



# At a Glance

Applicant: Capital Partners of NC, LLC

Owner: Michael Braxton Poole, Sr. CAM Holdings LLC

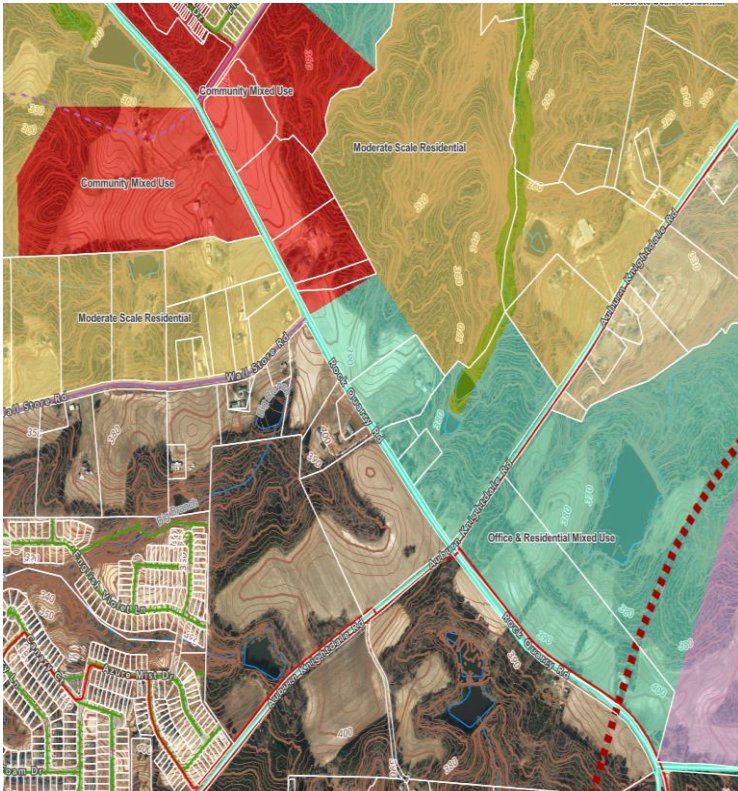
Request: Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.95 +/- acres from Rural Agricultural (RA) and MF-B (MF-B C258) Conditional to Multifamily B (MF B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872, and a portion of 1731607909. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.



# Framework - Raleigh Update

## Activity Centers:

- Considerable growth and development activity is happening in the adjacent portions of the City of Raleigh's zoning jurisdiction
- The City of Raleigh is directing retail and service commercial particularly to the eastern quadrant of Whitfield Road and Rock Quarry Road – approved current developments are limiting the retail/service possibilities in the north quadrant and to the southwest
- There is roughly  $\frac{3}{4}$  of a mile between Raleigh center of retail/service activity and Garner's community activity center.





# Proposal

## Rezoning: Multifamily B (MF-B C277) Conditional

- Narrowed to 2 out of 18 possible uses
- Structures are more urban in character and are located closer to the street than in the MF-A District with parking generally in the rear
- These multifamily developments generally are clustered around active areas and allow people to live closer to places where they work and play
- Some nonresidential or mixed-use structures and uses may also occur



# Proposal: Master Plan

Changes since  
Public Hearing:

Playground  
Added



Fencing subject to  
UDO

Enhanced  
Landscaping







# Proposal

Master Plan Data: 8.95 +/- acres of MF-B

- 60 townhouses max

0.87 +/- acres of open space required

- 25% must be active space
  - formalized no later than major subdivision plan approval – either individually or as part of Burnette Farms if formally added
- Combination of conservation and recreation space
- Conservation
  - Riparian buffer areas and pond
- Recreation
  - Field and trails (private and public greenway)





# Planning Commission Meeting

Questions and comments from the Planning Commission consisted of:

- What the developer's responsibility will be for the improvements of the collector road on the eastern boundary,
- Clarification of the connectivity to existing greenways and trails with adjacent developments,
- Comment to add more enhanced landscaping,
- Question if there is an overall plan for development in the area or will development be piecemeal along Wall Store Rd.

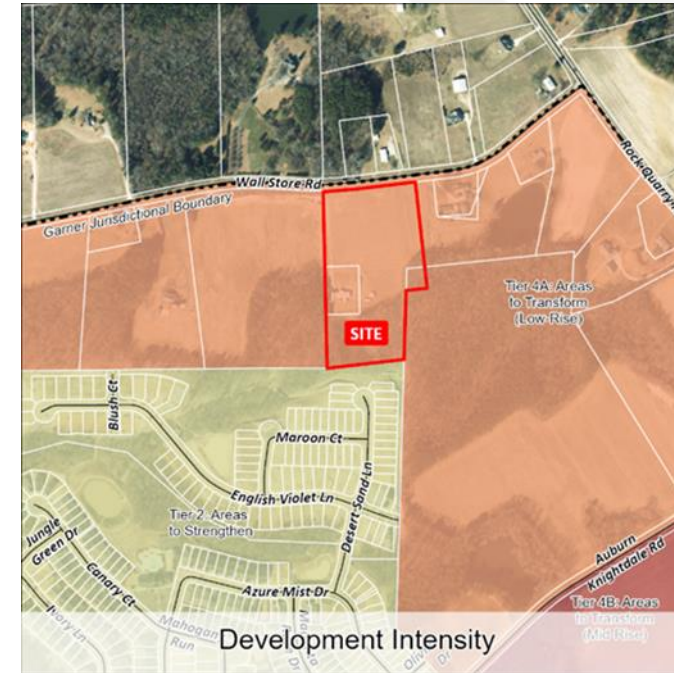
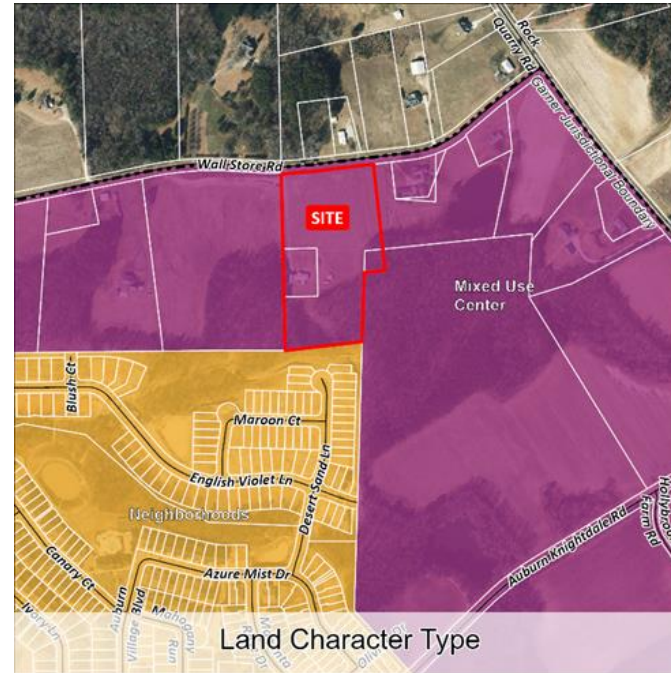
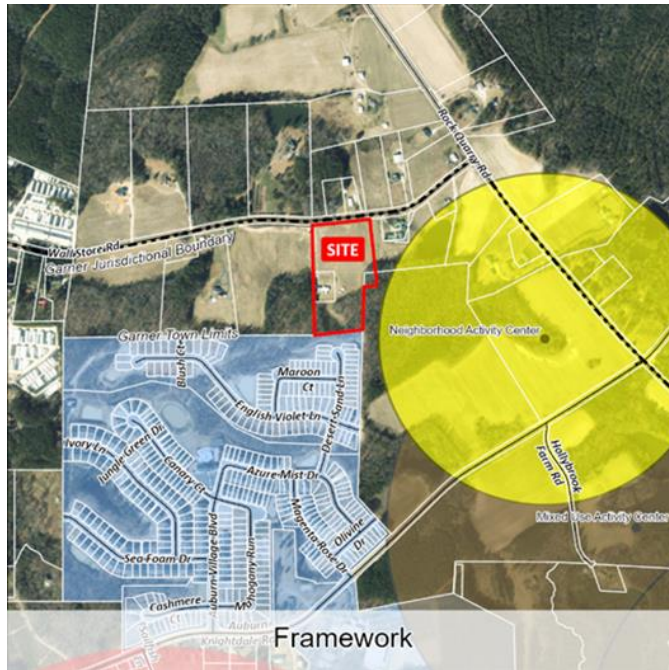


# Review - Framework

Not within an Activity Center

Mixed Use Area Character Typology

Level Four "A" – Area to Transform (Low-Rise)

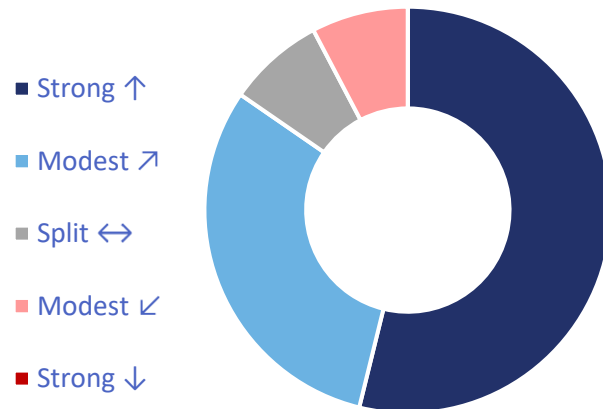


# Review - Framework Consistency

## 13 Growth Framework criteria evaluated

- 7 strongly consistent
  - 4 modestly consistent
  - 1 split
  - 1 modestly inconsistent
- No strong inconsistencies with the addition of a playground/open space feature

GROWTH FRAMEWORK  
CONSISTENCY





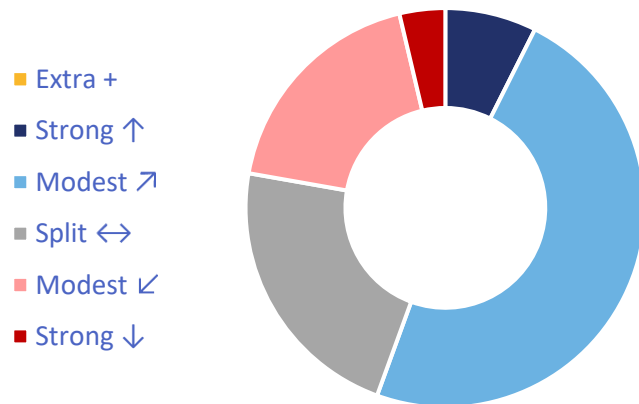
# Review - Land Use and Community Character Consistency



27 criteria determined applicable or possible to meaningfully address

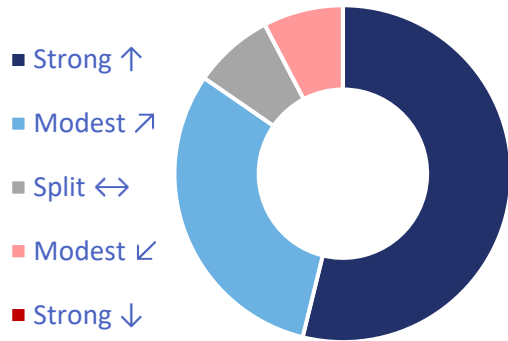
- Modest lean towards consistency due to minor changes and additional details
  - Further enhancing of street frontages
  - Use of open space for creating a stronger central focal point to the neighborhood
  - Proffering additional conditions (or clarifying existing ones) that may speak more directly to specific recommendations of the comprehensive plan

LAND USE AND COMMUNITY CHARACTER CONSISTENCY



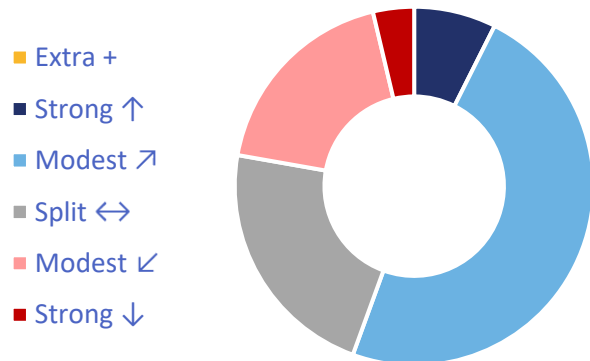
# Review - Overall

GROWTH FRAMEWORK  
CONSISTENCY



- With adjustments made in response to Planning Commission discussion and this evaluation tool, staff feels that we are able to support an overall finding of consistency
- Full detail of consistency review attached to staff report

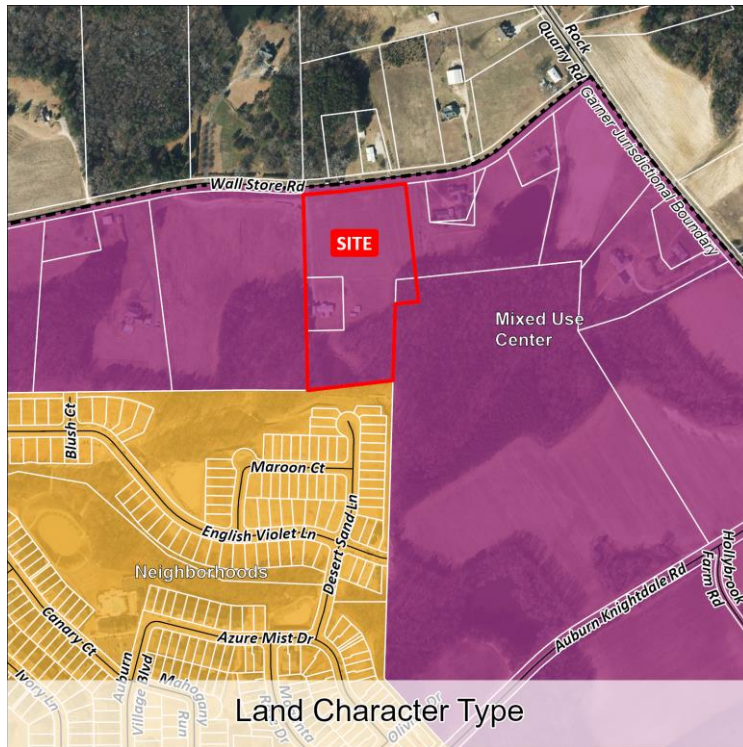
LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY





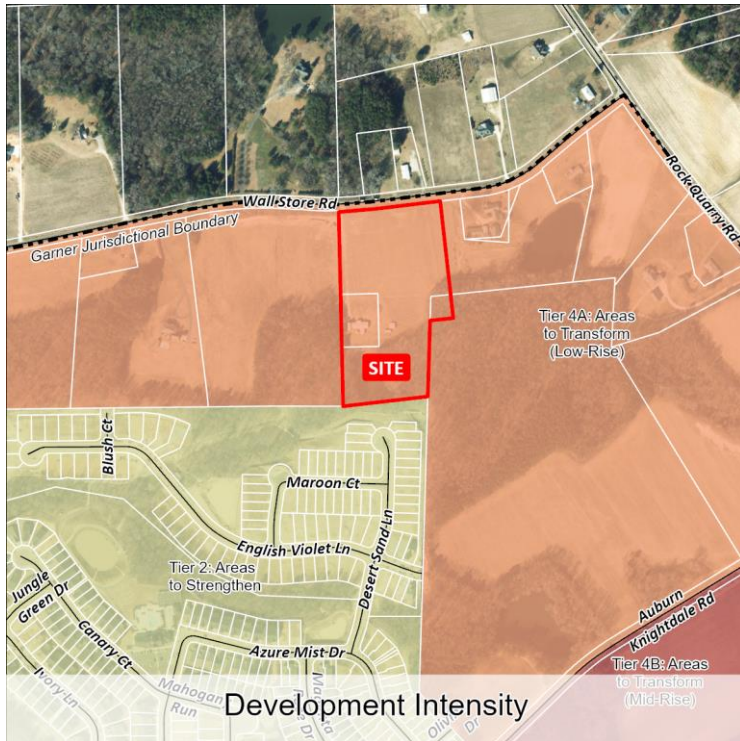
# PC Adopted Consistency Statement

We, the Planning Commission, find that in the absence of any strong non-supporting comprehensive plan criteria and a modest level of consistency with the Plan's growth framework, this request to rezone 8.69 +/- acres from Rural Agricultural (RA) and Multifamily B (MF-B C258) Conditional to Multifamily B (MF-B C277) is consistent with the Town's adopted land use plans.



# Options for Planning Commission

Highlighted option indicates results of staff's analysis.



Consistent and Recommend Approval	Inconsistent and Recommend Approval
Consistent and Recommend Denial	Inconsistent and Recommend Denial



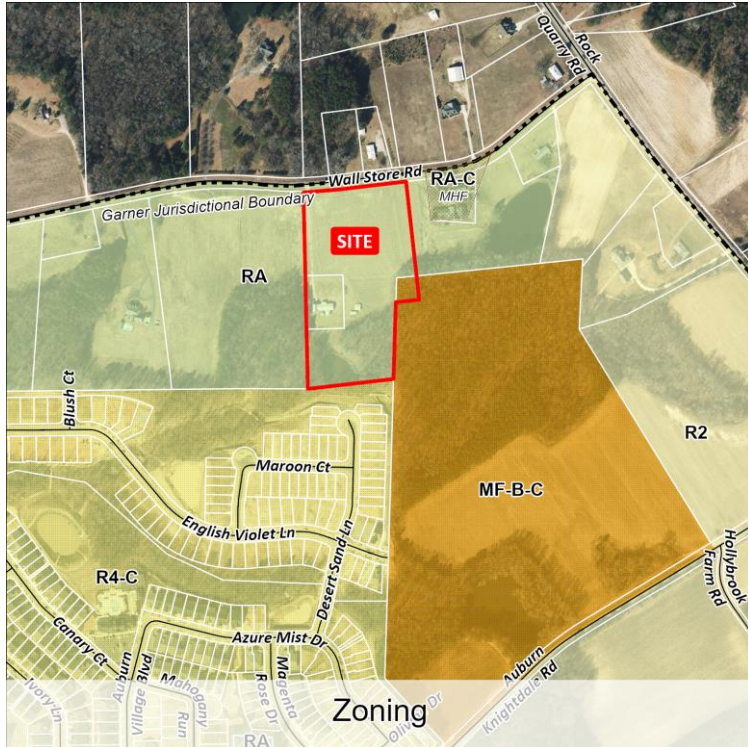
# PC's Motion to Recommend Approval

I move that the Planning Commission accept the consistency statement drafted herein as our own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of case number CZ-MP-23-02, with the condition to add enhanced landscaping along the major frontages on the eastern and southern collector roads to match the enhancement along Wall Store Rd.

Motion – Voiland

Second – Hodges

Vote – Unanimous (5-0)





# Reasonableness

1. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
2. Suitability of the subject property for uses permitted by the current versus the proposed district.
3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
4. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
5. Preservation of key features of the natural environment.

# Draft Motion

I move that the Town Council accept the Planning Commission's written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section III of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2024) 5269 approving rezoning CZ-MP-23-02, as the request is reasonable and in the public interest because:

- the proposed district is compatible with present zoning and conforming uses on nearby property and with the character of the neighborhood, and
- the available sewer, water, transportation infrastructure, stormwater facilities and other necessary infrastructure are suitable and adequate for the proposed uses.

