 Transportation

Primary Streets	**Classification**	**2011 NCDOT Traffic Volume (ADT)**	**2035 Traffic Volume Forecast (CAMPO)**
Pleasant Pines Drive	Collector Street	N/A	N/A
Pleasant Grove Church Road	Collector Street	N/A	N/A

Street Conditions						
Pleasant Pines Drive	**Lanes**	**Street Width**	**Curb and Gutter**	**Right-of-Way**	**Sidewalks**	**Bicycle Accommodations**
Existing	2	20'	None	60'	None	None
City Standard	2	41'	Back-to-back curb and gutter section	60'	5' sidewalks on a minimum of one side	N/A
Meets City Standard?	**YES**	**NO**	**NO**	**YES**	**NO**	**N/A**
Pleasant Grove Church Road	**Lanes**	**Street Width**	**Curb and Gutter**	**Right-of-Way**	**Sidewalks**	**Bicycle Accommodations**
Existing	2	20'	None	60'	None	None
City Standard	2	41'	Back-to-back curb and gutter section	60'	5' sidewalks on a minimum of one side	N/A
Meets City Standard?	**YES**	**NO**	**NO**	**YES**	**NO**	**N/A**

Expected Traffic Generation [vph]	Current Zoning	Proposed Zoning	Differential
AM PEAK	8	12	**4**
PM PEAK	11	16	**5**

Suggested Conditions/ Impact Mitigation:	Traffic Study Determination: Staff has reviewed a trip generation differential report for this case and a traffic impact analysis study is not recommended for Z-7-13.
Additional Information:	Neither NCDOT nor the City of Raleigh have any roadway construction projects scheduled in the vicinity of this case.

Impact Identified: None

4.2 Transit

This intersection is not served by CAT and is not identified in the CAT Short Range Plan or Wake County Transit Study as an area for future service.

Impact Identified: Development may increase demand for transit in this area; however, given the lack of service in the area, a transit easement is not requested.

4.3 Hydrology

Floodplain	none
Drainage Basin	Haresnipe
Stormwater Management	Subject to Part 10, Chapter 9
Overlay District	none

Impact Identified: Subject to Part 10, Chapter 9 Stormwater Regulations. Neuse River Buffered feature may be present on site and subject to Neuse River Buffer Rules.

4.4 Public Utilities

	Maximum Demand (current)	***Maximum Demand (proposed)***
Water	5,240 gpd	9,170 gpd
Waste Water	5,240 gpd	9,170 gpd

Impact Identified: The proposed rezoning would add approximately 3,930 gpd to the wastewater collection and water distribution systems of the City. There is currently eight (8”) inch sanitary sewer mains and twelve (12”) inch water main within the Pleasant Grove Church Road and Pleasant Pines Drive rights-of-way at the property. The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

The subject tract is not located adjacent to a Capital Area Greenway corridor.

Impact Identified: The subject tract will not impact recreation LOS.

4.6 Urban Forestry

Note tree disturbing activity except a minor tree removal activity.

Impact Identified: Parcel is greater than 2 acres. Protected wooded buffers exist on this property defined by the City Code. The buffers are protected prior to development/re-development by the Code. Tree conservation areas must be established when the parcel is developed (i.e. new site plan or new subdivision)

4.7 Designated Historic Resources

N/A

4.8 Community Development

N/A

4.9 Appearance Commission

N/A

4.10 Impacts Summary

No substantial impacts have been identified

4.11 Mitigation of Impacts

None identified.

5. Conclusions

The proposed rezoning is in compliance with the Comprehensive Plan and generally reflects the zoning and development patterns on adjacent properties. Impacts of the rezoning will be minimal.

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Z-07-13
pd 1115.00 by CKH 1375

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.

CITY OF RALEIGH
CITY PLANNING DEPT
2012 SEP 21 AM 10: 27

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
Carol K. Bartholomew	Carol K. Bartholomew	9/6/12
Norman T. Kelley	Norman T. Kelley	9/8/12
DocuSigned by: Chris C. Choi	Chris C. Choi	9/6/12
Susan R. Choi 745F4DB3E17E4B7...	Susan R. Choi	~~9/18/2012~~

Z-07-13

EXHIBIT C. 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)	Carol K. Bartholomew	6409 Pleasant Pines Drive	910-512-7761
(for conditional use requests, petitioners must own	Norman T. Kelley	6409 Pleasant Pines Drive	
petitioned property)	Chris C. Choi Susan R. Choi	103 Willesden Drive Cary, NC 27513	919-420-0465 919-412-6890
Property Owner(s)	Same as above		
Contact Person(s)	Gene Stallings	7101 Creedmoor Rd, Suite 115	919-845-2166 genestallings@remax.net
		Raleigh, NC 27613	

Property information

Property Description (Wake County PIN)	**0787501467** **0787503556**
	6408 Pleasant Pines Drive & 4605 Pleasant Grove Church Road, Raleigh, NC 27613
Nearest Major Intersection	Intersection of Pleasant Pines and Pleasant Grove Church Road
Area of Subject Property (in acres)	+-2.62 Acres
Zoning Districts (include all overlay districts)	Residential-4
Requested Zoning Districts (include all overlay districts)	Residential R-6 CUD

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

EXHIBIT C. Request for Zoning Change

Z - 07 - 13

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

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
Alvi, John	3913 Bentley Brook Dr	Raleigh, NC 27612	0787502935
Bailey, Floyd E.	6516 Pleasant Pines Dr	Raleigh, NC 27613	0787512374
Bartholomew, Carol K. & Norman T. Kelley	6409 Pleasant Pines Dr	Raleigh, NC 27613	0787501467
Bevelacqua, Spencer	4528 Still Pines Drive	Raleigh, NC 27613	0787503212
Bronte, Daniel J.	4518 Still Pines Drive	Raleigh, NC 27613	0787504237
Buchanan,Lynda L., Richardson Pamela L.	117 Braxlo Lane	Wilmington, NC 28409	0787506633
Bunn, Terry V.	6421 Pleasant Pines Dr	Raleigh, NC 27613	0787408632
Choi, Chris C & Susan R	103 Willesden Drive	Cary, NC 27513	0787503556
Christian, June Bernard	4522 Still Pines Drive	Raleigh, NC 27613	0787504276
Crabtree Pines HOA	900 Ridgefield Dr Ste 230	Raleigh, NC 27609	0787505191
Crabtree Pines HOA	P O Box 19808	Raleigh, NC 27619	0787509275
Dydula, Alexander S.	6500 Pleasant Pines Dr	Raleigh, NC 27619	0787501829
Ford, Patrick A & Shannon K Hennessy	4609 Pleasant Grove Church Rd	Raleigh, NC 27613	0787504650
Garcowski, Jacob R.	4621 Pleasant Grove Church Rd	Raleigh, NC 27613	0787500792
Grainger, James Larry Jr	4600 Pleasant Grove Church Rd	Raleigh, NC 27613	0787505974
Harris, Kathleen D.	5209 Old Wake Forest Rd	Raleigh, NC 27609	0787408459
Hernandez, Carlos Javier Peralta, Josefina	6412 Pleasant Pines Dr	Raleigh, NC 27613	0787501613
Holden, Douglas K & Paulette E	6431 Pleasant Pines Dr	Raleigh, NC 27613	0787409701
King, Dennis J & Susan M	4613 Pleasant Grove Church Rd	Raleigh, NC 27613	0787502741
LDR Properties LLC	6320 Pleasant Pines Dr	Raleigh, NC 27613	0787502231
Long, Pamela & Michelle Adkins	6321 Pleasant Pines Dr	Raleigh, NC 27613	0787409059
Maieli, Michael V.	6217 Rushingbrook Ln	Raleigh, NC 27612	0787504257
McLean, Matthew R	6401 Pleasant Pines Dr	Raleigh, NC 27613	0787409227
Meehan, Tina M.	4604 Pleasant Grove Church Rd	Raleigh, NC 27613	0787514061
Miller, Alexandra	4516 Still Pines Drive	Raleigh, NC 27613	0787504217
Muhammad, Ray	5004 Plaza Circle	Richmond, CA 94804	0787505106
Palmisano, Christopher A. & Larisa	3421 Savan Ct	Raleigh, NC 27613	0787408378

Z-07-13

EXHIBIT C. Request for Zoning Change

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Phelps, Brian R. & Kaitlan	2506 Guess Road	Durham, NC 27705	0787501763
Ratiwanich, Jakawan Rogue, Margie Heffinger	4514 Still Pines Drive 1812 Indian Trail	Raleigh, NC 27613 Eden, NC 27288	0787503297 0787503214
Walchak, Erin Wofford, Jessica A. Wojciechowski, Amy	4530 Still Pines Dr 4534 Still Pines Dr 4532 Still Pines Dr	Raleigh, NC 27613 Raleigh, NC 27613 Raleigh, NC 27613	0787503210 0787503115 0787503118
Woodard, Daniel L.	4608 Pines Grove Church Road	Raleigh, NC 27613	0787513052

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EXHIBIT C. Request for Zoning Change

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Narrative of conditions being requested:

1. Dwellings shall be limited to single-family detached units.
2. The number of dwelling units constructed on the Property shall be limited to a maximum of fifteen (15).

Conditional Use District requested: **Residential-6 CUD**

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
Carol K. Bartholomew	Carol K. Bartholomew	9/6/12
James T. Kelley	Norman T. Kelley	9/8/12
DocuSigned by: Chris C. Choi	Chris C. Choi	9/16/12
Susan R. Choi 745F4DB3E17E4B7...	Susan R. Choi	9/18/2012

EXHIBIT D. Request for Zoning Change

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

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:

The Property, as described in Exhibit B hereof, is located within the Northwest District of the Comprehensive Plan. The Northwest District Plan designates the Property as part of a City Focus that is centered, generally, at the intersection of Lynn Road and Millbrook Road.

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.

The property is located within the U.S. 70 West Corridor Plan (the "Corridor Plan"). The U.S. 70 corridor is an important link between Research Triangle Park, Raleigh, Durham, and the Raleigh-Durham International Airport. The Corridor Plan calls for a mix of uses, including residential, office, and retail. The policies for development included in the Corridor Plan addresses a variety of issues. The Corridor Plan calls for higher intensity mixed use development on the Property. , which could incorporate housing, office, or retail uses consistent with the area's designation as "Limited Retail/Office Mixed Use Transition."

The Plan seeks to minimize access points on U.S. 70 by encouraging unified access points to the degree possible given the nature of the terrain that may isolate some properties. Given that the Property does not have an access point onto U.S. 70. Temporary access points are to be provided until the permanent access

points are to be provided until the permanent access system is fully developed. Finally, where larger tracts are to be developed, direct access points with U.S. 70 should be considered, when deemed safe and appropriate from a traffic design perspective. As indicated herein, the Property does not link directly with U.S .70, and thus the proposed rezoning is in compliance with the Corridor Plan.

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").

Development of the Property pursuant to this rezoning is consistent with the Comprehensive Plan's designation of the area within the Millbrook/Lynn Road City Focus area (the 'Focus Plan") for low residential development, up to and including Residential-6 CUD, the proposed designation for the Property, and the nature and intensity of uses set forth in the Corridor Plan. In addition, the low-density nature of the development envisioned for the Property achieves the important public purpose of providing single-family housing in the area.

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):

Parcels to the southeast of the property are zoned O&I-1 . These lots are in Pine Trace Townhome community. Parcels to the east of the Property are zoned Residential-6 CUD. This consists of the Property adjacent to the Choi property that was just rezoned to Residential-6 CUD in August 2012 and the lots in the Pleasant Grove Subdivision, which are recent developed lots and are east of the Property. Parcels are the corner of Pleasant Grove Church Road and Glendower Road are zoned Residential-6 CUD. These are most recently developed lots in the vicinity of the Property and are developed for single-family detached dwelling units in conformity with the Focus Plan and the Corridor Plan. Layton Glen is located across Pleasant Grove Church Road from the Property north of the property. The parcels are zoned Residential-4 and have been developed for single-family detached dwelling units. The land to the west of the Property is zoned R-4 and have single-family detached dwelling units on some of the land. Farther due south of the Property, beyond Pine Trace Townhome Community is Millbrook Road and Glenwood Avenue. On Millbrook Road and Glenwood Avenue there is significant commercial and residential development.

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

The areas to the west and north of the Property are zoned Residential-4. These areas consist of small to medium homes and lots, built primarily in the 1980s, with variable tree cover and setbacks. The parcels to the east and northeast zoned R-6 CUD. These eastern parcels areas consist of medium to large homes and lots, built in or around 2000 to 2003, with variable tree cover and setbacks. These parcels are located in the Pleasant Grove community. The property adjacent to the Choi property was just rezoned to Residential-6 CUD in August 2012 The parcels to the northeast consist of medium to large homes and lots, built in 2011 and 2012, with variable tree cover and setbacks. These parcels are located in the West Glendower Place community. The property to the

south is zoned O&I-1 and consist of townhomes built in the 1980s, with variable tree cover and setbacks. These parcels are located in the Pine Trace Townhome community.

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:

Development of the Property pursuant to this rezoning is consistent with the Comprehensive Plan's designation of the area within the Millbrook/Lynn Road City Focus area (the "Focus Plan") for low residential development, up to and including Residential-6 CUD, the proposed designation for the Property, and the nature and intensity of uses set forth in the Corridor Plan. In addition, the low-density nature of the development envisioned for the Property achieves the important public purpose o the providing single-family housing in the area.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The landowner will be benefited in that a slightly higher density of development will provide flexibility in the design and affordability of residential single-family detached dwellings constructed on the property.

B. For the immediate neighbors:

The immediate neighbors will benefit from the proposed rezoning because the proposed redevelopment of the Property will serve as an excellent transition between the higher-density residential development and the lower-density residential to north, fulfilling the development and density goals of the Focus Plan.

C. For the surrounding community:

The surrounding community will benefit from the proposed rezoning due to the resulting transition that will be provided, as well as the residential alternative that will be presented by the proposed rezoning.

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

Development of the property into single-family detached dwellings will provide a significant benefit to the area because of the growing demand for such housing options and the limited supply in Raleigh as a result of population growth.

EXHIBIT D. Request for 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.

The terrain of the property is very conducive to residential development at the proposed densities described herein. There are no wetlands or other environmentally salient features on the property; thus the subject rezoning is sensitive to the environment.

V. Recommended items of discussion (where applicable).

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

Not applicable

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.

The Property is now subject to several different land use plans within the Northwest District Plan, including the Corridor Plan and the Focus Plan. The circumstances in the area have changed pursuant to these plans to focus on increased density development. This change is evidenced by the rezoning of the parcels to the east and north east of the Property to R-6 Cud. Accordingly, the higher intensity use in the surrounding area, in conformity with the above-referenced plans, indicates that the proposed rezoning of the Property is justified.

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

Development of the property into single-family detached dwellings will provide a significant benefit to the area because of the growing demand for such housing options and the limited supply in Raleigh as a result of population growth.

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

There will be a negligible impact on the aforementioned matters.

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

Not applicable

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

Z-07-13

SUBMITTED DATE: 9-21-12

SUMMARY OF ISSUES

A neighborhood meeting was held on September 20, 2012 to discuss a potential rezoning located at 4605 Pleasant Grove Church Road, Raleigh, NC 27613 and 6408 Pleasant Pines Drive, Raleigh, NC 27613.. There were approximately 5 neighbors in attendance. The general issues discussed were:

Summary of Issues:

Timeframe of the development/construction on the homes.

The location of the new street.

The number of lots.

Location of trees that are left on the property.

Would there be sidewalks on Pleasant Grove Church Road.

A request for a physical count of traffic on Pleasant Pines Drive.

Z-07-13

Attendance Roster:

Name:	Address:
Lawrence Rivers	6320 Pleasant Pines Drive Raleigh, NC 27613
Sally Dydula	6500 Pleasant Pines Drive Raleigh, NC 27613
Dennis & Susan King	4613 Pleasant Grove Church Rd Raleigh, NC 27613
Patrick Ford	4609 Pleasant Grove Church Rd Raleigh, NC 27613