



## CITY OF RALEIGH, NORTH CAROLINA

Growth and Natural Resources

### ONE-PAGE SUMMARY

**AGENDA ITEM:**

Z-3-16 Forestville Road Conditional Use – 15-06

**COMMITTEE DATE:**

April 27, 2016

**ORIGIN OF ITEM:**

Citizen initiated zoning case. Referred to the Committee by City Council on April 19, 2016.

**DEPARTMENT CONTACT:**

Bynum Walter, Senior Planner, x2178; Charles Dillard, Planner II, x2651

**DESCRIPTION/SUMMARY:**

This is a request to rezone 18.26 acres from Residential-4 (R-4) to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU). The request was initially submitted in December, 2015. A Traffic Impact Analysis (TIA) was not requested by staff. The Conditions were offered to mitigate potential impacts of the rezoning and to address concerns of the property owners to the south of the site. The case was referred to the Planning Commission Committee of the Whole, at which time neighboring property owners brought forth concerns regarding construction on the site as well as the ultimate use. The Planning Commission recommends approval of the amended request by unanimous vote, 10-0. During the Public Hearing of the case on April 19, 2016, discussion considered potential impacts on neighboring properties, centered on traffic impacts, stormwater, and the potential impacts of a potential use of the site for affordable, or “workforce,” housing.

**BUDGET IMPACT (FUNDING SOURCE/BUDGET ACTION):**

N/A

**RECOMMENDATION:**

Recommendations for any additional conditions/ amendments and refer back to Council for action.

**ALTERNATIVES:**

N/A

### Case Information Z-3-16 – 2925 and 2929 Forestville Road

<i>Location</i>	East side of Forestville Rd., south of its intersection with Louisburg Rd. Address: 2925 and 2929 Forestville Road PIN: 1748603845 and 1748601626
<i>Request</i>	Rezone property from R-4 to RX-3-CU
<i>Area of Request</i>	9.41 acres
<i>Property Owner</i>	Anthony and Jeanna Blinson 2929 Forestville Road Raleigh, NC 27616
<i>Applicant</i>	Matt Monroe Rea Ventures Group, LLC 2964 Peachtree Road, NQ Suite 640 Atlanta, GA 30305
<i>Citizens Advisory Council (CAC)</i>	Forestville CAC Chairperson Latika Vick forestvillechair@gmail.com
<i>PC Recommendation Deadline</i>	May 23, 2016

### 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

<b><i>FUTURE LAND USE</i></b>	Low Density Residential
<b><i>URBAN FORM</i></b>	N/A
<b><i>CONSISTENT Policies</i></b>	Policy LU 2.6—Zoning and Infrastructure Impacts Policy LU 5.4—Density Transitions Policy H 1.2 – Geographic Dispersal of Affordable Units Policy H 1.8 – Zoning for Housing Policy UD 5.1—Contextual Design Policy AP-FV-7 – Forestville Village East Core and Transition Areas
<b><i>INCONSISTENT Policies</i></b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency

### Summary of Proposed Conditions

1. Prohibits medical, office, overnight lodging, personal service, eating establishment and retail uses.
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2. Limits residential development to 100 units
3. Requires that all lights in parking areas be full cut-off with max. pole height of 20 feet
4. Dedicates transit easement upon building permit issuance or recordation of subdivided lot
5. Provides site arrangements and pedestrian accommodations for any future signalized crossing of Forestville Road, subject to NCDOT approval
6. Limits construction work to between 7 am and 5 pm, Monday through Friday and prohibits construction on weekends and Federal holidays
7. Establishes the following conditions with respect to 13 adjacent properties to south:
  - a. Requires that, during construction, all construction-related dumpsters must be located no closer than 200 feet from adjacent residential properties to the south
  - b. Requires that, during construction, all portable toilets must be located no closer than 200 feet from adjacent residential properties to the south
  - c. Requires that, during construction, a temporary 6 foot screening fence must be erected along property's southern boundary
  - d. Requires that service areas be located at least 300 feet from properties to the south
  - e. Prohibits principal accessory buildings within 50 feet of adjacent properties to south
  - f. Requires evergreen plantings and 6.5 feet vinyl fence along properties to the south

### Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
1/5/2016	2/9/2016 (Y-0, N-3)	2/23/2016; 3/1/16 (COW); 3/22/16	4/19/2016

**Valid Statutory Protest Petition (Date Filed: )**

#### Attachments

1. Staff report

### Planning Commission Recommendation

<i>Recommendation</i>	<b>Approve</b> City Council may now schedule this proposal for Public Hearing or refer it to committee for further study and discussion
<i>Findings &amp; Reasons</i>	<ul style="list-style-type: none"> <li>• The proposal, though inconsistent with the Future Land Use Map, is consistent with pertinent policies of the Comprehensive Plan.</li> <li>• The proposed zoning is reasonable and in the public interest. The proposal would allow for residential development only.</li> <li>• The proposal is compatible with the surrounding area. Conditions provide a range of measures to mitigate impacts on adjacent and surrounding uses, including limits on uses; placement of structures and service areas; placement and intensity of light poles; height and materiality of fencing; vegetative buffers; and restrictions on construction times and service areas, including dumpsters and temporary toilet facilities.</li> <li>• The proposal includes conditions that will provide transit and pedestrian amenities upon request by State and City staff.</li> </ul>
<i>Motion and Vote</i>	Motion: Swink Second: Alcine

	In Favor: Alcine, Braun, Fluhrer, Hicks, Lyle, Schuster, Swink, Terando, Tomasulo and Whitsett
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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.

_____	_____	_____	<u>3/22/16</u>
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Charles Dillard: (919) 996-2651; Charles.dillard@raleighnc.gov



## Zoning Staff Report – Z-3-16

### Conditional Use District

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## Case Summary

### Overview

The subject site is composed of two parcels totaling 9.41 acres in size, located on the eastern side of Forestville Road, approximately 525 feet south of the intersection of Forestville Road and Louisburg Road. The site is currently occupied by one single family home and seven accessory structures. The site is bounded by trees on all three interior lot lines. A dry pond is located in the southeast corner of the site. A handful of trees dots the otherwise grass-covered site. The site is part of the ETJ and will be annexed if rezoning is successful.

The parcel to the north is 37.87 acres and is zoned PD. To the west, across Forestville Road, is the Forestville Commons shopping center, which includes a wide range of commercial services, including a pharmacy and grocery store. To the east of the site is a large (52.9 acre) property that is currently occupied by one single family home; the property is split between agricultural use and heavily wooded portions. To the south of the site is a single family residential development built in 2005 and that is zoned R-6.

The site is designated Low Density Residential on the Future Land Use Map (FLUM). The comprehensive Plan recommends densities no greater than 6 units per acre on such properties. As such, the proposal is inconsistent with the FLUM. The site is not designated on the Urban Form Map, but the properties to the north and west are designated as Mixed-Use Centers.

The site, as well as the properties to the east, north, and west, is part of the Forestville Village Plan. The subject site is denoted as a "Transition Area," while the three aforementioned neighboring properties are denoted as part of the Plan's "Core Area." The Forestville Village Plan provides policies primarily intended to guide the development of a pedestrian-friendly and connected transportation network. The Plan also provides policies that direct buildings to face streets, further encouraging a comfortable pedestrian environment.

The rezoning proposal is being requested as part of a proposal to develop 100 units of affordable housing by Rea Ventures, of Atlanta. Rea Ventures has developed a number of such developments throughout the Southeast, including a handful in North Carolina.

Planning Commission first heard the case on February 23, 2016. Commissioners expressed concerns about right-of-way allocation, transit easement allocation, and neighboring property owners' concerns about development intensity, buffers between existing single-family homes and the new development, and the placement of trash collection devices and other services on site.

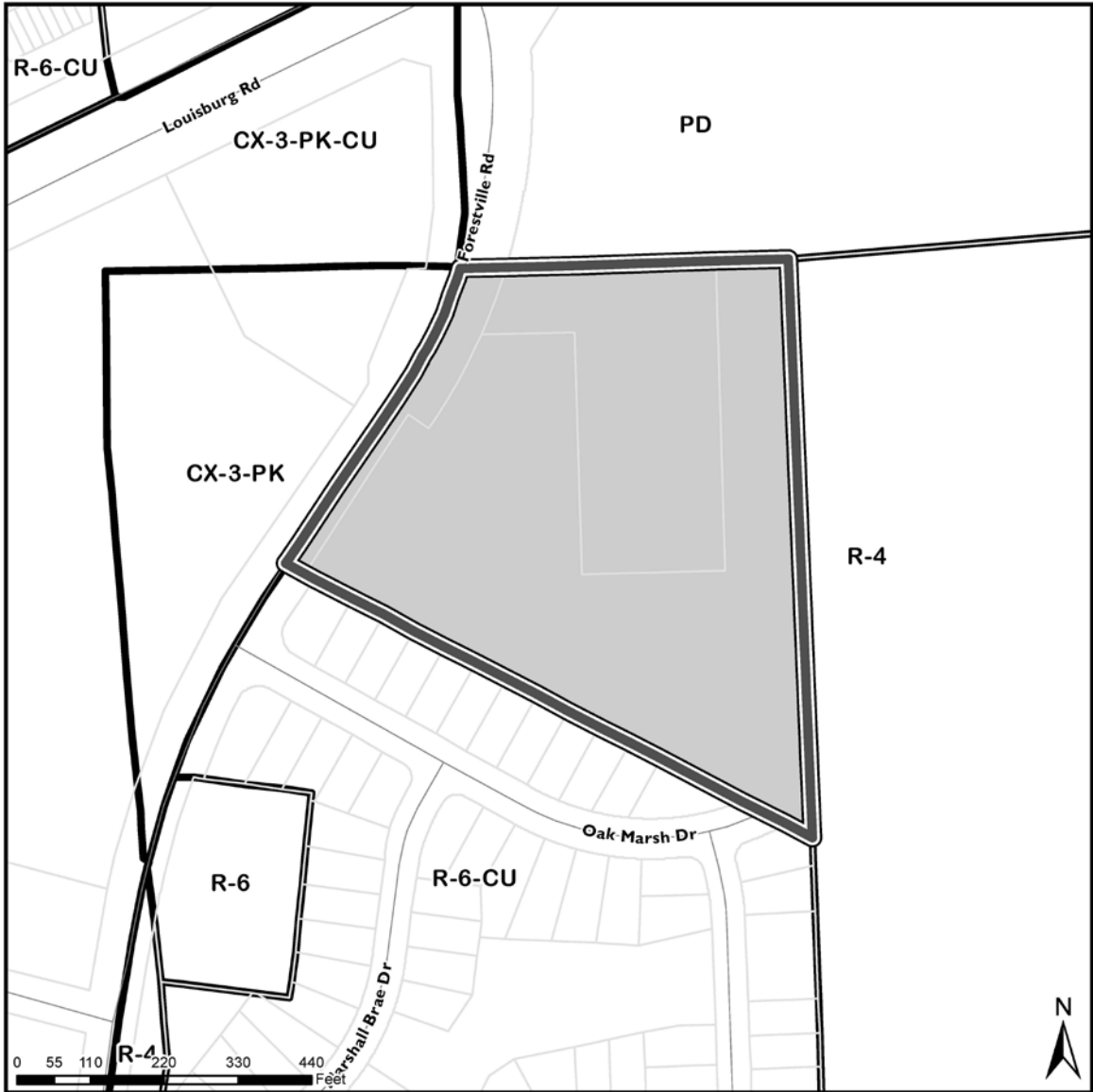
Conditions offered with the proposal are outlined above. Conditions 1-3 were considered by the Planning Commission at the February 23<sup>rd</sup> public meeting. Subsequent to that initial meeting, neighboring property owners expressed concerns about the proposal to staff and to the Committee of the Whole. The applicant has offered the remaining conditions to address those concerns, as well as outstanding staff concerns regarding transit and pedestrian transportation matters.

## Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none"><li>1. Transportation ROW allocations at Oak Marsh Drive will be required at site plan stage.</li><li>2. Sewer and fire flow capacities may need to be addressed upon development.</li></ol>	<i>Suggested Mitigation</i>	<ol style="list-style-type: none"><li>1. Address ROW allocations at site plan stage.</li><li>2. Address sewer and fire flow capacities at the site plan stage.</li></ol>
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# ZONING REQUEST

## Adopted Zoning Map Z-3-2016



**Submittal  
Date**

1/13/2016

**Request:**

**9.41 acres from  
R-4  
to RX-3-CU**

VICINITY MAP



## Rezoning Case Evaluation

### 1. Compatibility Analysis

#### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	R-4	PD	R-6-CU	R-4	CX-3-PK
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Low Density Residential	Community Mixed Use	Low Density Residential	Low Density Residential	Community Mixed Use
<i>Current Land Use</i>	Single Family Residential	Vacant	Single Family Residential	Single Family/Agricultural	Shopping Center
<i>Urban Form (if applicable)</i>	N/A	Mixed Use Center	N/A	N/A	Mixed Use Center

#### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	3.93 units per acre	10.64 units per acre
<i>Setbacks:</i>	*Detached House	*Assuming Apartment Bldg.
<i>Front:</i>	20'	10'
<i>Side:</i>	10'	0' or 6'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	Not Permitted	Not Permitted
<i>Office Intensity Permitted:</i>	Not Permitted	Not Permitted

#### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	9.41	9.41
<i>Zoning</i>	R-4	RX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	N/A	319,000 sq. ft.
<i>Max. # of Residential Units</i>	37	287
<i>Max. Gross Office SF</i>	Not Permitted	4,000
<i>Max. Gross Retail SF</i>	Not Permitted	4,000
<i>Max. Gross Industrial SF</i>	Not Permitted	Not Permitted
<i>Potential F.A.R</i>	N/A	0.78

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



The proposed rezoning is:

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

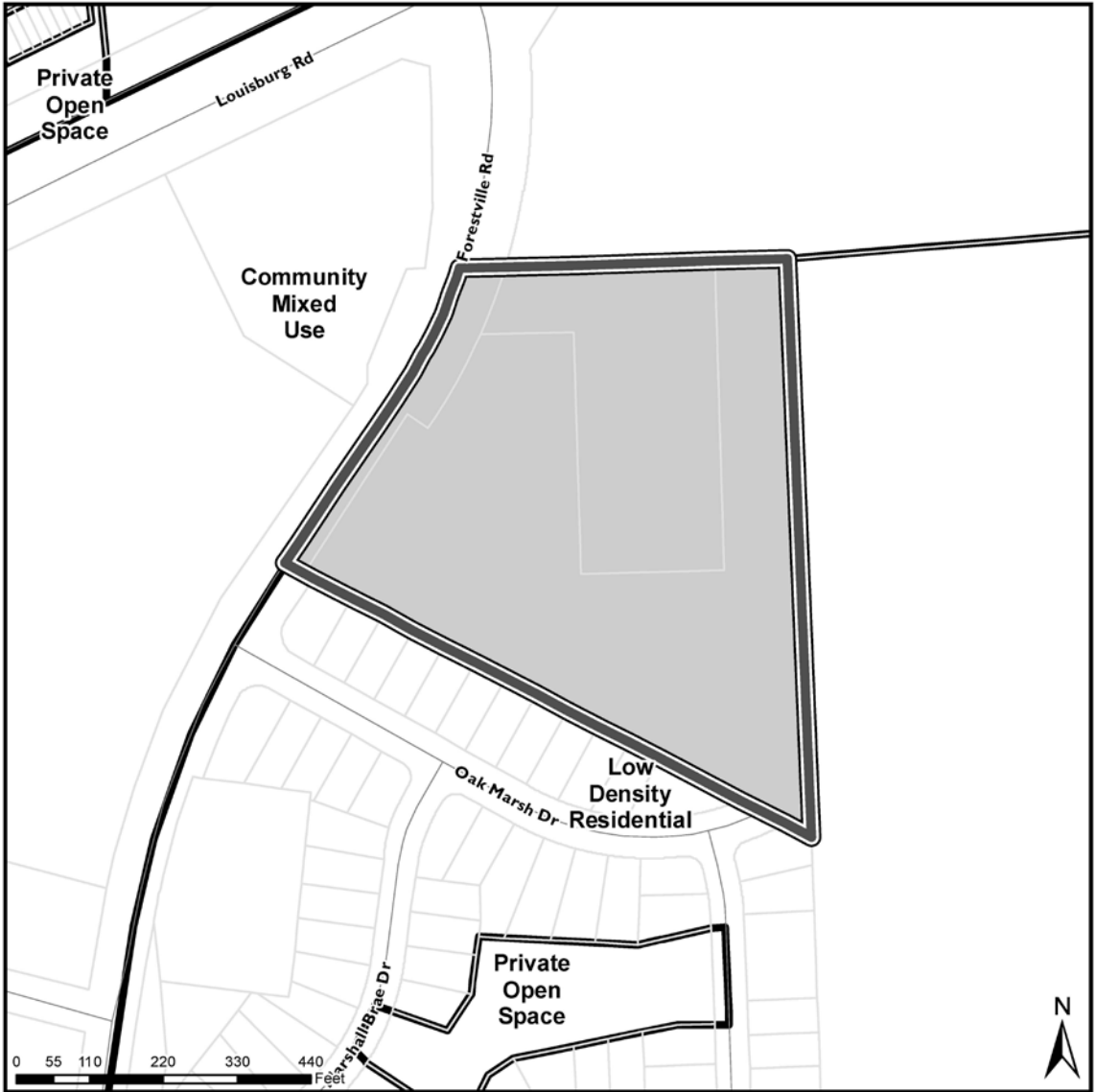
The proposal would allow residential development at a density equivalent to 10.64 units per acre. While this density is higher than that recommended for the site under the Comprehensive Plan, the proposal's three-story height limit is consistent with the surrounding area. Furthermore, the proposal would permit residential development to support an adjacent shopping center that is designated as part of a Mixed Use Center on the Urban Form Map. Conditions offered with the rezoning are intended to maximize any future development's compatibility with the residential properties to the south, as well as the commercial properties to the west.

**Incompatible.**

Analysis of Incompatibility:

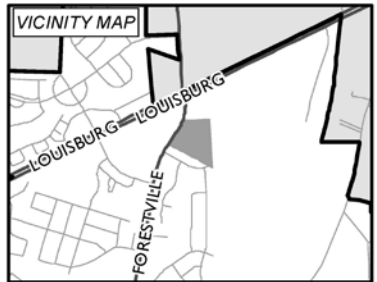
# FUTURE LAND USE MAP

## Future Land Use Map Z-3-2016



**Submittal Date**  
1/13/2016

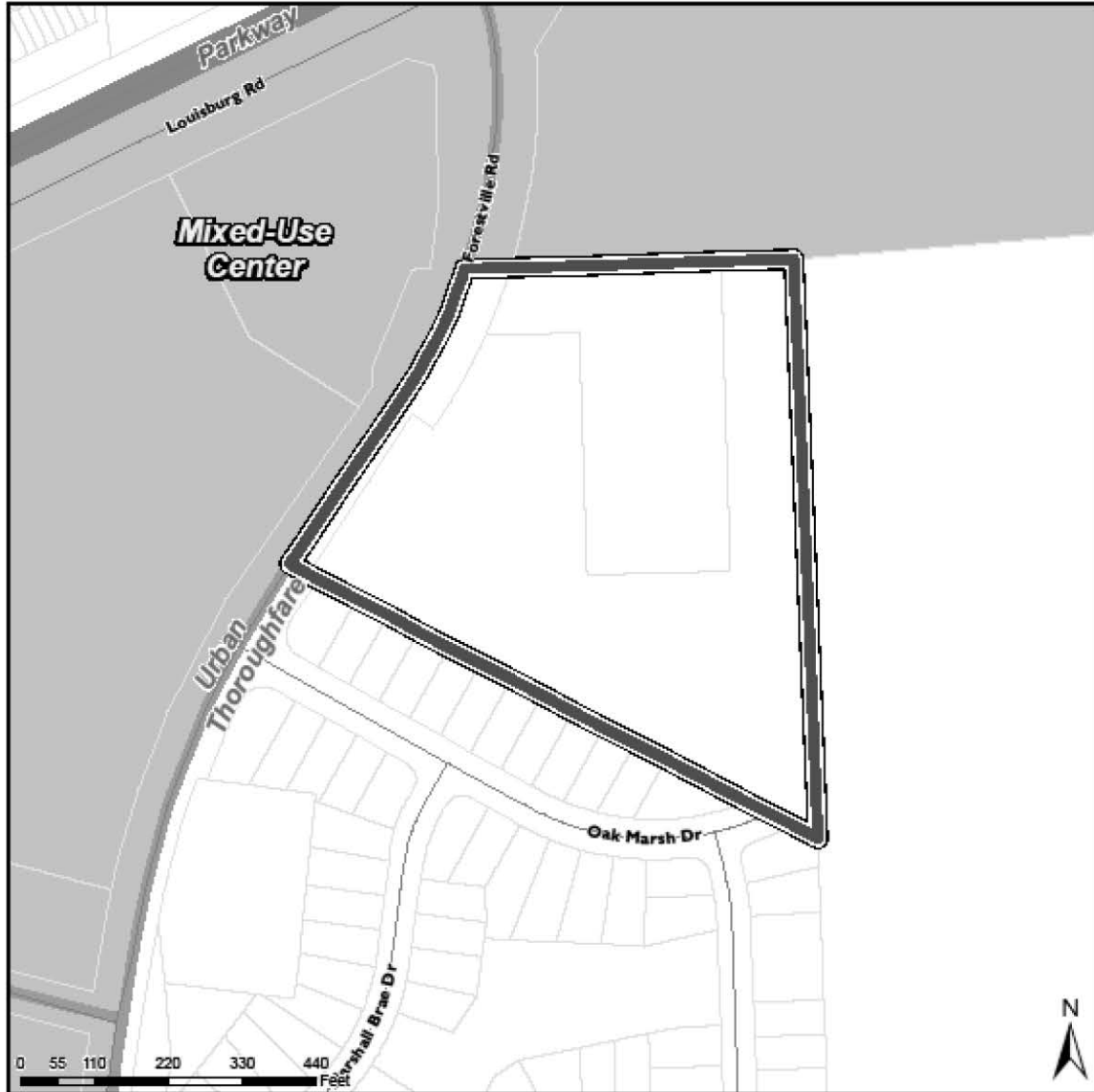
**Request:**  
9.41 acres from  
R-4  
to RX-3-CU



# URBAN FORM MAP

## Urban Form Map

## Z-3-2016



**Submittal Date**  
1/13/2016

**Request:**  
**9.41 acres from**  
**R-4**  
**to RX-3-CU**



## 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:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies contained in the Comprehensive Plan. Though inconsistent with the Future Land Use Map, the proposal does limit density well below what would otherwise be permitted under RX-zoning. Furthermore, the prohibition of nonresidential uses provides further consistency with the Comprehensive Plan's policy guidance for this site.

The proposal does provide potential residential development to support the adjacent shopping center on Forestville Road.

Community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning. Upon development, the property owner may be required to provide additional sanitary sewer analysis.

### 2.2 Future Land Use

**Future Land Use designation: Low Density Residential**

**The rezoning request is:**

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

**Inconsistent**

Analysis of Inconsistency:

Low Density Residential sites are recommended to have residential densities no greater than six units per acre. The proposal would permit development up to 10.64 units per acre. While a general RX- rezoning proposal would permit some office or retail, the proposal includes conditions prohibiting those uses.

### 2.3 Urban Form

**Urban Form designation: Site not designated on Urban Form Map**

**Not applicable** (no Urban Form designation)

The rezoning request is:

**Consistent** with the Urban Form Map.

**Inconsistent**

Analysis of Inconsistency:

N/A

## **2.4 Policy Guidance**

The rezoning request is **inconsistent** with the following policies:

### **1. Policy LU 1.2—Future Land Use Map and Zoning Consistency**

1. See above. Inconsistency with FLUM designation based on allowed densities above that which is recommended.

## **2.5 Area Plan Policy Guidance**

*The rezoning request is for a property included in the **Forestville Village Plan***

The rezoning request is **inconsistent** with the following Area Plan policies:

N/A

### ***3. Public Benefit and Reasonableness Analysis***

#### ***3.1 Public Benefits of the Proposed Rezoning***

- The proposal provides conditions that would prohibit nonresidential uses in an area designated for residential development on the Future Land Use Map.
- The proposal includes conditions aimed at mitigating potential impacts on surrounding properties
- The proposal would permit residential density in close proximity to an area depicted on the Urban Form Map as a Mixed Use Center.
- The applicant's concurrent application for affordable housing funding for a future development supports the city's policies regarding geographic dispersal of affordable housing.
- The proposal would allow for transitions in development intensity from adjacent low-density residential, agricultural and vacant land to commercial uses on Forestville Road.

#### ***3.2 Detriments of the Proposed Rezoning***

- The proposal would permit greater density than that which is recommended for the site on the Future Land Use Map.
- Based upon estimated projected development intensities under the proposal, a Traffic Study was not required. However, increased intensity of development on the site will result in an increase in traffic in the area.

## 4. Impact Analysis

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

### 4.1 Transportation

1. The site is located on the east side of Forestville Road approximately 0.1 miles south of US-401. Forestville Road (SR 2049) is maintained by the NCDOT. This segment of Forestville Road currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. There is however, a monolithic concrete median across the property frontage. Forestville Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). An existing local street (Oak Marsh Drive) stubs into the subject parcel's southern boundary. Oak Marsh Drive is a paved street with curb, gutter and a sidewalk.
2. There are no City of Raleigh CIP projects planned for Forestville Road. There are no state STIP projects for Forestville Road in the vicinity of the Z-3-2016 site. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D: Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots. If an abutting owner refuses in writing to allow construction of the internal vehicular circulation on their property, a stub for future cross-access shall be provided as close as possible to the common property line. If cross-access is waived by the Public Works Director in accordance with Sec. 8.3.6., bicycle and pedestrian connections shall be provided between abutting properties except where there is a perennial wet stream crossing greater than 15 feet in width that interferes with such access. Site access will be provided via Forestville Road and Oak Marsh Drive.
3. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning is 2,500 feet. The block perimeter bounded by the rights-of-way of Forestville Road, US-401, Louisbury Road and Mitchell Mill Road is 19,000 feet. If the extension of Oak Marsh Drive is blocked or otherwise denied, then the subject parcel cannot meet the City's block perimeter or dead-end street length standards.
4. Approval of case Z-3-2016 would increase average peak hour trip volume by 133 veh/hr. A traffic impact analysis report is not required for rezoning case Z-3-2016/

**Impacts: Extension of Oak Marsh Drive.**

### 4.2 Transit

1. Transit is not currently available on Forestville Rd
2. The City of Raleigh Short Range Transit plan calls for transit to be extended to Louisburg/Forestville
3. Please dedicate a 15x20' transit easement along Forestville Rd
4. If transit is available at the time of construction and requested by the Public Works Department please prepare the site and install an ADA compliant shelter

**Impact Identified: None**

**4.3 Hydrology**

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Neuse and Toms Creek
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO
<i>Overlay District</i>	

**Impact Identified: Subject to stormwater regulations under Article 9 of UDO.**

**4.4 Public Utilities**

**[Are easements needed? Where?]**

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	18,820 gpd	179,375 gpd
<i>Waste Water</i>	18,820 gpd	179,375 gpd

1. The proposed rezoning would add approximately 160,555 gpd to the wastewater collection and water distribution systems of the City. Sanitary sewer is available in Oak Marsh Drive and there is a water main in Forestville Road.
2. The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.
3. Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

**Impact Identified: Sanitary sewer and fire flow capacity issues will need to be addressed at site plan stage.**

**4.5 Parks and Recreation**

1. There are no existing or proposed greenway trails, corridors, or connectors within the site. The closest trail access is 1.5 miles, Neuse River Trail.
2. Recreational services are provided by Horseshoe Farm Nature Preserve, 1.6 miles.

**Impact Identified: None**

**4.6 Urban Forestry**

1. There are no trees present on the property therefore there are no impacts to report. UDO 9.1 Tree Conservation.
2. Street yard trees will be required along Forestville Road.

**Impact Identified: None**

**4.7 Designated Historic Resources**

There are no designated historic resources within 1,000 feet of the site.

**Impact Identified: None**



#### **4.8 Community Development**

The site is not located within a designated Redevelopment Plan area

**Impact Identified: N/A**

#### **4.9 Impacts Summary**

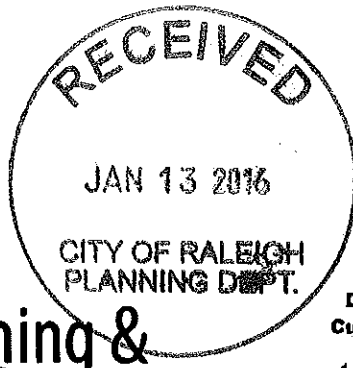
- Upon site plan review, provision shall be made for the extension of Oak Marsh Drive to improve connectivity and to reflect the policies of the Forestville Area Plan.
- Sanitary sewer and fire flow capacity issues will need to be addressed at the site plan stage.
- Subject to Stormwater Regulations of UDO Article 9.

#### **4.10 Mitigation of Impacts**

- Applicant shall provide ROW allocation for the extension of Oak Marsh Drive at the site plan stage.
- Address sewer and fire flow capacities at the site plan stage.
- Address Stormwater Regulations at site plan stage.

## **5. Conclusions**

Though the proposal is inconsistent with the Future Land Use Map, it is consistent with a number of other Comprehensive Plan policies. The subject site, though not designated on the Urban Form Map, is adjacent to an existing shopping center that is part of an Urban Form Map-designated Mixed Use Center. The permitted residential density under the proposal would support the goals of walkability in the Forestville Village Area Plan, as well as the success of the area's commercial districts. Though site plans and development proposals should not be considered when reviewing rezoning proposals, the applicant's stated goal of developing affordable housing on the site is consistent with the city's policies regarding geographic dispersal of affordable units. The applicant has offered a number of conditions in response to neighboring property owners' concerns.



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application

*456136*

<b>OFFICE USE ONLY</b>	
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Z-3-16 456136
Existing Zoning Classification R-4 Proposed Zoning Classification Base District RX    Height 3 stories Frontage NA	
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. 12-16-2015 (Pre-Application Conference)	

GENERAL INFORMATION		
Property Address 2925 and 2929 Forestville Road		Date 12/21/2015
Property PIN 1748603845 / 1748601626	Deed Reference (Book/Page) 05476 0821 / 06823 0596	
Nearest Intersection Forestville Rd and Louisburg Rd (401)		Property size (in acres) 2.54 / 6.87
Property Owner/Address Anthony and Jeanna Blinson 2929 Forestville Road	Phone 919.872.8351	Fax 919.872.8024
	Email tony@bschvac.com	
Project Contact Person/Address Matt Monroe Rea Ventures Group, LLC 2964 Peachtree Road NW Suite 640 Atlanta GA 30305	Phone 404-250-4093 x709	Fax 404-250-4091
	Email mattmonroe@reaventures.com	
Owner/Agent Signature <i>Anthony E. Blinson</i>	Email <i>tony@bschvac.com</i> <i>JEANNA@bschvac.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.



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<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>Transaction Number 456136 Zoning Case Number Z-3-16</p>

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.	Development of moderate to medium density housing will support future commercial land use goals to the boundary directly North of our site.
2.	Moderate density townhomes and medium density apartments will provide a suitable land use transition to existing low density single family neighborhoods.
3.	The mixture of housing types proposed by our development provides multiple typologies for the neighborhood and provides future residents housing "mobility" within a single development.
4.	The design of our site incorporates new urban principles related to urban form consisting of building frontage, parking, walkability, future road connections to adjacent parcels, and open space.

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The development will provide attractive, comfortable and safe affordable housing for tenants near opportunities for work, healthcare, grocery stores, retail, and education.
2.	Tax Credit compliance results in a well maintained, safe, and vibrant community providing affordable housing to working individuals in the neighborhood for 3 decades or more.
3.	Financial benefits will include an increase in the local tax base and new rooftops will support current retail and promote future development.
4.	The development will create an estimated 150-170 jobs during construction and an estimated \$4 million or more in taxable construction costs.

<b>Z-3-2016 Traffic Study Worksheet rev 2/5/16</b>		
<b>6.23.3</b>	<b>Land Uses</b>	<b>Meets TIA Conditions? (Y/N)</b>
A	Single Family Residential Developments ≥ 150 Dwellings	<b>For Rezoning Cases, Use criteria below</b>
B	Apartment Developments ≥ 240 Dwellings	
C	Residential Condo/Townhome Developments ≥ 300 Dwellings	
D	General Office Buildings ≥ 64,000 sq.ft.	
E	Medical Office Buildings ≥ 47,000 sq.ft.	
F	Shopping Centers ≥ 23,000 sq.ft.	
G	Supermarkets ≥ 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions	
I	Pharmacy w/ Drive-Thru ≥ 29,000 sq.ft.	
J	Drive-In Bank ≥ 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru ≥ 6,000 sq.ft.	
<b>6.23.4</b>	<b>Trip Generation</b>	<b>Meets TIA Conditions? (Y/N)</b>
A	Peak Hour Trips ≥ 150 veh/hr	No, the change in average peak hour trip volume is 133 veh/hr
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	Yes, this segment of Forestville Road currently exists as a two-lane, shoulder & ditch section. There is a monolithic concrete median across the property frontage and left turns are not possible. Staff waives the traffic study requirement for rezoning case Z-3-2016.
C	More than 100 veh/hr trips in the peak direction	No
D	Daily Trips ≥ 3,000 veh/day	No, the change in average daily trip volume is 1,962 veh/day
E	Enrollment increases at public or private schools	Not Applicable
<b>6.23.5</b>	<b>Site Context</b>	<b>Meets TIA Conditions? (Y/N)</b>
A	Affects a location with a high crash history [Severity Index* ≥ 8.4 or a fatal crash within the past three years]	No
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	The intersection of Forestville Road and US-401 is congested in the PM peak period, specifically the eastbound approach on US-401. Approval of Z-3-2016 would not significantly increase delay for eastbound US-401. Staff waives the traffic study requirement for rezoning case Z-3-2016.
C	Creates a fourth leg at an existing signalized intersection	No
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	No
F	Proposed access is within 1,000 feet of an interchange	No
G	Involves an existing or proposed median crossover	No
H	Involves an active roadway construction project	No
I	Involves a break in controlled access along a corridor	No
<b>6.23.6</b>	<b>Miscellaneous Applications</b>	<b>Meets TIA Conditions? (Y/N)</b>
A	Planned Development Districts	No
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of January 25, 2015

\*According to NCDOT's Traffic Engineering Accident Analysis System manual, a severity index of 8.4 is the threshold for locations that have more serious crashes.



Re: Rezoning of 2925 and 2929 Forestville Road, Raleigh NC

**Neighboring Property Owners:**

You are invited to attend a neighborhood meeting on January 5, 2016. The meeting will be held at Wake Cross Roads Baptist Church- 3328 Forestville Rd, Raleigh, NC 27616 - and will begin at 6pm ending at 8pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2925 and 2929 Forestville Road. This site is current zoned R-4 (single family residential) and is proposed to be rezoned to RX (residential mixed use). At this site we propose to build approximately 100 apartment units in a mix of 3 story apartments and townhomes. If successfully rezoned we plan to apply to the North Carolina Housing Finance Agency for housing tax credit financing in May 2016.

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 questions feel free to call me directly at 404-250-4093 x709.

Sincerely,

Matthew Monroe  
Rea Ventures Group, LLC  
mattmonroe@reaventures.com

## **Forestville Neighborhood Meeting Summary**

A neighborhood meeting was held on January 05, 2016 to discuss Rea Venture Groups rezoning request of two single family parcels located at 2925 and 2929 Forestville Road, Raleigh NC. The neighborhood meeting was held at Wake Cross Roads Baptist Church- 3328 Forestville Rd, Raleigh, NC 27616. The meeting was held from 6-8 pm.

There were 10 neighbors in attendance.

The general issues discussed were:

- **Low income housing not being well maintained.**

RVG Response: We professionally manage and maintain all units inside and out including professional landscape management. Through our own standards and state standards (NCHFA) for affordable developments (including audits) our properties will remain well maintained throughout the lifespan of the development. There are routine maintenance checks on units and full time maintenance and property staff on site.

- **Concern that this is section 8 funded housing.**

RVG Response: Section 8 and LIHTC 9% funding are two separate funding mechanism for the development of affordable housing. We will receive no Section 8 funding and will enter no PBRA agreements as part of our finance strategy for this 9% LIHTC deal.

- **Comment that there will be more residents then allowed residing in a single unit and this is something our management cannot control.**

RVG Response: We do not have issues of overcrowding and complete routine maintenance inspections through our management company. Any tenants found in violation of their lease are subject to eviction. Only tenants approved and included on the lease are allowed to permanently reside in the apartments.

- **Comment that GEM Management- RVG preferred management company in North Carolina- does not have a "good track record".**

RVG Response: We were unsure where this perception of GEM came from but to this point our company has no indication that GEM is not a suitable management company and feel their experience in North Carolina and in other states is sufficient for hiring GEM to manage our NC developments.

scheduled for February), Planning Commission review and City Council approval.

RVG topics of discussion- please review the included PDF print out of the presentation. This print out was distributed to each attendee along with an 11x17 site plan and elevation for review and discussion. RVG discussed our companies history and experience, the general concept and design of this community, presented a site plan and elevations of our early design concept and gathered input related to the plan, provided an overview of completed projects and discussed typical amenities, provided an overview of GEM management, provided an overview of the LIHTC timeline, and an overview of specific financial considerations of a LIHTC funded development.

**Attendance Roster:**

**Name**

**Address**

ANTHONY BLINSON

2929 FORESTVILLE RD. RAL.

JEANNA BLINSON

2929 FORESTVILLE RD, RAL

Gary Becker

2505 Flint Pond Circle Apex, NC

Allen Hollifield

2821 Oak Marsh Dr. Ral. NC

Paul & Lara Rye

7817 Oak Marsh Dr. Ral

dbenhenry@  
gmail.com

BEN HENRY

7717 OAK Marsh Dr.

Patrick Watson

7805 Oak Marsh Dr

Doug & LONNIE CHAMBERS

4025 LOUNSBURY RD WF 27585

Allen.hollifield@gmail.com

~~Paul~~ pnye@nc.rr.com





December 29, 2015

Re: Rezoning of 2925 and 2929 Forestville Road, Raleigh NC

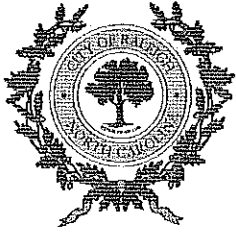
Dear Mr. and Ms. Blinson,

This letter is to serve as official notice that Rea Ventures Group, LLC has started the rezoning process for the parcels under contract. We have submitted to rezone the property to Residential Mixed Use zoning.

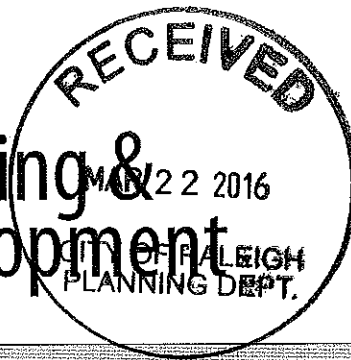
If you have any questions feel free to call me directly at 404-250-4093 x709.

Sincerely,

Matthew Monroe  
Rea Ventures Group, LLC  
mattmonroe@reaventures.com



# Planning & Development



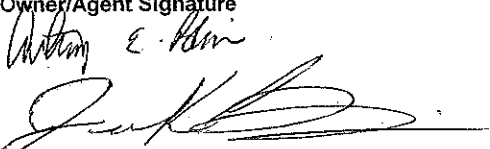
**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-3-16		Transaction Number
Date Submitted: March 17, 2016		
Existing Zoning: R-4	Proposed Zoning: RX-3-CU	

### NARRATIVE OF ZONING CONDITIONS OFFERED

6. Construction activity shall occur only between the hours of 7AM to 5PM Monday to Friday, and shall be prohibited on Saturday, Sunday and Federal holidays.
7. For the purpose of this zoning condition, the following thirteen properties shall be defined as "Adjacent Properties":
  1. PIN 1748508492 (DB: 15886/Page: 1553)
  2. PIN 1748509349 (DB: 14479/Page: 1812)
  3. PIN 1748509396 (DB: 14928/Page: 966)
  4. PIN 1748600334 (DB: 13759/Page: 1587)
  5. PIN 1748600382 (DB: 13559/Page: 1621)
  6. PIN 1748601239 (DB: 11926/Page: 2487)
  7. PIN 1748601277 (DB: 12122/Page: 1896)
  8. PIN 1748602224 (DB: 13933/Page: 2612)
  9. PIN 1748602262 (DB: 12876/Page: 2185)
  10. PIN 1748603168 (DB: 11410/Page: 2226)
  11. PIN 1748603210 (DB: 14987/Page: 167)
  12. PIN 1748604146 (DB: 11626/Page: 1672)
  13. PIN 1748605087 (DB: 15620/Page: 1634)
  - a. During construction, all dumpsters related to construction on the property shall be set back at least two hundred (200) feet from the Adjacent Properties.
  - b. During construction, all portable toilets shall be set back at least two hundred (200) feet from the Adjacent Properties.
  - c. During construction, a temporary screening fence at least six (6) feet in height shall be erected between the property's common boundary line with the Adjacent Properties and the area under construction.
  - d. Service areas, including all trash collection, trash compaction, recycling collection and other similar service areas shall be located at least three hundred (300) feet from the Adjacent Properties.
  - e. No principal or accessory buildings shall be located within fifty (50) feet of the Adjacent Properties.
  - f. In those areas along the Adjacent Properties where a Neighborhood Transition under UDO section 3.5 is required (not including those areas to be dedicated for public street right-of-way and any related easements), all those understory and shade trees required within Zone A shall be evergreen and a vinyl fence at least six and a half (6.5) feet in height shall be installed; however, no such fence shall be required within any transition area adjacent to that property with PIN 1748605087 (DB: 15620/Page: 1634).

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 ANTHONY E. BLINSON JEANNA BLINSON
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# Planning & Development

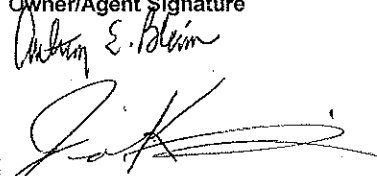
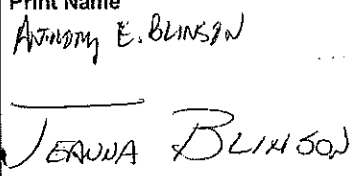


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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-3-16		Transaction Number
Date Submitted: March 17, 2016		
Existing Zoning: R-4	Proposed Zoning: RX-3-CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The following principal uses as set forth in the Allowed Principal Use Table (UDO section 6.1.4) shall be prohibited: (i) medical – all types; (ii) office – all types; (iii) overnight lodging – all types; (iv) personal service – all types; (v) eating establishment; and (vi) retail sales – all types.
2.	The maximum density on the property shall be 100 dwelling units. Prior to recordation of a subdivision plat or the issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates among the lot(s) of record comprising the property the dwelling units permitting by this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restricted covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
3.	All pole-mounted lighting in parking areas shall be limited to a maximum height of twenty (20) feet and shall have full cut-off fixtures, unless a more restrictive standard is required by the UDO.
4.	Prior to the issuance of a building permit for new development or the recordation of any subdivided lot, which event first occurs, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of easement along Forestville Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to the issuance of the first building permit for new development, transit is available to the property and the Public Works Department requests installation of a shelter within the transit easement area, an ADA accessible shelter shall be constructed prior to the first certificate of occupancy, with construction plans approved by the Public Works Department.
5.	Upon the recording of a subdivision plan or construction of a site plan, whichever event first occurs, the site developer shall provide the necessary site arrangement and pedestrian accommodations for the installation of a future signalized pedestrian crossing of Forestville Road, subject to NCDOT approval.

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.

<b>Owner/Agent Signature</b> 	<b>Print Name</b> ANTHONY E. BLINSON 
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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-3-16		Transaction Number
Date Submitted: April 21, 2016		
Existing Zoning: R-4	Proposed Zoning: RX-3-CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The following principal uses as set forth in the Allowed Principal Use Table (UDO section 6.1.4) shall be prohibited: (i) medical – all types; (ii) office – all types; (iii) overnight lodging – all types; (iv) personal service – all types; (v) eating establishment; and (vi) retail sales – all types.
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**NARRATIVE OF ZONING CONDITIONS OFFERED**

8.	In the event public right-of-way is required to be dedicated to extend Oak Marsh Drive only to that parcel to the property's eastern boundary line adjacent to that property identified in that deed recorded in Book 16070, Page 262, Wake County Registry, then the fence required in above Condition 7.f. shall be extended along the property's frontage of the future right-of-way of the extension of Oak Marsh Drive to the property's eastern boundary line adjacent to that property identified in that deed recorded in Book 16070, Page 262, Wake County Registry, but outside any front or side street setback area or Zone A neighborhood transition area. However, in the alternative event public right-of-way for the extension of Oak Marsh Drive is required to be dedicated along the property's eastern boundary line (providing a north/south street), then this fence shall be extended north along this future public right-of-way for a distance of at least 100 feet from the eastern terminus of the fence, but in any case past any portion of an above-ground stormwater detention facility located within 100 feet from the Adjacent Properties or the future public right-of-way in the southeast portion of the property.
9.	Subject to the other provisions of UDO section 9.2.2., the peak stormwater leaving the site for the 2-year, 10-year and 25-year storms shall be no greater at every point of discharge for post development conditions than pre-development conditions.
10.	For any development in excess of four units per acre or for any development that includes an apartment building type, such development must provide the following amenities: (i) a community building at least 1,200 square feet in floor area, (ii) a playground area at least 900 square feet in area that includes playground equipment, and (iii) a covered pavilion or shelter measuring at least 375 square feet in area. These amenities shall be constructed and installed prior to the issuance of a certificate of occupancy for a residential building.

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<b>Owner/Agent Signature</b>	<b>Print Name</b>

To Whom It May Concern:

My name is David Patrick Watson, address is 7805 Oak Marsh Dr Raleigh NC 27616. Attached is a picture of the existing zoning map and I highlighted my lot.

I oppose the the rezoning of this tract of land to Residential mixed use -3 stories with Conditions.

When we purchased this home many years ago we understood this land to be zoned residential r-4. We also knew there was a dwelling on this tract and knew it could not become a commercial property or any type of mixed use property. This was one of the main reasons the bought this home, the open view from the rear of the property. I am currently employed by Coldwell Banker and work in general brokerage residential real estate for the past 8 years and know very well the cumbersomeness of property development. We currently enjoy the view as it is and has been since we have owned the home, our children play in the back yard. We know and enjoy our neighbors on our side of Oak Marsh. Under the vision explained to me from the potential buyer of said tract on Forestville we will now have view of an urban jungle, parking lots, cheaply built constructions, rows of dumpsters, and cars everywhere. This will now impede on us using the property how we do now. This will not only give us a poor views BUT allowing thousands of strangers views into my home.

Furthermore, after the housing bubble and crisis of 2008 Braefield (my subdivision) had serious depreciation issues. Our homes were devalued greatly. Now in the past 2-3 years we are finally back to original values pre 2008 and beyond thankfully. The homes that are on my side of oak marsh will now see their home values crater because of this rezoning. This rezoning, which was not suppose to be possible when I purchased my home, will now plummet my homes worth. With the months of construction; dump trucks, tractor trailers, hundreds of workers, and the early nature of the construction, our quality of life will be severely threatened. With this as well, it will be very difficult to market these homes and will certainly be tougher to sell, even at a substantial lower price.

Traffic coming out of Oak Marsh onto Forestville heading towards hwy 401 has been an issue ever since the shopping center(located across Oak Marsh on the other side of Forestville) was constructed. They are multiple accidents every month from the 401 & Forestville intersection to the entrances of Braefield. Going the other way on Forestville headed towards the Mitchell Mill intersection has always been a heavily trafficked area, and quite dangerous as the roads are not wide enough with businesses and churches surrounding. Adding hundreds if not thousands of more vehicles to the heavy traffic times will most certainly affect us negatively and will become very hazardous. Our children ride the school buses to Harris Creek Elementary down Forestville each morning and afternoon and will have to navigate their way through these already too busy intersections.

Thank you for taking these concerns into consideration before ruling on this rezoning issue. Please feel free to contact me at your convenience.

D. Patrick Watson  
919.815.7938