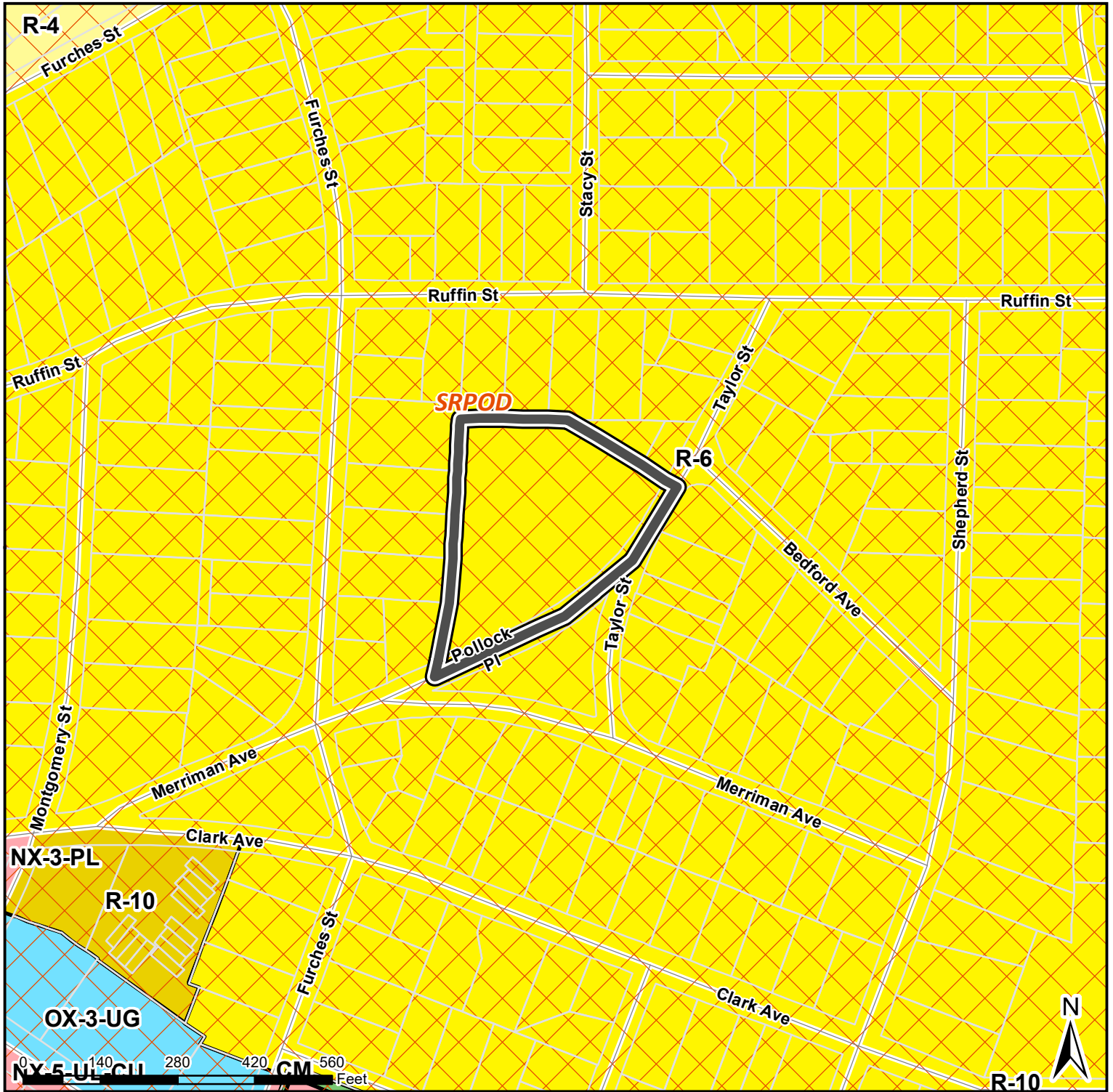
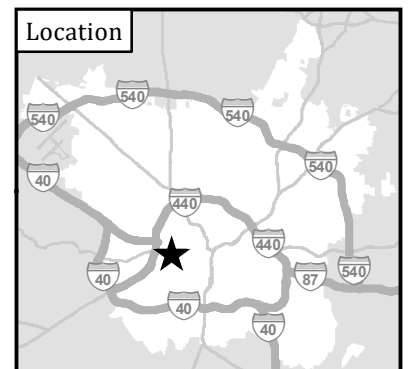


# Existing Zoning

# Z-35-2018



<b>Property</b>	3310 Pollock Pl
<b>Size</b>	2.54 acres
<b>Existing Zoning</b>	R-6 w/SRPOD
<b>Requested Zoning</b>	R-10-CU w/SRPOD



# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction # <b>555493</b> Rezoning Case # <b>Z-35-18</b>	
Existing Zoning Base District	R-6 <input checked="" type="radio"/> Height	Frontage		Overlay(s) <u>NA</u>
Proposed Zoning Base District	R-10 <input checked="" type="radio"/> Height	Frontage		Overlay(s) <u>NA</u>
<i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>				
If the property has been previously rezoned, provide the rezoning case number:			NOV 29 2018 AM 11:27	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
555493				

GENERAL INFORMATION			
Date	11/13/2018	Date Amended (1)	Date Amended (2)
Property Address	3310 Pollock PI Raleigh NC		
Property PIN	0794448547	Deed Reference (book/page)	015973/01404
Nearest Intersection	Pollock PI and Taylor St.		
Property Size (acres)	2.54	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address	Pollock/Taylor Rental Properties		Phone 919398-3547
			Fax
	Email davidjohnson@gaskillrealtyco.com		
Project Contact Person/Address	John Sibert		Phone 919-291-7353
			Fax
	Email johns@2slsdesignbuild.com		
Owner/Agent Signature			Email

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

**RECEIVED**  
NOV 29 2018

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

BY: \_\_\_\_\_

Zoning Case Number \_\_\_\_\_

**OFFICE USE ONLY**

Date Submitted \_\_\_\_\_

Transaction #

555493

Rezoning Case #

7-35-18

Existing Zoning **R-6**

Proposed Zoning **R-10**

**Narrative of Zoning Conditions Offered**

1. The current property will be sub-divided to R-10. This will allow the property owners to sub-divide the property in order to separate the existing house from the existing apartments, which are currently on the same parcel.

2. The newly created parcel with the house is restricted to the same density limitations as R-6 zoning.

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  Print Name John Sibert - Agent.



Jim Johnson - Owner.

**REZONING APPLICATION ADDENDUM #1**

**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 #**

**Rezoning Case #**

**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. This request is consistent with the 2030 Comprehensive Plan in that it promotes policies, H1.8, H1.9, UD1.4,

2.

3.

4.

**PUBLIC BENEFITS**

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. This rezoning allows for the current density to be formalized in to the City of Raleigh zoning map.

2.

3.

4.

**REZONING APPLICATION ADDENDUM #2**

**Impact on Historic Resources**

**OFFICE USE ONLY**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**Transaction #**

**Rezoning Case #**

**INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

**PROPOSED MITIGATION**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

**REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")**

General Requirements – General Use or Conditional Use Rezoning	TO BE COMPLETED BY APPLICANT		COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate) <i>\$1216</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

November 28, 2018

TO: City of Raleigh Planning Department.

REGARDING: Rezoning of 3310 Pollock PI Raleigh NC 27607

This letter is to serve as acknowledgement that I am requesting to have our property rezoned, and John Sibert is acting as our agent in this effort.

Sincerely,

A handwritten signature in cursive script that reads "James Johnson". The signature is written in dark ink and is positioned above the printed name and company information.

James Johnson  
POLLOCK/TAYLOR RENTAL PROPERTIES LLC

### 3310 Pollock PI Rezoning Sign-in sheet.

NAME	ADDRESS	EMAIL	PHONE
Ted Stevenson	215 Taylor	27607	919.612.9126
Rena Stevenson	" "		
JULIE ANNE BORSKI	204 SHEPHERD ST	RAL 27607	919-673.1166.
Carmen Garcia	208 Taylor St.	27607	919-602-0464
Justin + Carrie Vargas	3215 Merriman Ave	27607	9194558854 / 9196676610
Susan Myers	319 Shepherd St.	27607	919/816-5692
Peggy Myers	319 Shepherd St.	27607	919-816-5829
Howard Cummings	212 Taylor St	27607	919-971-3796
SHARON Cummings	" "	" "	919.417-8779
Ben Pace	3208 Merriman Ave	27607	919 / 821-9882
Heather Pace	" "	" "	" "
Donna Bailey	2506 Mayview	"	919-889-3452
JOHN WARDLAW	116 MONTGOMERY	27607	919-832-4483
Don Ellington	210 FURCHES	27607	919-829-5106
Robin Sealey	307 Shepherd St.	27607	919-369-5046
Marsha Presnell-Jennette	618 Stacy St.	27607	919-832-6071
Jary Chiles	3218 Bedford Ave	27607	919-834-0043
Josh Chiles	"	27607	919-834-0043
Dale Gray	206 Finches St.	27607	(919) 522-8882
Birthe Hoffman	3314 Clark Ave	"	704.737.3647
Terry Sloane	3207 Bedford Ave	27607	919-815-1899



**3310 Pollack Pl Rezoning Neighborhood  
meeting presentation report.**

On November 7th, at 7:00 PM at the Cameron Village regional library, approximately 30-40 neighbors attended a presentation of the proposed rezoning of 3310 Pollack Pl. A sign-in roster was provided, on which a number of attendees signed. However not everyone signed in. See attached for those that did sign-in.

John Sibert presented a map of the property and the proposed sub-dividing of the property into 2 parcels, as well a proposed attached conditions for the rezoning. It was explained that the lot on which the house will be located will be limited in density to the current R-6 zoning - See attached.

After the presentation - several questions were asked by various neighbors. Here is a summary of the most pertinent.

**Q. Why do the owner's want to re-zone the property?** A. It was explained that the owners desired to separate the house from the apartments so that the two building types (single family house and apartments ) are separate parcels.

**Q. Do the owners plan to sub-divide the lot on which the house will located on?** A. Not at this time, as they are considering remodeling the house in-order to have family members live in the house. However, in order to make the investment into remodeling the house it needs to be separated out in to a separate parcel.

**Q. Isn't the house a historical structure and must be saved?** A. Wasn't quite sure what the limitations of the house were at the presentation. In further discussions with the RHDC staff it was determined that the house is in the West Raleigh National Register District and carries that designation. However demolition and / or renovations do not require approvals from RHDC. The designation allows the existing house to potentially have deferred tax free status.

**Q. Would the owners be willing to limit the lot on which the house is located to only one dwelling unit ?** A. No.

There was a general conversation amongst the neighbors about the various pro and cons of the proposed re-zoning.

END OF REPORT.

Prepared by John Sibert  
2SL Design Build Inc.

10/24/2018

RE: 3310 Pollack Pl, Raleigh, NC

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on November 7th, 2018. The meeting will be held at Cameron Village Library ERL conference room and will begin at 7:00 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 3310 Pollack Pl. This site is current zoned R-6 and is proposed to be rezoned to R-10, in order to accommodate the existing apartments which are located on the same property as the existing house. This will allow the house to be split apart from the existing apartment property. The portion of the property that where the house is we intend to maintain the existing zoning (R-6) density.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:  
[johns@2sldesignbuild.com](mailto:johns@2sldesignbuild.com)

For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at:

(919) 996-2682 [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Thank you,

John Sibert

