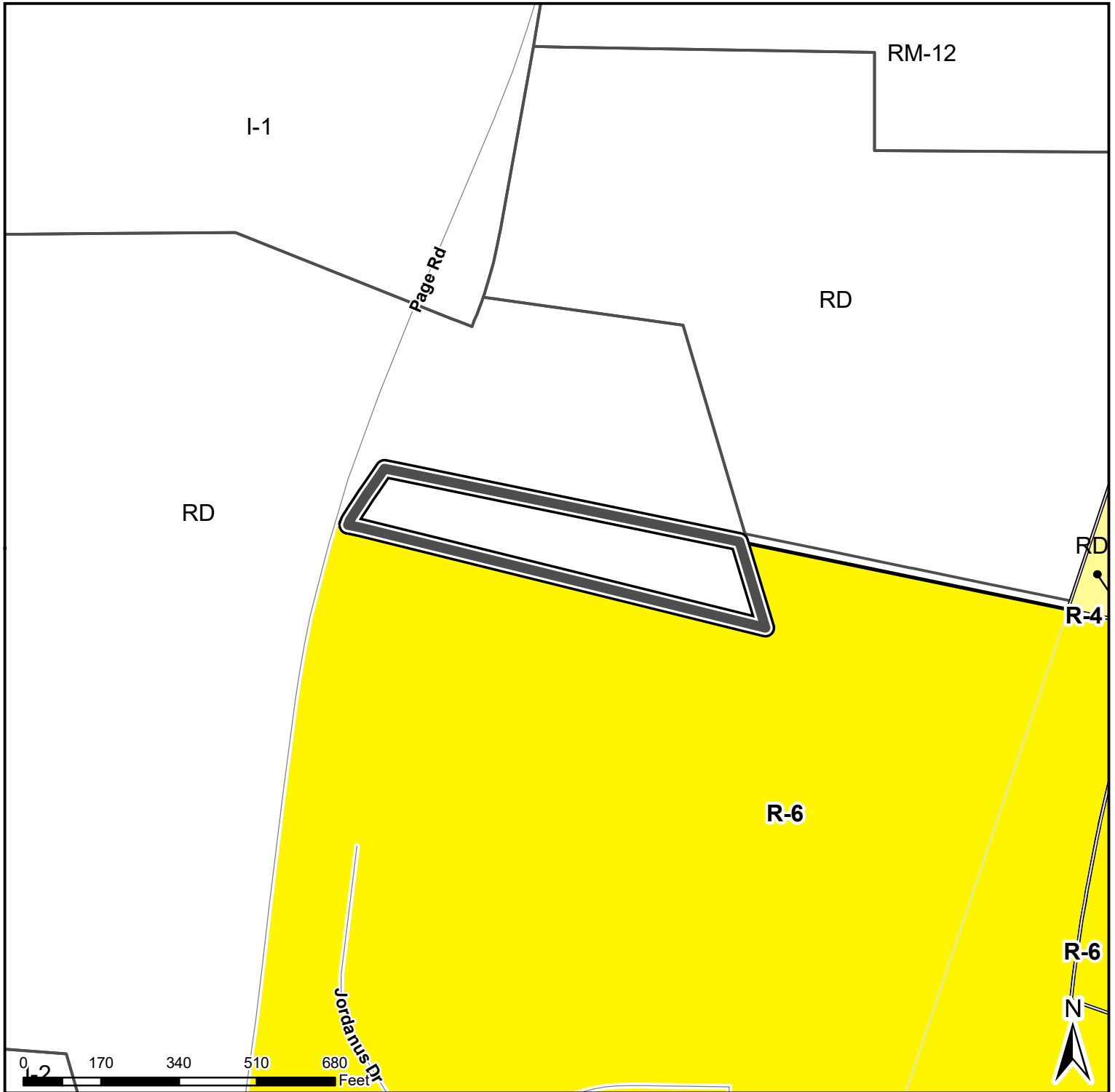
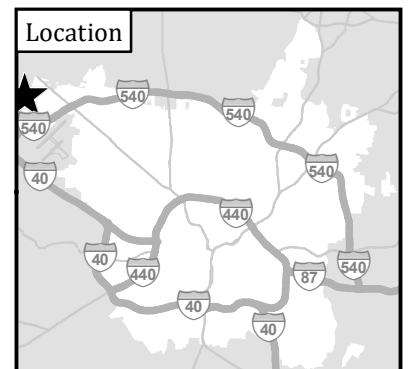


Existing Zoning

Z-37-2019



Property	0 Page Rd
Size	2.97 acres
Existing Zoning	Durham RR
Requested Zoning	R-6



Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District	Height	Frontage	Overlay(s) _____
Proposed Zoning Base District R-6	Height	Frontage	Overlay(s)
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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:			
<i>PRE-SUB 8-16-19</i>			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 0 Page Road			
Property PIN 206508		Deed Reference (book/page) 2579/394	
Nearest Intersection Page Road and Trilogy Blvd			
Property Size (acres) 2.97	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner/Address ESP PROPERTIES LLC 6100 Mt Herman Road Raleigh NC 27617		Phone	Fax
		Email	
Project Contact Person/Address Charlie Yokley 2905 Meridian Parkway Durham NC 27713		Phone 919-287-0761	Fax
		Email yokley@mcadamsco.com	
Owner/Registered Agent Signature <i>Robert E Page</i>		Email <i>R.PAGE31@NC.RR.COM</i>	

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 #1

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 subject parcel is designated as Low Density Residential on the Raleigh Future Land Use Map. Low density residential permits a density of 1-6 units per acre and the recommended corresponding zoning districts are R-2, R-4, and R-6. The requested zoning is R-6, which is in keeping with the Future Land Use designation.

2. The subject parcel is not located within a Community Growth Center or Corridor.

3.

4.

PUBLIC BENEFITS

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

1. The rezoning of this parcel to R-6 will allow for orderly development in an rapidly growing area of the City's jurisdiction

2. When the property is developed, improvements to the street network and other public infrastructure will be provided.

3.

4.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

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.

OFFICE USE ONLY

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.

Evans Farm, identified as DH2292 by the NC State Historic Preservation Office, is located in the subject parcel. This site has not been studied and is not listed on the National Register. The proposed general use rezoning will not impact this feature.

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 Rezoning Checklist 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 Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

August 30, 2019

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

You are invited to attend a neighborhood meeting on **September 12, 2019** from **6:30PM** to **8:30PM**. The meeting will be held at **Bethesda Baptist Church** located at **1914 S. Miami Blvd, Durham NC**.

The purpose of this meeting is to discuss a potential rezoning of property located at **0 Page Road** in **Durham, NC** (see attached). The property is currently zoned RR, Rural Residential (Durham County) and is proposed to be rezoned to R-6 (City of Raleigh). The purpose of this request is to allow for the future development of single-family residential lots.

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

If you have any questions, feel free to contact me at yokley@mcadamsc.com or (919) 361-5000.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2682 or rezoning@raleighnc.gov.

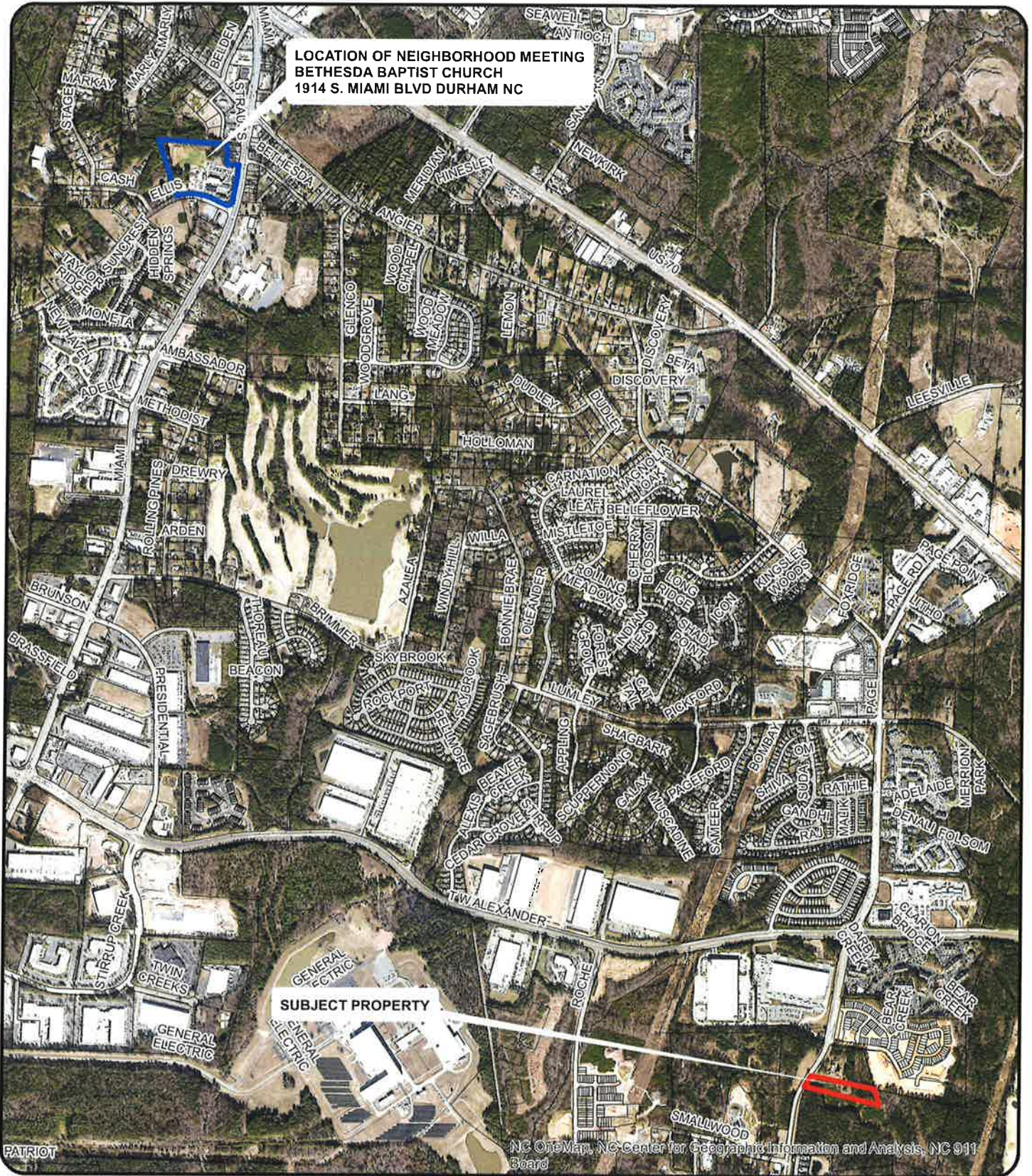
Sincerely,

The John R. McAdams Company, INC.



Charlie Yokley
Senior Planner, Planning + Design

LOCATION OF NEIGHBORHOOD MEETING
BETHESDA BAPTIST CHURCH
1914 S. MIAMI BLVD DURHAM NC



ESP PROPERTY REZONING NEIGHBORHOOD MEETING MAP



ATTENDANCE ROSTER

NAME	ADDRESS
Barb Simko	2621 Page Rd ^{Morrisville} NC 27560-9025
Natalie Kronl	1143 Epiphany Rd Morrisville 27560
Tara Anderson	1308 Neigh botz way ^{way} Morrisville NC 27560

SUMMARY OF ISSUES

A neighborhood meeting was held on September 12, 2019 (date) to discuss a potential rezoning located at 0 Page Road (property address).

The neighborhood meeting was held at Bethesda Baptist Church, 1914 S. Miami Blvd, Durham NC (location).

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

Summary of Issues:

Why is this property being annexed and zoned by Raleigh?

What zoning district will be applied to the parcel?

Proposed price range of the homes to be constructed.

How many homes will be constructed on the parcel?

Total number of lots in the combined development?

Who is the builder?

Will streets be connected to the stub streets adjoining the parcel?

Will there be a separation between existing developments and this development?