

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Erin Klinger, AICP
Department	Planning and Development
Date	June 23, 2025
Subject	City Council agenda item for July 1, 2025 – Z-14-24

On May 20, 2025, City Council authorized the public hearing for the following item:

**Z-14-24 Tarheel Clubhouse Road**, approximately 76.87 acres located at 3301 Tarheel Clubhouse Road ([iMaps](#)).

The public hearing opened on June 17, 2025. The initial proposed conditions would limit the density on site to a maximum of 225 units; prohibit the townhouse and apartment building types, restrict lot size to a minimum of 5,000 square feet and a maximum of 12,000 square feet, with at least 40% of the lots exceeding 7,000 square feet; locate at least 60% of the open space adjacent to existing environmentally sensitive or undisturbed areas; stipulate that the development would include a minimum of two amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse; and propose a connection from the site's internal pedestrian network to the Alvis Farm property to the northeast for a future greenway connection. The hearing was continued to July 1, 2025, to allow the applicant the opportunity to submit revised conditions. Updated conditions submitted on June 20, 2025, propose to dedicate a maximum of three acres to the City for a fire or public safety station if so requested by City staff. If not requested by staff, the conditions state that the developer will donate \$50,000 to the City of Raleigh Fire Department.

**Current zoning:** Agriculture Productive (AP).

**Requested zoning:** Residential-6-Conditional Use (R-6-CU)

The request is **inconsistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends denial of the request (5 - 4). Commissioners O'Haver and Fox cite the property's proximity to Beaverdam Elementary School as a reason for their opposed votes. Commissioner O'Haver also appreciated the applicant's willingness to protect open space and the site's proximity to Interstate 540. Commissioner McCrimmon liked that the request would add to the city's housing supply.

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:	Height:	Frontage:	Overlay(s):	
Proposed zoning base district:	Height:	Frontage:	Overlay(s):	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to 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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## CASE INFORMATION: Z-14-24 TARHEEL CLUBHOUSE ROAD

<b>Location</b>	East Raleigh, just west of the intersection of Tarheel Clubhouse Rd. and Tarheel Club Rd.  Address: 3301 Tarheel Clubhouse Road  PIN: 1735848246  <a href="#">Link to iMaps</a>
<b>Current Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU
<b>Area of Request</b>	76.87 acres
<b>Corporate Limits</b>	This site is within Raleigh's ETJ. Annexation is pending.
<b>Property Owner</b>	Mary Ellen Woodlief
<b>Applicant</b>	Jeremy Keeny, Morris & Ritchie Associates of NC
<b>Council District</b>	B upon annexation.
<b>PC Recommendation Deadline</b>	May 27, 2025

## SUMMARY OF PROPOSED CONDITIONS

1. Maximum of 225 units.
2. Minimum lot size of 5,000 square feet.
3. Maximum lot size of 12,000 square feet.
4. At least 40% of lots will exceed 7,000 square feet.
5. Townhouse and apartment building types prohibited.
6. Minimum of 20% of the net site area will be designated as Open Area.
  - 6.1 At least 60% of the Open Area will be located adjacent to existing environmentally sensitive or undisturbed areas.
7. Development will include at least two amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse.
8. Development will include a pedestrian connection from the site to the Alvis Farm property. The location will be determined during Administrative Site Review.

## COMPREHENSIVE PLAN GUIDANCE

<b>Future Land Use</b>	Rural Residential
<b>Urban Form</b>	No Urban Form designation for this site.
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 2.2 – Compact Development
	● LU 2.3 – Open Space Preservation
	● LU 2.4 – Large Site Development
	● LU 2.5 – Healthy Communities
	● LU 4.5 - Connectivity
	● LU 5.6 – Buffering Requirements
	● LU 8.9 – Open Space in New Development
	● H 1.8 – Zoning for Housing
	● PR 3.13 – Greenway-Oriented Development
	● LU 1.2 – Future Land Use Map & Zoning Consistency
<b>Inconsistent Policies</b> ● Key Policy □ Area Specific Guidance	● LU 1.3 – Conditional Use District Consistency
	● LU 2.6 – Zoning & Infrastructure Impacts
	● LU 3.1 – Zoning of Annexed Lands
	● LU 8.1 – Housing Variety
	● LU 8.17 – Zoning for Housing Opportunity & Choice
	● EP 1.1 – Greenhouse Gas Reduction

## FUTURE LAND USE MAP CONSISTENCY

The rezoning case is:  Consistent  Inconsistent with the Future Land Use Map.

## COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is:  Consistent  Inconsistent with the 2030 Comprehensive Plan.

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
2/20/2024 12 attendees	2/25/2025 2 attendees	3/27/2025, 4/22/2025	

## REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
48	0	0	0
Summary of Comments: N/A			

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	The Raleigh Fire Department's capacity is insufficient to meet public safety standards for response time. Annexation for future development of this site would expand the area of service for Raleigh Fire, thereby putting a strain on the Department's existing resources; and newly developed housing on the site would be car-dependent and largely isolated from transit and employment opportunities.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Rural Residential to Low Scale Residential.
Recommendation	Denial
Motion and Vote	Motion: Otwell; Second: Peeler; In favor: Bennett, Burnett, Omokaiye, Otwell, and Peeler; Opposed: Cochran, Fox, McCrimmon, and O'Haver
Reason for Opposed Vote(s)	Commissioners O'Haver and Fox cited the property's proximity to Beaverdam Elementary School. Commissioner O'Haver also appreciated the applicant's willingness to protect open space and the site's proximity to Interstate 540. Commissioner McCrimmon liked that the request would add to the city's housing supply.

## ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. Rezoning application

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 and Comprehensive Plan Amendment Analysis.



Bynum Walter Date: 5/1/2025  
Planning and Development Assistant Director  
Staff Coordinator: Erin Klinger: erin.klinger@raleighnc.gov



# REZONING STAFF REPORT – Z-14-24

## Conditional Use District

### OVERVIEW

This request is to rezone 76.87 acres from Agriculture Productive (AP) to Residential-6-Conditional Use (R-6-CU).

The proposed zoning conditions would limit the density on site to a maximum of 225 units. The proposed conditions would also prohibit the townhouse and apartment building types. Conditions also propose to restrict lot size to a minimum of 5,000 square feet and a maximum of 12,000 square feet, with at least 40% of the lots exceeding 7,000 square feet.

The site is a single parcel of land west of the intersection of Tarheel Clubhouse Road and Tarheel Club Road. The parcel is split in two by Tarheel Clubhouse Road. It is within a larger area of low-density residential land bounded by Old Milburnie Road to the southeast, the Neuse River to the north and west, and I-540 to the east. Most of the land between the subject parcel and I-540 is zoned AP. Beaverdam Elementary is nearby at the corner of Tarheel Clubhouse Road and Destiny Drive, and Wake Chapel Church is approximately a mile away at the corner of Tarheel Club Road and McConnell Oliver Drive. The Neuse River is located approximately 0.25 miles to the west of the site, and the City-owned Alvis Farm property is located directly adjacent to the northwest of the site. While the subject property does not have direct access to the Neuse River, there is potential for a greenway connection through the Alvis Farm property. There are currently a few manufactured homes located on the subject parcel, but the majority of the parcel is undeveloped and wooded.

Overall, the request is inconsistent with the Comprehensive Plan and Future Land Use Map. The Future Land Use Map for this site calls for Rural Residential and designates Residential – 1 (R-1) as the most appropriate zoning district for this category. The Comprehensive Plan states that this area should typically be developed with “ranchettes”, hobby farms, estates, large-lot subdivisions, or conservation subdivisions with large common open space areas. Rural Residential is intended to preserve the rural character of the area and protect applicable environmental resources. While the proposed conditions would limit the number of units allowed on the property to 225, the Comprehensive Plan recommends a gross density for the area of one unit per acre or less. The property is currently zoned Agricultural Productive (AP), which is intended to conserve agricultural land and undeveloped natural amenities while preventing the encroachment of incompatible land uses on farmland and other undeveloped areas. Permitted uses by-right in AP zoning are limited to single-unit living; parks, open space, and greenways; minor utilities; outdoor sports or entertainment facilities (< 250 seats); and restricted agriculture. Other uses are permitted on a limited or special use basis. On the other hand, the proposed R-6-CU zoning would limit the permitted uses to single-unit living only.

This application could be made more consistent with the Comprehensive Plan by adding a condition restricting the minimum lot size and increasing the amount of open space in the

development. A connection to the Neuse River greenway from the development would also make this request more consistent with the Comprehensive Plan.

Conditions submitted on April 11 more closely align the request with the Comprehensive Plan. Proposed conditions increase the amount of open space on site, including a condition to locate at least 60% of the open space adjacent to existing environmentally sensitive and/or undisturbed areas. The conditions also propose that the development would include a minimum of two neighborhood amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse. New conditions also propose a connection from the site's internal pedestrian network to the Alvis Farm property to the northeast for a future greenway connection.

**CURRENT VS. PROPOSED ZONING ENTITLEMENT\***

	EXISTING ZONING	PROPOSED ZONING
Zoning	AP	R-6-CU
Total Acreage	76.87	
Maximum Height	40'	40'
Setbacks:	Detached House	Detached House
Front	150'	10'
Side	150'	5'
Rear	150'	20'
Max. # of Residential Units	21	236
Max. Gross Office SF	N/A	N/A
Max. Gross Retail SF	N/A	N/A
Max. Gross Industrial SF	N/A	N/A

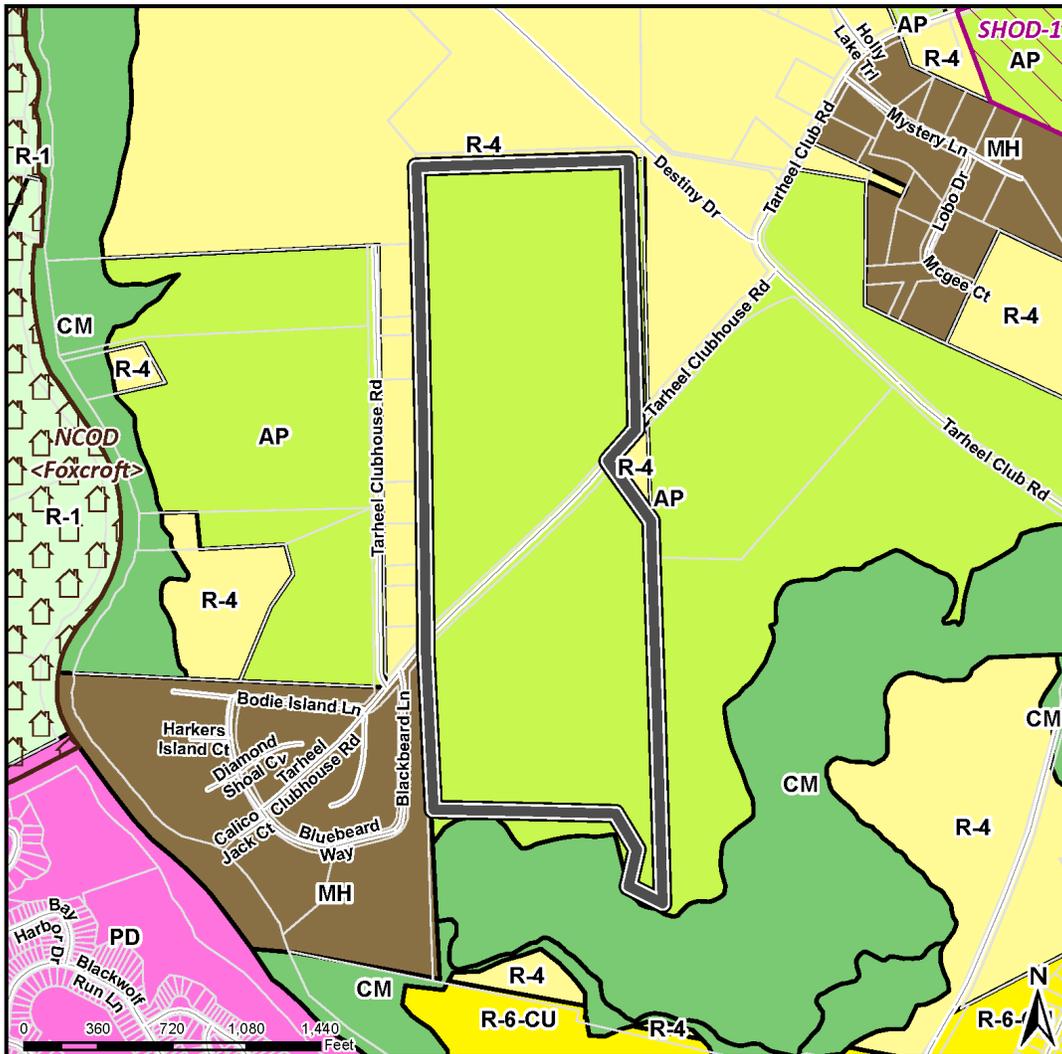
*\*These are estimates presented to provide context for analysis.*

**OUTSTANDING ISSUES**

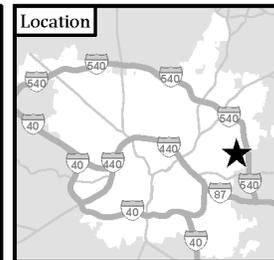
Outstanding Issues	N/A	Suggested Mitigation	N/A
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# Existing Zoning

Z-14-2024



<b>Property</b>	3201 Tarheel Clubhouse Rd
<b>Size</b>	78.9 acres
<b>Existing Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU



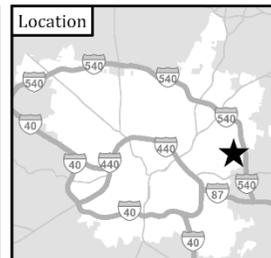
Map by Raleigh Department of Planning and Development (francist): 5/28/2024

# Future Land Use

Z-14-2024



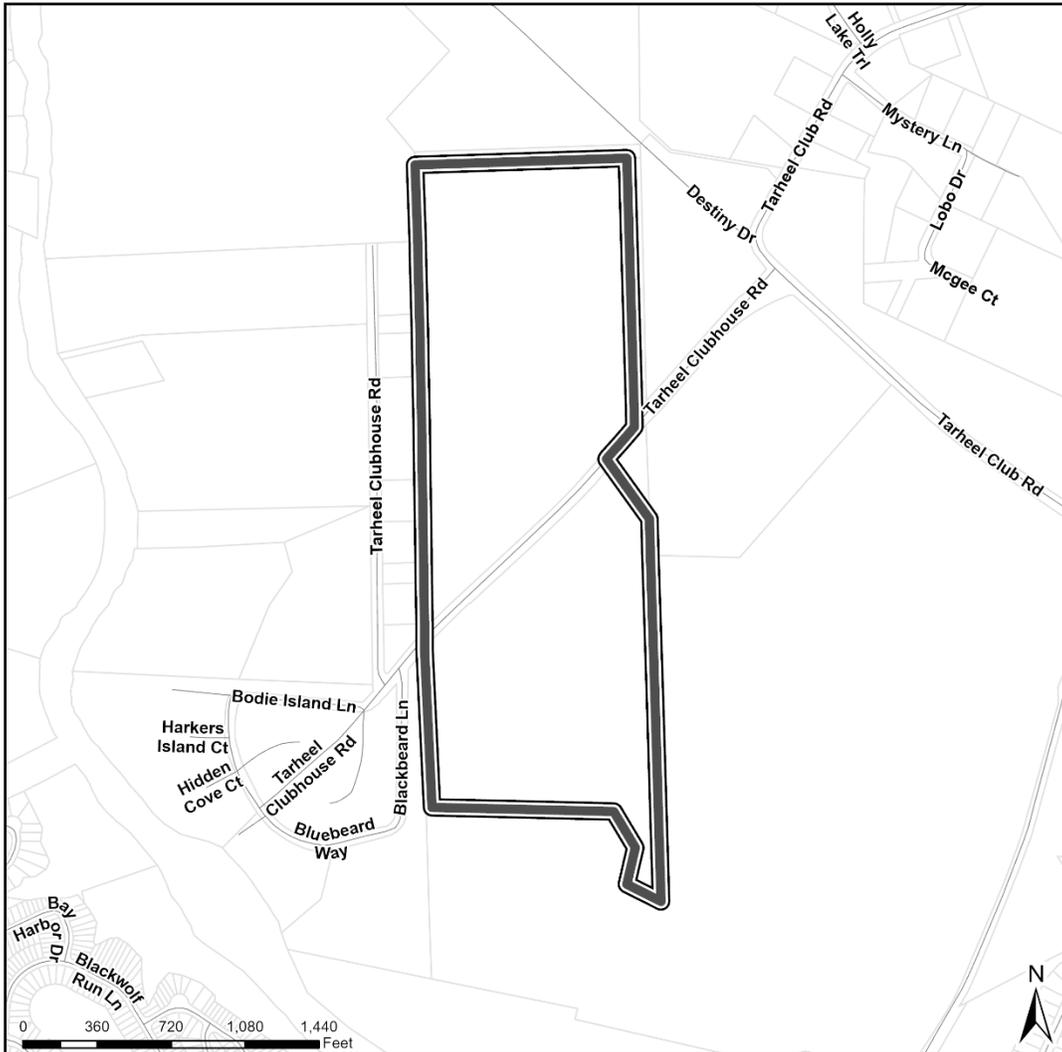
<b>Property</b>	3201 Tarheel Clubhouse Rd
<b>Size</b>	77 acres
<b>Existing Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU



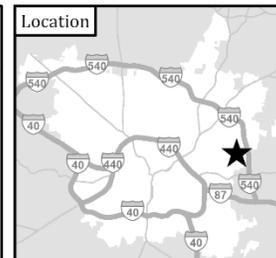
Map by Raleigh Department of Planning and Development (francisc: 5/28/2024)

# Urban Form

# Z-14-2024



<b>Property</b>	3201 Tarheel Clubhouse Rd
<b>Size</b>	77 acres
<b>Existing Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU



Map by Raleigh Department of Planning and Development (francisc: 5/28/2024)

# COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

## Comprehensive Plan Consistency

The request is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

While the applicant has submitted revised conditions that have improved consistency, increased the level of connectivity and the amount of open space, and facilitated a connection to the greenway network through the Alvis Farm property, there are still issues causing the request to be inconsistent with the Comprehensive Plan, such as the residual infrastructure issues and inconsistency with the Future Land Use Map.

## Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This Vision Theme has several components: affordable housing, housing variety, and housing supply. The request does not include subsidized affordable housing units, but it does increase the amount of housing that could be built on the site. The increase to the citywide housing supply may support affordability by reducing the current shortage. However, the proposed conditions restrict housing options to single-unit living, thereby foregoing a variety of housing types.
Consistent	Coordinating Land Use and Transportation	The proposed rezoning would increase the permitted residential density in the area. Moreover, Tarheel Clubhouse Road is designated as a proposed 4-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan). The proposed east-west connection would require right-of-way acquisition over many other parcels, and it is not currently a planned or funded project.

Consistency	Vision Theme	Analysis
Inconsistent	Managing Our Growth	Managing Raleigh's growth includes ensuring proper infrastructure and city services are in place before development comes online. There are Fire response time insufficiencies for this site, and there is access only from Tarheel Clubhouse Road. The 76.87-acre site is not yet annexed and upon development and annexation, Raleigh Fire will have an obligation to service the site. To manage growth responsibly, the potential impacts to fire service should be considered when increasing residential entitlement on this site and annexing it into city limits.
Inconsistent	Growing Successful Neighborhoods and Communities	This vision theme features many elements, including that newly developed areas should create walkable neighborhoods and housing variety with convenient access to open space, community services, retail, and employment. The site is generally disconnected in nature, as it is located between two major dividing features, the Neuse River to the west and I-540 to the east. The majority of the surrounding area is residential and agricultural. While the site will be required to construct new sidewalk along its property frontage, there is very little sidewalk for it to connect to make it meaningful for people to use as a mode of transportation. While it was recommended that the applicant consider a zoning condition to extend the pedestrian connection from the subject property through the Alvis Farm park property to the Neuse River Greenway Trail, no such condition has been proposed.

## Future Land Use

**Future Land Use designation:** Rural Residential

The request is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

The Future Land Use Map designation for the site is Rural Residential. The Rural Residential guidance specifies that gross density for this designation shall be limited to 1 unit per acre, so proposed zoning condition #1, which limits gross density to 3

units per acre, still exceeds what is recommended by the Future Land Use Map. Rural Residential areas are intended to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree protection, and corresponding zoning districts would be AP or R-1. If this rezoning request were approved, the Future Land Use Map should be amended to Low Scale Residential for this site.

## Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property?  Yes  No

There is sufficient access to city water, sewer, and streets. There is a 12" water main in Tarheel Clubhouse Road and 30" sewer main at the southern portion of the property. There are no stormwater concerns for this site.

However, Raleigh Fire cannot serve this site in accordance with National Fire Protection Association standards for arrival of a second company and arrival of a full-alarm assignment to a fire suppression incident. The site has a pending annexation petition, which is required to develop the property and connect to water and sewer. This would expand Raleigh city limits and emergency service obligations and place strain on Raleigh Fire's existing resources.

## Urban Form

**Urban Form designation:** There is no Urban Form designation for this site.

The request is:  **Consistent**  **Inconsistent** with the Urban Form Map.

**Other** – No Urban Form designation.

Zoning frontages cannot be applied to residential districts.

## Public Benefits of the Proposed Rezoning

- The request would increase the amount of housing that could be built on the site, which would increase the City of Raleigh's overall housing supply.
- The site is near the Neuse River greenway corridor and would provide residents with recreational opportunities.
- Proposed conditions would include a pedestrian connection to the Alvis Farm property.

## Detriments of the Proposed Rezoning

- The Raleigh Fire Department's capacity is insufficient to meet public safety standards for response time. Annexation for future development of this site would expand the

area of service for Raleigh Fire, thereby putting a strain on the Department's existing resources.

- Newly developed housing on the site would be car-dependent and largely isolated from transit and employment opportunities.

## Policy Guidance

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

<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 2.2 – Compact Development
	●	LU 2.3 – Open Space Preservation
	●	LU 2.4 – Large Site Development
	●	LU 2.5 – Healthy Communities
	●	LU 4.5 – Connectivity
	●	LU 5.6 – Buffering Requirements
	●	LU 8.9 – Open Space in New Development
	●	H 1.8 – Zoning for Housing
	●	PR 3.13 – Greenway-Oriented Development

### ● H 1.8 – Zoning for Housing

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- While the request is inconsistent with policy LU 8.1, Housing Variety, as the proposed conditions would limit the type of housing allowed on the site to detached housing, it is consistent with this policy. This policy pertains more to the housing supply in general, including single-family housing, and how an increased housing supply will help alleviate housing affordable issues. This request would increase the number of permitted units by over 200, thereby increasing the housing supply and keeping the market well-supplied with housing.

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

*Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).*

### ● LU 1.2 – Future Land Use Map and Zoning Consistency

*The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The Future Land Use designation for this site is Rural Residential. The requested R-6-CU zoning and requested gross density of 3 units/acre are inconsistent with Rural Residential. To make this request more consistent, zoning condition #1 could be amended to allow a gross residential density of 1 unit/acre or less.

### ● LU 1.3 – Conditional Use District Consistency

*All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

- As stated above, zoning condition #1 allows a residential entitlement that exceeds what is appropriate for a Rural Residential area. Moreover, zoning condition #2 restricts the types of housing that could be built on site. This request could be made more consistent with this policy by amending zoning conditions to align better with the Future Land Use Map and Comprehensive Plan policies having to do with variety of housing types.

● **LU 2.6 – Zoning and Infrastructure Impacts**

*Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.*

- The request increases the residential entitlement on the site from an estimated maximum of 21 units to a maximum of 236 units, which is an increase of over 2000%. While there is an annexation petition pending, the site is not yet annexed, and the Future Land Use Map does not envision a density beyond 1 unit/acre for this site. The site is also in an area of fire service response time insufficiency as it does not meet the National Fire Protection Association’s (NFPA) standard response time for the arrival of a second company (6 minutes) and arrival of a full alarm assignment (8 minutes) to a fire suppression incident.

● **LU 3.1 – Zoning of Annexed Lands**

*The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.*

- As mentioned above, there is an annexation petition pending for this site. Furthermore, it has been established that the proposed zoning is inconsistent with the Future Land Use Map designation of Rural Residential. The Comprehensive Plan would need to be amended for the request to be consistent with this policy.

● **LU 8.1 – Housing Variety**

*Accommodate growth in newly developed or redeveloping areas of the City through mixed-use neighborhoods with a variety of housing types.*

- While the proposed zoning would allow for both detached and attached housing, as well as townhomes, zoning condition #2 would limit the type of housing allowed on the site to detached housing. The request could be more consistent with this policy by allowing for additional housing types.

**LU 8.17 – Zoning for Housing Opportunity and Choice**

*All residential zoning categories should accommodate a range of housing types, such as duplexes, fourplexes and other small apartments, and townhouses. Scale, not density, should be the regulating principle. These types, which on average are much less costly than detached houses, will moderate the cost of housing, reduce residential segregation and allow more people access to high-opportunity areas, accommodate residents in all phases of life, and reduce per capita carbon emissions.*

- While the proposed R-6-CU zoning accommodates a variety of housing types, condition #2 would limit permitted housing types to detached housing. Furthermore,

this development would be largely isolated from jobs and services, making residents car-dependent and thus likely increasing per capita carbon emissions rather than reducing them.

● **EP 1.1 – Greenhouse Gas Reduction**

*Promote best practices for reducing greenhouse gas emissions as documented through the US Mayors' Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in these locations is a critical climate change strategy, because vehicle trips are shorter and less likely in these locations, bringing down per-capita carbon emissions.*

- As mentioned above, condition #2 would limit permitted housing types to detached housing. This development would be largely isolated from jobs, services, and transit, likely increasing per capita carbon emissions rather than reducing them. However, allowable density would increase.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	5	There is minimal pedestrian infrastructure in this area. Almost all errands require a car.
Transit Score	30	-	No score provided. The site is not served by GoRaleigh or GoTriangle, despite the above-average Transportation Cost Index.
Bike Score	41	28	There is minimal bicycle infrastructure in the area.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	66	The site has lower transportation costs than 66 percent of the nation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	39	The site has higher access to jobs than 39 percent of the nation.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The requested zoning district allows for an increase in the number of houses that could be built on this site.
Is naturally occurring affordable housing present on the site?	Likely	There are currently a few manufactured homes on site; the proposed zoning would allow for the development of over 200 additional units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed zoning would allow for a variety of housing types; however, the proposed conditions limit the housing type to detached housing.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The proposed zoning would permit a lot size of 6,000 square feet, which is smaller than the city average of 0.28.
Is it within walking distance of transit?	No	There are no transit stops within walking distance of the site.

\*The average lot size for detached residential homes in Raleigh is 0.28 acres.

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	41	37
People of Color Population (%)	55	46
Low Income Population (%)	27	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	8	8
Population under Age 5 (%)	3	6
Population over Age 64 (%)	15	11
% change in median gross rent since 2016	52	25.5

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

## Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	79.2 (yrs)	This is slightly lower than the City average of 79.9.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	The closest industrial use is located on the other side of I-540, approximately 1 mile to the east.
Are there hazardous waste facilities located within one kilometer?	No	The closest hazardous waste facility is approximately 1.75 miles (approximately 2.8 kilometers) to the southeast of the site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	The nearest grocery store is Lowe's Foods of Knightdale, which is about a 4.8-mile drive.

\*Raleigh average = 79.9; Wake County average = 80.3

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The site is not yet annexed and is largely undeveloped.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	None found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	None found.

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*Response: The request would increase the amount of housing that can be built on the site; however, the proposed conditions intend to limit housing types to Detached Housing only. The closest transit stop is approximately 3.8 miles away on US 64 Business at Hodge Road. There are not sufficient existing sidewalks or bicycle facilities in the area for people to get around outside of their neighborhood, and proximity to jobs is low. Future residents on this site would most likely need a car for errands and commuting to work.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Response: Yes. The area is car-dependent, with few facilities for bicyclists and pedestrians to get around safely, and the nearest transit stop is almost 4 miles away. The proximity to jobs and services in this area is low, and current and future residents of the area could benefit from greater access to both as well as different transportation options. There are slightly more BIPOC residents in the area than the citywide average, and housing prices have been increasing over the last 5 years. The area could benefit from an increased housing supply.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Response: Yes, housing costs are increasing faster in this area than the citywide average (approximately 52% increase in this area, versus 25.5% in the rest of the city).*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*Response: No incidences of racial or ethnic discrimination have been found for this area.*

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Response: Residents in this area have a similar life expectancy to both the city and county average and the subject property is not located near any industrial uses or*

*known hazardous waste sites. The rezoning would potentially create healthy lifestyle choices by creating more housing with potential future greenway access.*

# TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

## Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning    
  Raleigh Fire    
  Raleigh Water    
  Transportation  
 Historic Resources    
  Raleigh Parks    
  Stormwater    
  Urban Forestry

## Stormwater Information

Z-14-24 Tarheel Clubhouse Road	YES/NO	NOTES
Floodzone	Yes	Flood prone soils
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	None offered.
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	A few manufactured homes and associated driveways and accessory structures
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Neuse, Beaverdam-Knightdale	

## Parks, Recreation, & Cultural Resources

1. The site is adjacent to the NR Beaver Dam/Neuseoca Lake Greenway Corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 75-foot-wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B).
2. Nearest existing park access is provided by Buffalo Road Park (5.5 miles).
3. Nearest existing greenway trail access is provided by the Neuse River Greenway Trail (4.6 miles).
4. Current park access level of service in this area is graded a F letter grade.

5. This site is adjacent to a property containing an existing greenway trail (Neuse River Greenway). At the time of subdivision (UDO Sec. 8.3.4.D) or site plan (UDO Sec. 8.3.5.E), pedestrian access connection(s) from the internal pedestrian network, vehicle parking area, or driveway must be provided to the property containing the existing greenway trail (PIN # 1735763028).
6. Raleigh Parks strongly recommends that the applicant consider a zoning condition to extend the pedestrian connection from the subject property through the Alvis Farm park property to the Neuse River Greenway Trail. Such a connection would greatly reduce the distance residents need to travel to access nearby parks and greenway trails and would improve the level of service for this development.

## Transportation & Transit Review

### **Site and Location Context**

#### *Location*

The site is located in east Raleigh, just west of I-540.

#### *Area Plans*

The site does not fall within an adopted Area Plan.

#### *Other Projects in the Area*

There are no current or planned City of Raleigh or NCDOT projects near the site.

### **Existing and Planned Infrastructure**

#### *Streets*

The site is split by Tarheel Clubhouse Road, a state-maintained street. Tarheel Clubhouse Road currently operates as a 2-lane road but is designated as a 4-lane divided avenue in the Raleigh Street Plan. Development of the site through a Tier 3 site plan or subdivision will require street improvements consistent with the 4-lane divided avenue cross-section in [UDO 8.5.6](#), per UDO sections [10.2.5](#) and [10.2.8](#).

#### *Pedestrian Facilities*

There are currently no pedestrian facilities near the site. Development of the site through a Tier 3 site plan or subdivision will require the provision of 6' sidewalks along the site's frontage ([UDO 8.5.6](#)).

#### *Bicycle Facilities*

There are currently no bicycle facilities near the site. Development of the site through a Tier 3 site plan or subdivision will require the provision of 5' bicycle lanes that are located behind the curb along the site's frontage ([UDO 8.5.6](#)).

#### *Transit*

There is no current or planned GoRaleigh transit service near the site.

*Access*

The Traffic Impact Analysis (TIA) provides recommendations for lane configuration and storage at the proposed site driveway.

**Traffic Impact Analysis (TIA)**

*Determination*

Based on the Envision results, approval of case Z-14-24 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from AP to R-6-CU includes a condition limiting total residential units to 236. The rezoning is projected to generate 157 new trips in the AM peak hour and 211 new trips in the PM peak hour. These values trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-14-24 Existing Land Use	Daily	AM	PM
	38	3	4
Z-14-24 Current Zoning Entitlements	Daily	AM	PM
	198	16	21
Z-14-24 Proposed Zoning Maximums	Daily	AM	PM
	2,291	172	232
Z-14-24 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>2,093</b>	<b>157</b>	<b>211</b>

*TIA Review*

The Traffic Impact Analysis (TIA) recommends lane configuration at the site driveway as well as off-site improvements to nearby intersections. Most notably, the TIA recommends converting the intersection of Tarheel Club Road and Old Milburnie Road to an all-way stop. However, staff note that this conversion would result in a low level of service (LOS F) and substantial queuing on the Old Milburnie westbound approach during AM peak hours. City transportation and NCDOT staff both suggest monitoring this intersection for potential signalization in the future.

Because Old Milburnie and Tarheel Club Road are state-maintained roadways, any modification to this intersection would require approval from NCDOT. Staff recommend that the developer continue to coordinate with NCDOT and City staff at site plan to ensure that safety and operational concerns are addressed.

## Fire Review

1. NOT MET: NFPA 1710 4.1.2.1 Sec 4 – 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident.
2. NOT MET: NFPA 1710 4.1.2.1 Sec 5 – For other than high-rise, 480 seconds (8 min) or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident.

<b>Apparatus</b>	<b>Time (Minutes)</b>	<b>Distance (Miles)</b>
Engine 27 (5916 Buffaloe Rd)	4	2.1
Engine 19 (4209 Spring Forest Rd)	7	4.3
Engine 11 (2925 Glenridge Dr)	12	6.2
Engine 15 (1815 Spring Forest Rd)	13	6.7
Ladder 15 (1815 Spring Forest Rd)	13	6.7
Ladder 22 (10050 Durant Rd)	14	8.0



# COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-14-24

## OVERVIEW

Approval of this request would result in an amendment to the Future Land Use Map to a designation that recommends the range of land uses and building heights permitted in the request district. The Future Land Use Map identifies this site as Rural Residential. If approved, the site would be updated to Low Scale Residential on the Future Land Use Map. Of the Low Scale Residential designation, the 2030 Comprehensive Plan states:

"This category encompasses most of the city's neighborhoods that are primarily made up of detached houses on lots of roughly one-sixth of an acre or larger, although duplexes or small apartments may also exist. This category envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses, missing middle types, or townhouses in these areas. It includes the R-2, R-4, and R-6 zoning districts. It also identifies vacant or agricultural lands—in the city and in the county—where residential use at a similar scale is planned over the next 20 years. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category. In areas within the Core Transit Area on the Urban Form Map, RX-3 is appropriate. Portions of a development may be developed more intensively in exchange for an open space set aside, as with a Conservation Development."

## LIST OF AMENDMENTS

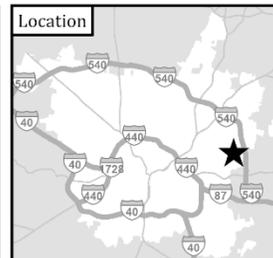
1. Change the Future Land Use Map designation for the subject property from Rural Residential to Low Scale Residential.

AMENDED MAPS

**Future Land Use** **Z-14-2024**



<b>Property</b>	3201 Tarheel Clubhouse Rd
<b>Size</b>	77 acres
<b>Existing Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU



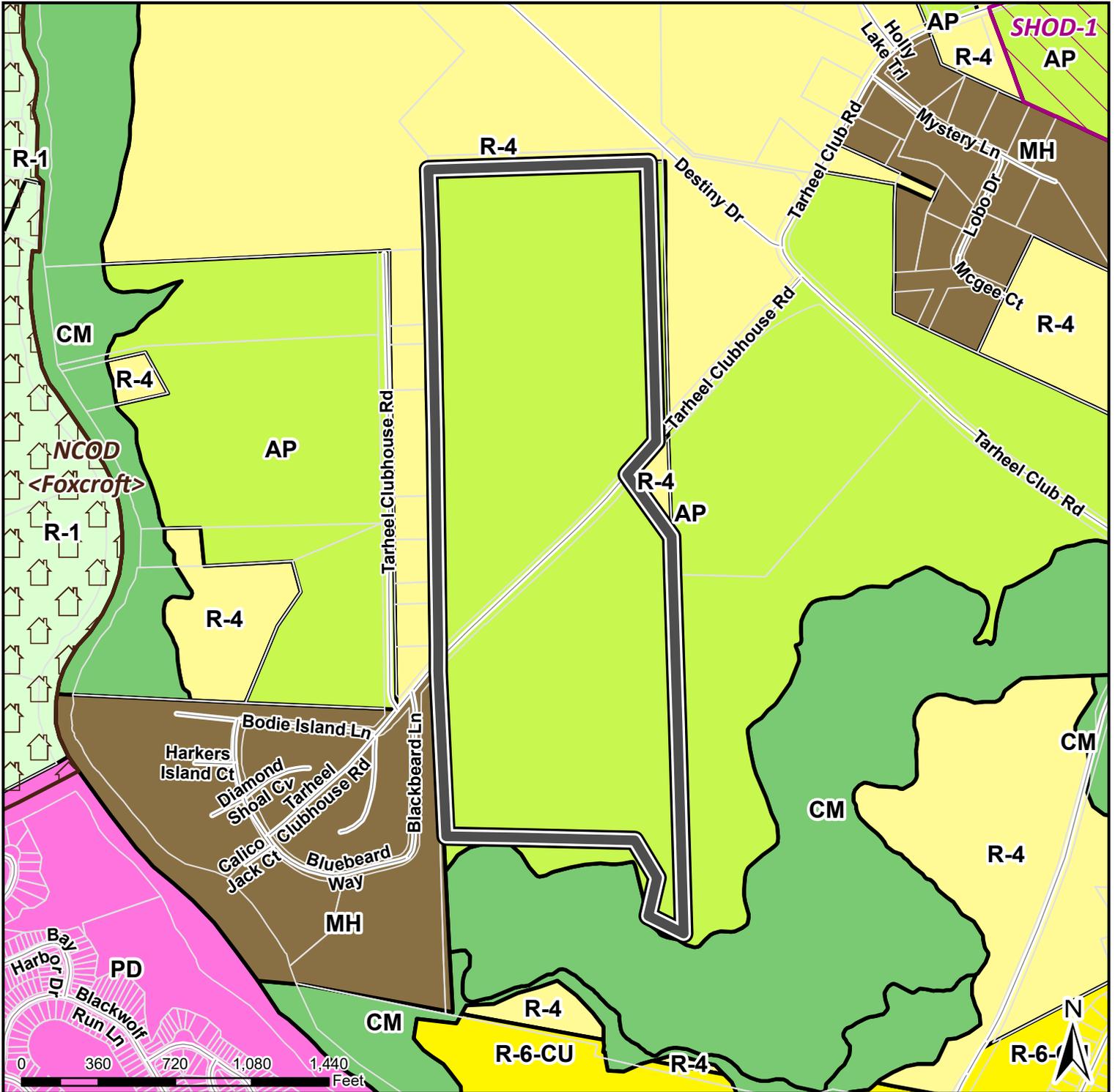
Map by Raleigh Department of Planning and Development (francist); 3/17/2025

## **IMPACT ANALYSIS**

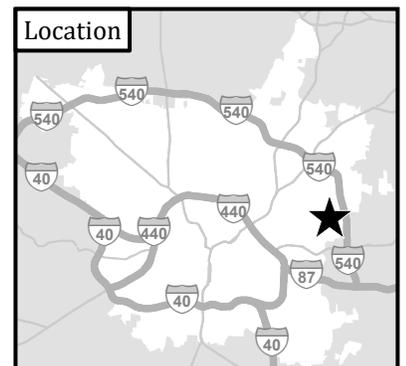
The subject property is requested to be rezoned from Agricultural Productive (AP) to Residential-6-CU. Rural Residential does not support any residential entitlement more than one unit per acre. Proposed zoning conditions will limit the total number of units on site to a maximum of 225. The Low Scale Residential future land use designation is more appropriate to reflect the entitlement granted by this rezoning request. The Future Land Use Map will be made more reflective of the proposed zoning entitlements of the subject site. The long-range vision for this general area (between the Neuse River and I-540) will become more suburban residential in nature, rather than rural and agricultural.

# Existing Zoning

# Z-14-2024



<b>Property</b>	3201 Tarheel Clubhouse Rd
<b>Size</b>	78.9 acres
<b>Existing Zoning</b>	AP
<b>Requested Zoning</b>	R-6-CU





# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	AP	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	R-6-CU	Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to 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:				

General Information		
Date: April 16, 2024	Date amended (1):	Date amended (2):
Property address: 3201 Tarheel Clubhouse Road, Raleigh, NC 27604		
Property PIN: 1735-84-8246		
Deed reference (book/page): Estate File 1694-E-89 ; DB 828/415 ; DB 1400/425		
Nearest intersection: Tarheel Clubhouse Rd & Tarheel Club Road		Property size (acres): 78.90
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Mary Ellen Woodlief / 5108 Old Milburnie Rd, Wendell, NC 27591		
Property owner email: <a href="mailto:eholdingdesign@mac.com">eholdingdesign@mac.com</a> and <a href="mailto:cwoodliefarms@aol.com">cwoodliefarms@aol.com</a>		
Property owner phone:		
Applicant name and address: Jeremy Keeny/Morris & Ritchie Associates of NC, PC/530 Hinton Pond Rd., Ste 104, Knightdale, NC 27545		
Applicant email: <a href="mailto:jkeeney@mragta.com">jkeeney@mragta.com</a>		
Applicant phone: 984-200-2103		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: AP	Proposed zoning: R-6-CU	

**Narrative of Zoning Conditions Offered**

1. Maximum density set to 3 units per gross acre, 236 units max for total development.
2. Residential uses restricted to Single-unit living, Conservation Development, and Compact Development.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: DocuSigned by:  
*Ellen Holding*  
4283D2AD6628433... DocuSigned by:  
*Craig Woodlief*  
01ADDD73542E491...

Printed Name: Ellen Holding Craig woodlief

<b>Rezoning Application Addendum #1</b>	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
<b>Statement of Consistency</b>	
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.	
<p>The proposed request could be considered consistent with the 2030 Comprehensive Plan as it will provide additional housing and improved access for families with varying income by diversifying the building types within this community area. While the Future Land Use Designation for this area is Rural Residential, this designation recognizes the need for pockets of more densely developed land to meet overall Land Use goals. With the neighboring public and private schools, City Park land, and environmental land in the area, fewer parcels are available for development for housing. This rezoning request of R-6-CU with limited density of 3 units per acre max and single family detached housing, which is in line with Low Scale Residential, will assist the overall area in meeting the Comprehensive Plan goals in the area. This property will also provide Low Scale Residential housing immediately adjacent to both a public and private school, as well as City Park land.</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning request provides greater housing choice and increased housing supply in the area. It will provide much needed housing adjacent to both a public and private school. There is a high demand for increased housing supply in Raleigh. This parcel will also dedicate additional Right-of-Way along Tarheel Clubhouse Rd frontage to support future Transportation Plan routes through the site. The parcel will also work with Parks and Recreation to attempt to provide greenway trail connection from the parcel, through City of Raleigh property, to the Neuse River Trail, further expanding access to the Raleigh Greenway Trail System.</p>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # _____
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.	
<b>Inventory of Historic Resources</b>	
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.	
No historic resources within the project boundaries.	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

### Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

<b>1</b>	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>Response:</b> N/A</p>
<b>2</b>	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p><b>Response:</b> N/A</p>
<b>3</b>	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p><b>Response:</b> N/A</p>
<b>4</b>	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p><b>Response:</b> N/A</p>
<b>5</b>	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Response:</b> N/A</p>
<b>6</b>	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>Response:</b> N/A</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b> N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b> N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b> N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b> N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b> N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> N/A</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b> N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b> N/A</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b> N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> N/A</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b> N/A</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b> N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> N/A</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> N/A</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan 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 type="checkbox"/>				
2. Total number of units and square feet	<input type="checkbox"/>				
3. 12 sets of plans	<input type="checkbox"/>				
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>				
5. Vicinity Map	<input type="checkbox"/>				
6. Existing Conditions Map	<input type="checkbox"/>				
7. Street and Block Layout Plan	<input type="checkbox"/>				
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>				
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>				
10. Development Plan (location of building types)	<input type="checkbox"/>				
11. Pedestrian Circulation Plan	<input type="checkbox"/>				
12. Parking Plan	<input type="checkbox"/>				
13. Open Space Plan	<input type="checkbox"/>				
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>				
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>				
16. Generalized Stormwater Plan	<input type="checkbox"/>				
17. Phasing Plan	<input type="checkbox"/>				
18. Three-Dimensional Model/renderings	<input type="checkbox"/>				
19. Common Signage Plan	<input type="checkbox"/>				

## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

## NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2) or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:

(NAME)

(CONTACT INFO)

Sincerely,

## ATTESTATION TEMPLATE

### Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the \_\_\_\_\_, day of \_\_\_\_\_, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

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Signature of Applicant/Applicant Representative

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Date

## SUMMARY OF ISSUES

A neighborhood meeting was held on \_\_\_\_\_ (date) to discuss a potential rezoning located at \_\_\_\_\_ (property address). The neighborhood meeting was held at \_\_\_\_\_ (location). There were approximately \_\_\_\_\_ (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:




## SUMMARY OF ISSUES

A Neighborhood meeting was held on **February 25, 2025**, to discuss rezoning located at **3201 Tarheel Clubhouse Road, Raleigh, NC 27604**. The neighborhood meeting was held at **The Life Enrichment Center (3805 Tarheel Club Road, Raleigh, NC 27604)**. There were approximately 2 neighbors in attendance. The general issues discussed were:

- **There are two mobile homes in the top portion there, will they be going away?** Eventually that is the plan, this isn't necessarily part of this process but that would be the goal, and they would go away and the site would be redeveloped into single family homes. Existing mobile homes would be demolished during construction following site planning.
- **What is the timeframe?** As fast as we can moving forward. We've spent a lot of time getting through the process of rezoning. Next steps, we will go to planning commission which is a City of Raleigh board that makes a recommendation to the City Council. Then we will go to the City Council who will approve or deny the zoning and annexation. Assuming they approve, and annex what we want to do, we would immediately move into developing site plans for the subdivision. The process starts with submitting preliminary site plans. City or Raleigh staff goes through these plans and makes sure they meet code and zoning conditions set forth. Once we get approval of the site plans, we develop construction documents which are the technical documents that used to build the subdivision. It will take a better part of a year getting to construction following what we are doing now. This depends on the number of reviews with the City of Raleigh and a lot of other things. Could be shorter or a little bit longer but generally that is what we are looking at. The anticipation is that we move straight into construction as soon as allowed.
- **What size houses will be built?** 2200-2600 sq ft. Lot width must be 50'. All two story? No, we have some single floor. Builder wants a variety to have some uniqueness in the community. The builder will pull from different product lines.

- **What is the plan for the lots that back up to the existing property owner?** There will be a required permitter buffer. There will also be some required tree save areas as part of the zoning conditions that are set in and the base underlining zoning. There will be a landscape buffer between any lots that back up to the property line.
- **How big of a landscape buffer?** 20'. The houses will not be within 20'. That is the space between the permitter boundary and the start of the lots. There will also be a building set back from that. I want to say a 25' minimum but generally were looking even more than that where the building will sit. So, the house will not be right up 20' from the property line, there will be a minimum of somewhere about 40-45' probably more than that.
- **What are your plans for the pond?** Our intent is to is to keep it as is. We have had some environmental studies, wetlands that is considered a jurisdictional feature. The US Army Corp and State take control over any activities that happen with that, so we are going to avoid impacting it.
- **Will it all be developed together or in sections?** Probably be done in sections with Tarheel Clubhouse Road being the divider. There will probably be a Northern and Southern section. We are not anticipating chopping it up more than that. Intent is to get these on the ground and rolling because people need houses right now.

February 14, 2025

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Tenants:

You are invited to attend a second neighborhood meeting on February 25, 2025, from 6:30-7:30pm at The Life Enrichment Center located at 3805 Tarheel Club Road, Raleigh, NC 27604, Room E208.

The purpose of this meeting is to discuss Z-14-24, the requested rezoning of 3201 Tarheel Clubhouse Road, Raleigh, NC 27604 across from Beaverdam Elementary School. The property is currently zoned AP and this proposal would rezone the Site to R-6-CU for single family residential development. During the meeting, the applicant will describe the nature of the request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning). If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Erin Klinger  
Raleigh Planning & Development  
(919) 996-2682  
[erin.klinger@raleighnc.gov](mailto:erin.klinger@raleighnc.gov)

If you have any questions about this request please contact me at (984) 200-2103 or via email at [jkeeney@mragta.com](mailto:jkeeney@mragta.com).

Sincerely,

Jeremy Keeny, PE, PLS  
Vice President  
Morris & Ritchie Associates of NC, PC

